



THAME

Town Council

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Graham Hunt, Town Clerk & RFO

Ref: GH/AO

Katherine Canavan
South Oxfordshire District Council
135 Eastern Avenue
Milton Park
Abingdon
OX14 4SB

22 January 2018

Dear Ms Canavan

Land off Rycote Lane, Christmas Hill, Rycote Lane, near Thame.

Application P17/S4415/FUL – Relocation of Thame Livestock Market with buildings to accommodate agricultural sales, lairage, administrative offices, welfare facilities, business units, and associated external works to include highway access, roadways, vehicle parking, vehicle washing and other ancillary works.

The above application was discussed at the Council meeting held on Tuesday 16 January 2018. As the application falls outside the parish of Thame the Town Council agreed to submit comments rather than make a recommendation.

The Town Council's comments are as follows:

- Traffic / A329

The proposal would result in increased traffic movement along the A329, including heavy lorries, vans and cars. The A329 was already a busy, dangerous road.

The width of the A329 reduces in places making it difficult for large lorries travelling in opposite directions to pass.

Particular attention should be given to the safety of traffic accessing and egressing the proposed site, turning right onto the A329 and the effect on the junction to Moreton village.

- Landscaping

If the application is approved, to ensure the landscaping proposed in the application is delivered, a condition is made that the Farmers Market and commercial units should not be allowed to operate until all the landscaping is completed.

- Thame Market Charter

A market has been held in Thame since 1183, a Royal Charter being granted to the market in 1215. The Charter dictates that no market can operate within a certain radius of the town, this application falls outside of the parish.

During the public participation item of the Council meeting representatives of the Moreton Residents Association, officially recognised by the Town Council and part of the parish of Thame, together with a resident of Rycote Park addressed the Council to voice their concerns. Whilst they were broadly in support of the Cattle Market they felt the site was not ideal, in summary the reasons for this are as follows:

- The proposal represented unplanned major industrial development, with no reference in the Thame Neighbourhood Plan or the District Local Plan
- Not enough consideration had been given to the drainage of effluent from the site.
- The commercial units planned alongside the cattle market would further increase traffic movement on the days when the market did not operate.
- The Accident and Traffic Survey submitted with the application only covered a small portion of the A329. The application would have an impact on the whole road not just immediately around the development site.
- The A329 is a dangerous road, with blind bends and the scene of 2-3 accidents per year.
- A number of lorries already back up along the A329 when entering the established industrial area which includes ASM, Gregory's, Thame Cars and David Einig.
- Careful consideration is given to the lighting of the development so as not to add to the already considerable light pollution caused by the existing industrial area.

Yours sincerely

Graham Hunt
Town Clerk