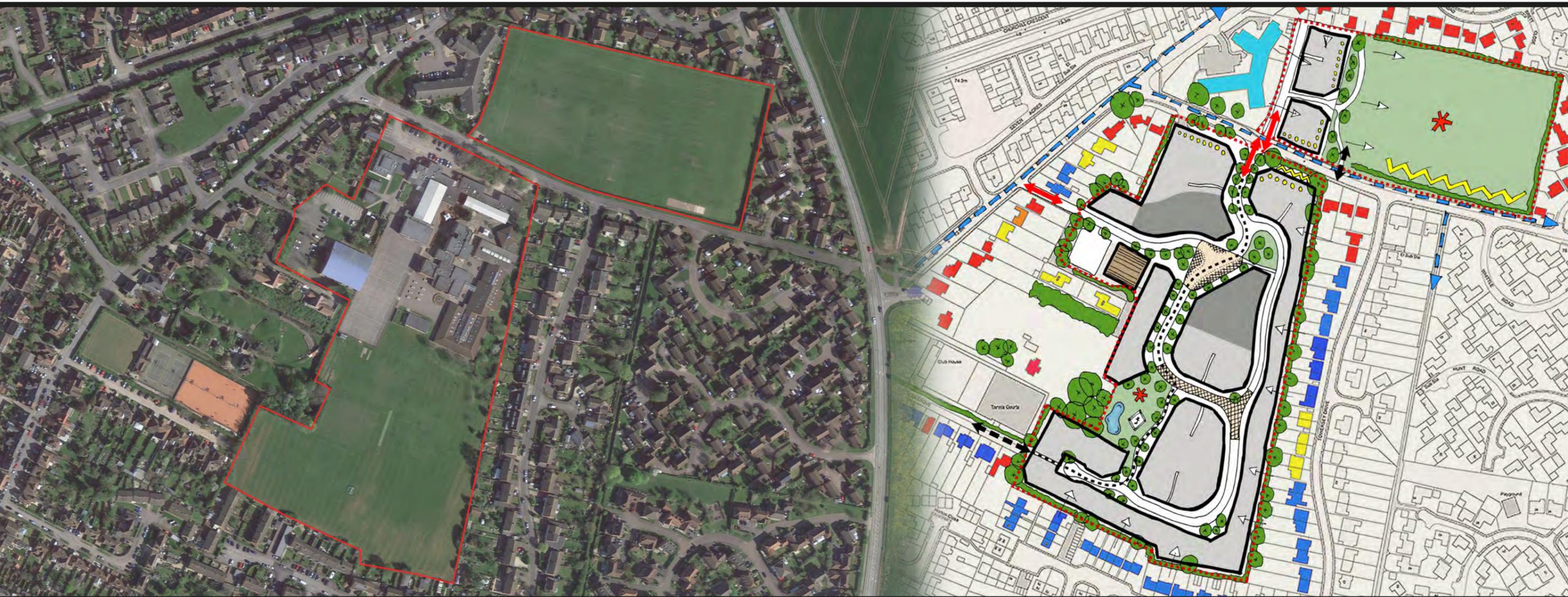


Lord Williams's Lower School

Adoption Design Brief

January 2019



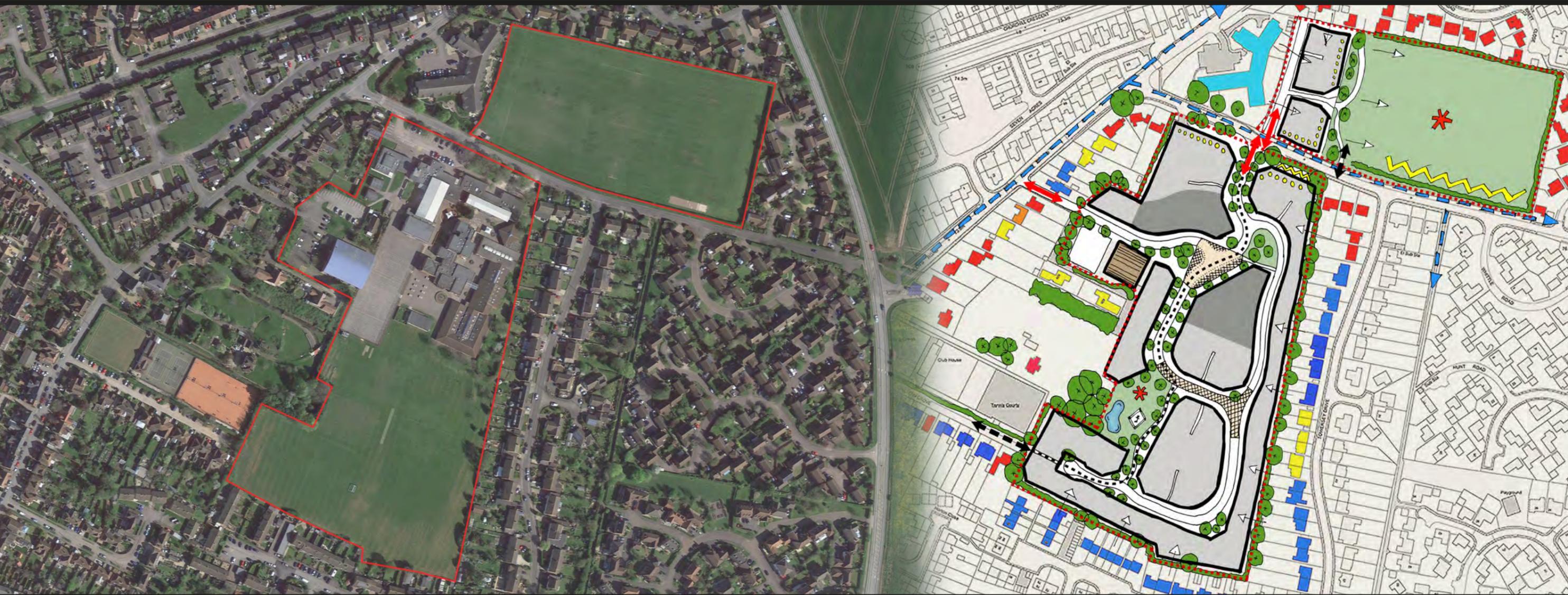
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Revision	Date	Prepared By	Checked By	Approved By
Initial Draft	08/10/2018	SF	HS	ID
Adoption Draft	14/12/2018	SF	HS	ID
Adoption Design Brief	22/01/2019	SF	HS	ID

1

Introduction



This Design Brief has been developed on behalf of Lord Williams's School with the support of Oxfordshire County Council to inform the redevelopment of the Lord Williams's Lower School Site, Thame (hereafter 'the Site').

The Site is allocated in the South Oxfordshire Local Plan (via the Thame Neighbourhood Plan) and the principle of residential use, together with community uses and public open green spaces, is established.

The school proposes to relocate the Lower School from its site at Towersey Road, to the Upper School Site at Oxford Road, Thame, allowing the Lower School Site to be redeveloped for housing in accordance with the Thame Neighbourhood Plan and South Oxfordshire Local Plan. The sale of the Lower School Site will facilitate, and fund, the relocation project to the Upper School Site, where improved, high-quality educational facilities for the town and surrounding villages will be focussed. Oxfordshire County Council, through this project, is seeking the funding for the relocation of the Lower School.

The purpose of this Brief is to set out a series of broad development principles for the Site, which will be used at the relevant stage, to inform a planning application for the Site's redevelopment.

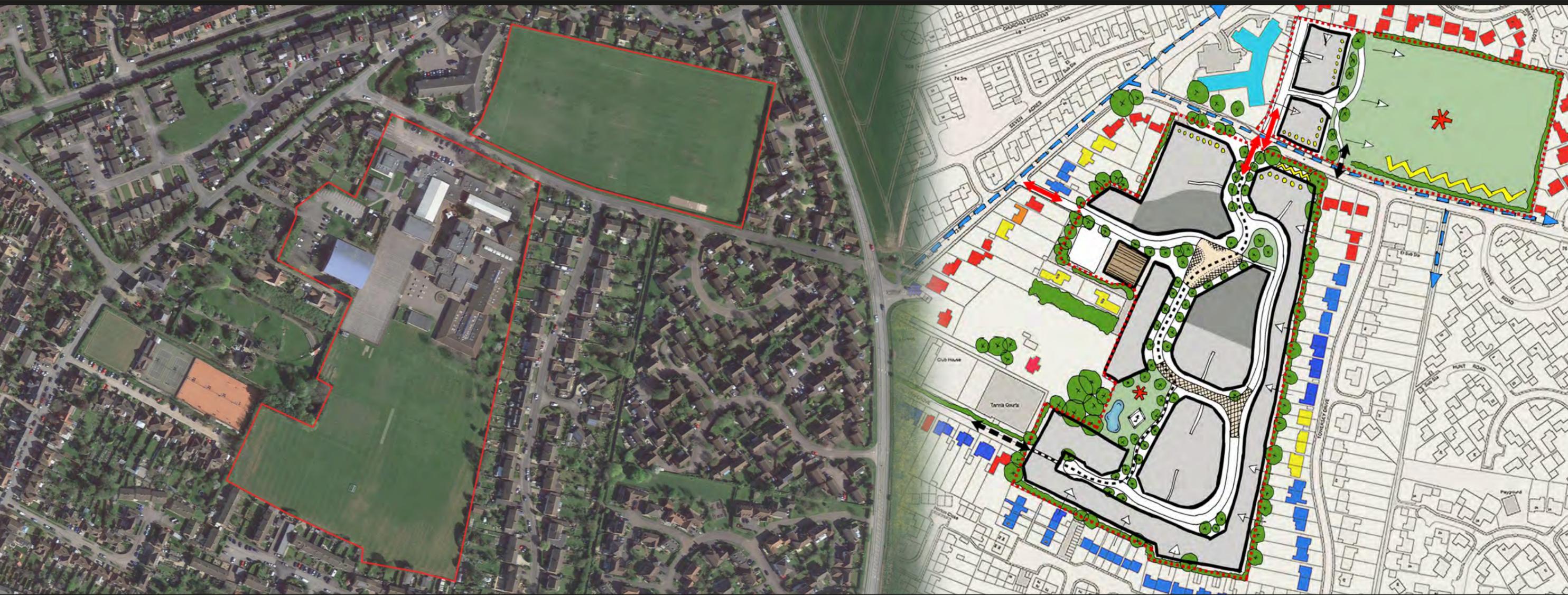
The objective of this Brief is to show how the Site may be developed for residential and community uses, in response to its allocation in the adopted Thame Neighbourhood Plan, whilst respecting and responding positively to identified site specific and local opportunities and constraints.

This Design Brief is presented as follows:

- Section 2 summarises the results of a constraints and opportunities assessment of the Site undertaken in partnership with a number of technical consultants;
- Section 3 highlights issues in respect of funding the school's relocation project, and the implications this may have for any future development on the Site;
- Section 4 sets the 'Vision' for the redevelopment of the Site;
- Section 5 is based on the finding of the constraints and opportunities assessment and sets out the Framework for the Site's development, including the approach to be taken to: development areas, housing types and densities, access and permeability, landscape and open space, and building design;
- Section 6 explains the approach taken to community engagement, and how the development Framework has responded to consultation comments received; and
- Section 7 presents the draft masterplan for the Site, to which any application for planning permission for the Site's redevelopment should respond.

2

Opportunities and Constraints



2.1 | THE SITE

The Site is located on the eastern side of the town of Thame. The Site is currently occupied by Lord Williams's Lower School, however, there is the intention to consolidate the Lower School onto the Upper School site leaving the area available for residential development and potential community uses. The Site is split into two main areas:

- The northern area (north side of Towersey Road) is currently open green space and used as a sports field. The northern and eastern site boundaries are bordered by residential dwellings, and the western boundary is bordered by Meadowcroft care home. A strong hedgerow forms the southern, northern and eastern boundaries.
- The southern area comprises a series of educational buildings (to the north) and playing fields (to the south). Access to the school is via Towersey Road to the north and there is a secondary access to the west, off Queens Road.



FIGURE 1: Aerial View of Lord Williams's Lower School Site, from the south-west

- Ⓐ Lord Williams's School Main Development Site
- Ⓑ Lord Williams's Secondary Site
- Site boundary

2.2 | PLANNING POLICY REQUIREMENTS

The Development Plan

The Development Plan for the Site comprises:

- The South Oxfordshire Core Strategy (2012)
- The Saved Policies of the South Oxfordshire Local Plan (2011)
- Thame Neighbourhood Plan (2013)

Thame Neighbourhood Plan - HA 5

The Site is allocated under Policy HA 5 for redevelopment for a mix of uses (see Figure 2, right, for extract), including:

- 135 residential dwellings (to be located either within the defined purple areas, shown on either Figure HA 9 or HA 10 of the Neighbourhood Plan to be determined through this assessment process)
- 1.9 hectares of public open space (to be located either within the defined green areas, shown on either Figure HA 9 or HA 10 of the Neighbourhood Plan to be determined through this assessment process)
- Community facilities (to be located within the brown area defined in Figure HA 9)

The allocation makes the following specifications for the various elements:

Public Open Spaces

- To form a public park to be overlooked by building frontages and sensitively screened from rear gardens and open up private (school) playing fields for community use

- To include on-site Sustainable Urban Drainage
- Playing pitch provision (either on-site as part of public open spaces or off-site)
- A focal green space to be provided within the southern area

Residential and community areas building areas

- Sufficient distances to be retained between new and existing buildings
- Height and massing of buildings to respond to local character
- Buildings should not exceed 2 storeys
- Assumed density of 25 dwellings per hectare (reflection of Council's minimum standard)

Core Strategy

The Core Strategy sets the strategic policies for the District and sets the following policy requirements for the Site:

- Policy CS THA1 sets the spatial strategy for Thame which is to be delivered through the adopted Neighbourhood Plan Allocations and includes the provision of 775 new homes for the Town to be supported by new green and leisure infrastructure to be delivered through the Council's Infrastructure Delivery Plan.
- Policy CS H3 requires 40% affordable housing subject to the viability of provision, comprising 75% social rented and 25% intermediate housing and of a size and type to meet local needs).



FIGURE 2: Site allocation policy requirements for Lord Williams's School site as set out in Thame Neighbourhood Plan, Policy HA 5 (Figure HA 9, Figure HA 10 in inset).

2.3 | LOCAL NEEDS ASSESSMENT

Housing Mix

The Oxfordshire Strategic Housing Market Assessment (April 2014) (SHMA) sets out local market and affordable housing needs for the current local plan period.

The Assessment confirms a need across the wider housing market area of South Oxfordshire, Oxford, Cherwell, West Oxfordshire and Vale of White Horse to focus on delivering smaller, family houses for younger households.

More specifically and in relation to South Oxfordshire, the SHMA presents a need for the following house types:

Market Housing

1 bed:	10.7%
2 bed:	26.7%
3 bed:	43.4%
4 bed:	24.2%

Affordable Housing

1 bed:	32.6%
2 bed:	35.5%
3 bed:	29.3%
4 bed:	2.7%

Sports and Recreational Facilities

In addition to the on-site open green spaces allocated for the Site within the Neighbourhood Plan, the Infrastructure Delivery Plan for Thame (contained within the South Oxfordshire District Council South Oxfordshire District Council Infrastructure Delivery Plan Part B Report (Infrastructure Delivery Schedule) October 2017) has identified a need locally for the following provision in connection with the redevelopment:

- New full size 3G pitch at the Oxford Road site to act as mitigation for the loss of playing fields at the Lord Williams's Lower School Site to be secured through a Section 106 agreement in connection with a future planning application. As an alternative, there is potential to provide two grass pitches to accommodate the school's need.
- Thame to Haddenham Cycle Route (through potential Section 106 provision)

Green Infrastructure Connections

The Royal Society for the Encouragements of arts, Manufacturers and Commerce (RSA) Thame Group, an independent charity, has on behalf of Thame Town Council developed a draft Green Living Plan for Thame (as referred to in the adopted Neighbourhood Plan).

The plan focuses on five areas:

- (i) Open spaces, green routes and the natural world;
- (ii) Water and Drainage;
- (iii) Air and Environment;
- (iv) Energy and Energy Efficiency; and
- (v) Waste, Recycling and Waste Avoidance.

In order to deliver on the aspirations of the Green Infrastructure Plan, the proposed redevelopment should explore opportunities to:

- Provide new, and connect with existing and proposed, green spaces through provision of green travel routes and wildlife corridors
- Encourage sustainable drainage and water saving measures
- Promote use of sustainable travel and encourage better traffic management

- Encourage use of electric vehicle charging and energy efficiency measures
- Promote waste reduction and recycling methods

2.4 | LANDSCAPE CHARACTER AND CONTEXT

The Site is surrounded by predominantly residential properties consisting of one and two storeys (see Figures 3 and 4).

Properties to the east and south of the southern site, and those bordering the northern site, are afforded direct and uninterrupted views of the school playing fields and thus benefit from limited overlooking or privacy loss issues.

The Site lies approximately 1km from the Town Centre. The Site has good access to both Queens Road and Towersey Road, which have good transport links to the centre of Town and the surrounding area.



FIGURE 3: Land use in context of Lord Williams's Lower School



- (A) Site A - Existing Lord Williams's School
- (B) Site B - Playing fields
- Site area
- Site boundary
- Existing building within site boundary
- Site frontage
- Community hall
- Existing single-storey properties
- Existing 1.5-storey properties
- Existing 2-storey semi-detached properties
- Existing 2-storey detached properties
- "Meadowcroft" care home block
- Views from care home
- Boundary line - indicating areas of residential gardens backing onto site
- Boundary line - indicating areas of side facing properties

FIGURE 4: Constraints and Opportunities: Forms and Heights



- Ⓐ Site A - Existing Lord Williams's School
- Ⓑ Site B - Open playing fields
- Key frontage hedgerow to be maintained for screening where appropriate and feasible
- Key boundary hedgerow to be maintained for screening where appropriate and feasible
- Focal point zones
- Potential space for park
- Existing green space
- Potential green corridor to be maintained through the development site
- Possible location for sustainable drainage features
- Existing vegetation
- Existing trees
- Edge of open green space
- Site boundary

FIGURE 5: Environmental Constraints and Opportunities

2.5 | ECOLOGICAL CONSTRAINTS

Aspect Ecology has undertaken a Phase 1 Ecological Assessment of the Site which assesses the ecological value of the land contained within, and the main habitats and ecological features present.

Ecological Designations

The Site is not subject to any statutory or non-statutory ecological designations and those designations within the local area are well separated from the Site by existing residential development. As such, it is unlikely that any such designations in the surrounding area will be adversely affected by future development at the Site.

Habitats and Ecological Features

The following habitats/ecological features were identified within/adjacent to the Site:

- *Amenity grassland* – not considered to be of value outside of a site context and does not form an important ecological feature.
- *Hedgerows* – hedgerows H3-H8 and H10 (see Figure 6 overleaf) are capable of being classed as a Priority Habitat and should be retained and supplemented where feasible.
- *Treelines and trees* – treelines do not qualify as Priority Habitats and are unlikely to qualify as ecologically important under the Hedgerow Regulations. However, where possible trees bordering the site should be retained.
- *Dense and scattered scrub* – any loss of dense scrub should where possible, be replaced with native nut or berry bearing species.

- *Tall ruderal vegetation* – ruderal vegetation is not considered to form an important ecological feature. The loss of any feature is not considered significant.
- *Ponds* – a single pond (P1) is located within the Site (Figure 6). The pond is not considered an important ecological feature.
- *Amenity planting* – amenity planting within the site is of no more than ecological value at the site level and any loss is not considered significant. It is recommended that new native berry or nut bearing species be provided as part of any redevelopment which will provide additional opportunities for wildlife.

Faunal Use of the Site

The site has been assessed for its potential for:

- *Bats* – buildings B1, B6, B7 and B10 (Figure 6) are considered to be of low bat roosting potential. Whilst no evidence of bats was found, these buildings do contain features that could support roosting bats and further assessment is required and suitable roosting features (within proposed buildings or landscaping) should be provided as part of any planning application.
- *Badgers* – no evidence of badger occupation or activity was recorded at the Site. Badgers are not considered an important ecological feature of the Site.
- *Amphibians* – a single pond is present within the Site boundary. The pond was found to be of poor potential to support Great Crested Newts.
- *Reptiles* – it is considered, given the Site's current use, that it is unlikely that reptiles will be present within the Site. Further assessment is unnecessary.

- *Birds* – the birds recorded at the Site are not listed as having any special conservation status. The redevelopment of the Site may result in the loss of some existing bird nesting features albeit there is the opportunity through new tree planting to provide additional habitats.
- *Invertebrates* – Invertebrates are not considered an important ecological feature of the Site.



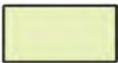
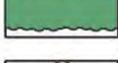
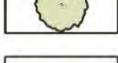
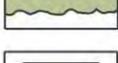
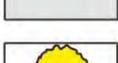
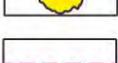
-  Site boundary
-  Amenity grassland
-  Amenity planting
-  Tall ruderal vegetation
-  Dense scrub
-  Scattered scrub
-  Pond
-  Treeline
-  Tree
-  Hedgerow
-  Building
-  Hardstanding
-  Trees with low bat roost potential
-  Wildlife area
-  Brush/ log piles
-  Photograph location

FIGURE 6: Habitats and Ecological Features - courtesy of Aspect Ecology

2.6 | FLOOD RISK AND DRAINAGE

The Site's susceptibility to flooding and its drainage capacity has been investigated by Clancy Consulting and is summarised below.

The Site is located within Flood Zone 1 and is therefore at a low probability (less than 1 in 1000) of river or sea flooding.

Surface water flood maps indicate that there are areas at high risk of surface water flooding (within the north and south of the southern portion of the Site). However, the flooding is shown to be site generated and can therefore be managed with on-site drainage. There is also an area at low risk of surface water flooding in the north of the northern portion of the Site which appears to flow from the rear of the properties on Putman Close. The proposed site layout will be designed with this risk in mind to ensure buildings and people are safe from flooding.

Based upon desk study information, it appears that infiltration on this Site will be poor and likely to be non-viable for most parts. There could also be issues with high groundwater levels which will also affect the viability of infiltration structures.

It is therefore proposed that an attenuated system is adopted and discharged to the 450mm diameter public surface water sewer located in Towersey Road, at an agreed rate. A gravity or pumped connection to the final outfall is yet to be considered.



FIGURE 7: Long-term surface water flood risk plan

2.7 | UTILITIES

An assessment of utility infrastructure within or close to the Lower School Site has been undertaken by Clancy Consulting and can be summarised as follows (also see plan shown in Figure 8 overleaf):

Gas

A 63mm low pressure gas main enters the southern land parcel and runs along its eastern boundary below the existing entrance road to the school. The gas main does not appear to serve other developments within the local area. The gas main could serve the proposed housing development, however, an application to Southern Gas Networks will need to be made to determine its capacity. It should be noted that during construction a 0.5m easement will need to be left either side of the main where only hand excavations are permitted.

A further main is located to the northern boundary of the school, this consists of a 125mm low pressure gas main with tail pipes providing a connection to the existing school buildings. The gas main does not appear to serve other developments within the local area.

Water

On the western boundary, there is a water main which runs beneath the entrance road to the school supplying the existing buildings.

Drainage

Thames Water foul water sewers are located in Towersey Drive, Cotmore Close and Queens Road. The asset plans show no pipes passing through the southern site or serving the existing buildings. A Thames Water pre-development enquiry will be required to determine the capacity of these networks and whether they are sufficient to accommodate the proposed development.

Public foul water sewers are present in Queens Road but there is no evidence of a connection to the existing site, however, it is possible that there will be a connection to the sewer in Queens Road into manhole 5601 which is located in front of the existing site entrance on the western boundary.

There is a separate foul water sewer in the existing playing field to the north of the school. The foul enters the site from the southern boundary of the field and runs easterly before changing direction to run north at a depth of approximately 5.75m. The redevelopment of the northern site will need to take into account the easement zones of the existing sewer (a distance of 5m either side of the sewer will need to be left free from buildings/structures and a 3.5m easement will be needed either side of the surface water sewer). Alternatively a sewer diversion will have to be completed.

A public surface water sewer is also present within the northern site and provides a feasible method of discharge for dwellings in this area of the site. The surface water pipe enters the site in the south eastern corner of the site before running along the eastern boundary to Brett Close at a depth of approximately 2.0m. Unlike the northern site, the southern does not have an existing connection or a sewer in close proximity. It will not be feasible to fall the proposed drainage to the northern site. Therefore a new public surface water sewer may need to be constructed in Towersey Road to the existing surface water sewer to the east of the site. This will require installing an adopted pumping station.

Power

UKPN below ground LV cables pass through the site at the northern boundary, there is also a HV cable that runs from Chiltern Grove (south western boundary) to a substation in Cotmore Close (Southern Boundary). A UKPN substation is located near the northern entrance to the school within the site boundary. The substation consists of a plastic hut surrounded by hedges. The transformer's available (spare) capacity is not known.



FIGURE 8: Compiled plan of utilities in and surrounding the Lower School Site

2.8 | GROUND CONDITIONS

A Phase 1 Ground Investigation of the Site has been undertaken by Clancy Consulting and the analysis is clarified in the chart in Figure 9 (opposite).

Historical OS maps dating back to 1881 indicate the Site was predominantly unoccupied with the exception of allotment gardens with unspecified buildings and a well in the north west until the early 1970s when the buildings, well and allotments are replaced by a school with associated facilities. Since then, the school has slowly expanded to its present layout.

The surrounding area has been a mix of undeveloped, residential and industrial land uses.

In respect of Unexploded Ordnance a review of publicly available bomb riskmapping from Zetica (accessed August 2018) indicates that the site is within a 'low' bomb risk zone.

In addition, the historical mapping for the area does not show any significant building damage or demolition which would likely be associated with bomb damage.

In respect of Geology, superficial deposits are indicated to be absent in the north and north-west of the Site with deposits in the south and central-east indicated to comprise superficial River Terrace Deposits of sand and gravel. Solid strata are indicated to comprise limestone and calcareous sandstone of the Portland Group in the north of the Site and mudstone of the Gault Formation in the south of the Site. These lithologies are indicated to be split by a fault which runs east to west through the centre of the Site. An area of Made Ground is indicated 300m to the south west with an area of landscaped ground 400m to the south east.

The Site is not located within an area affected by historic coal mining and no ground stability hazards are anticipated on the Site with the exception of the potential for shrinking or swelling clay, where the hazard potential is moderate.

There are no BGS recorded mineral sites within 500m of the Site.

The superficial soils underlying the Site are classified as a Secondary A Aquifer. The underlying solid strata in the south of the Site are classified as Unproductive Strata with the solid strata in the north of the Site classified as a Secondary A Aquifer.

The Site is not located within a groundwater Source Protection Zone (SPZ) and there are no water abstraction points within 500m of the Site. The nearest surface water feature is a drain approximately 61m north.

Lord William's Lower School, Towersey Road, Thame
Phase 1 Geo-Environmental Desk Study Report

Sources of Contamination	Pathways	Receptors	Severity	Probability	Risk	Justification	Further Action Required
<p>On site: Possible Made Ground associated with demolition of historic buildings and potential infill of historic well.</p> <p>Possible contamination associated with historic allotments on site.</p> <p>Possible Made Ground associated with construction of the school.</p>	Inhalation and dermal contact of soil	Future site users	Medium Long term risk to human health	Low Likelihood	Moderate/Low	<p>If contamination associated with Made Ground is present underlying the site it is likely to comprise construction / demolition materials associated with the construction of the school buildings and the demolition of the former buildings in the north west. Therefore, significant levels of contamination are not anticipated.</p> <p>In the location of the well, deeper Made Ground soils may be present and it is currently unknown as to the composition of any backfill material. If contamination associated with its backfill is present, it is likely to be localized.</p> <p>Where allotments were historically present on site, there is potential for localised concentrations including heavy metals to be present. It is however unlikely that significant volumes of contaminants are present.</p> <p>Given the proposed presence of private gardens, there is potential for the end users of the site to come into direct contact with any shallow contamination in these areas, though it is still of low likelihood that significant volumes of Made Ground are present.</p>	<p>Intrusive investigation to be undertaken with chemical testing of shallow soils to confirm whether contamination is present within shallow soils underlying the site.</p> <p>Targeted investigation and chemical testing in the areas of the historic well and buildings in the north west along with adjacent to the electricity sub-station to the south.</p>
		Construction workers during development	Minor Non-permanent human health effects	Low Likelihood	Very low	<p>If contamination associated with Made Ground is present underlying the site it is unlikely that it will be present in such quantities that it would cause harm to construction workers.</p> <p>Construction workers are expected to undertake good working practices including regular hand washing and other hygiene techniques which would reduce the likelihood of long-term exposure to any contamination.</p>	
	Acidic ground conditions affecting future site buildings	Building infrastructure	Minor Minor damage to buildings	Low Likelihood	Low	<p>If contamination associated with Made Ground is present underlying the site it is unlikely that it will be present in such quantities that it would cause significant damage to the proposed buildings, however foundations for the buildings could come into contact with contamination if present.</p>	
	Vertical and lateral migration	Underlying superficial and bedrock aquifers along with water course 61m to north east.	Medium Pollution of sensitive controlled watercourses	Low Likelihood	Moderate/Low	<p>The site is underlain by a superficial and bedrock aquifers and there are several inland rivers within 500m of the site. However, based on the findings of the desk study, significant levels of contamination are not anticipated at the site. As the anticipated superficial deposits are to comprise granular soils and areas of landscaped and garden areas are to form part of the proposed development, there is potential for any contamination where present to become mobilised and migrate into underlying groundwaters.</p>	
<p>Off site: Possible mobile contamination associated with Made Ground from development of the area around the site and areas of infilled ground.</p> <p>Potential hydrocarbon contamination from electricity sub-stations adjacent to site.</p>	Lateral migration onto site with subsequent dermal contact of soils	Future site users	Medium Long term risk to human health	Low likelihood	Moderate/Low	<p>Potential Made Ground associated with the construction of buildings in the surrounding area including electricity sub-stations could be considered potential sources of mobile inorganic and organic contaminants.</p> <p>The site is indicated to be underlain by granular superficial deposits through which potential contaminants may migrate. As the proposed development is to include for private gardens, there is potential for future site users to come into direct contact with any potential contamination though it is still of low likelihood that significant contamination would be present.</p>	
		Construction workers during development	Minor Non-permanent human health effects	Unlikely	Very Low	<p>If contamination associated with off site sources is present underlying the site, it is unlikely that it will be present in such quantities that it would cause harm to construction workers.</p> <p>Construction workers are expected to undertake good working practices including regular hand washing and other hygiene techniques which would reduce the likelihood of long-term exposure to any contamination.</p>	
<p>Ground Gas: Possible ground gas associated with potential Made Ground from nearby developments.</p> <p>Possible ground gas associated with nearby infilled ground.</p>	Migration of ground gas into proposed new structures on site	Future site users	Medium Long term risk to human health	Unlikely	Very Low	<p>Several potential sources of hazardous ground gas have been identified on site including Made Ground associated with the demolition of historic buildings in the north west and potential infill of a historic well along with the development of the school. Any Made Ground soils that are present may contain putrescible material (e.g. organic materials or timbers) however are anticipated to be shallow in nature (with the exception of the well) with a 'low' gas generation potential (according to Figure 6 of BS 8576: 2013 'Guidance on investigations for ground gases'). Given the age of the historic well's backfill / decommission, there is potential for the backfill material to have a 'low' to 'high' gas generation potential depending on its composition.</p> <p>Areas of infilled land have also been identified in the areas surrounding the site though given their distance from site (>300m), it is unlikely that significant quantities of ground gases would migrate to site.</p>	<p>Intrusive investigation to include the installation of gas monitoring wells and a program of monitoring in line with guidance provided in CIRIA Report C665 only if areas of deep Made Ground or putrescible materials encountered during intrusive investigations.</p>
		Building Infrastructure	Mild Significant damage to buildings (explosion)	Unlikely	Very Low		

FIGURE 9: Summary of potential pollutant linkages and perceived risks for this site (Clancy Consulting)

2.9 | LOCAL TRANSPORT AND HERITAGE

Transport

The trip generation created by the existing Lower School has been calculated utilising all appropriate secondary school surveys and estimated trip rates from the Trics database. Based upon current student numbers the Site is likely to experience 229 trips in the morning peak (0800-0900) and 59 trips in the evening peak (1700-1800).

This has been compared to the potential trips that could be created by a residential scheme of 135 dwellings (assuming a worst-case scenario of tenure and housing mix) of 55 trips in the am peak and 57 in the pm peak.

The above information suggests no requirement for any improvements to local highway infrastructure to support the proposed development and the potential for the development to result in a significant reduction in vehicles on the network during peak periods to the benefit of highway safety.

The southern land parcel is currently accessed via an in-out arrangement from Towersey Road. The Site is of sufficient width to achieve a single point of access into and out of the Site with appropriate visibility, or alternatively an in-out arrangement may be retained.

There is the potential, subject to further investigation, to provide a further pedestrian only access via Chiltern Grove, subject to agreement from the landowners (Thame Sports Club). The opportunity to provide a third vehicular access point has been discounted following the public engagement exercise (see Section 6 of this Brief).

Heritage

The majority of Thame Town Centre is covered by a conservation area. There are more than 200 listed buildings within Thame. The majority of Thame's listed buildings are within the conservation area. The Site area does not affect the conservation area or any listed buildings.

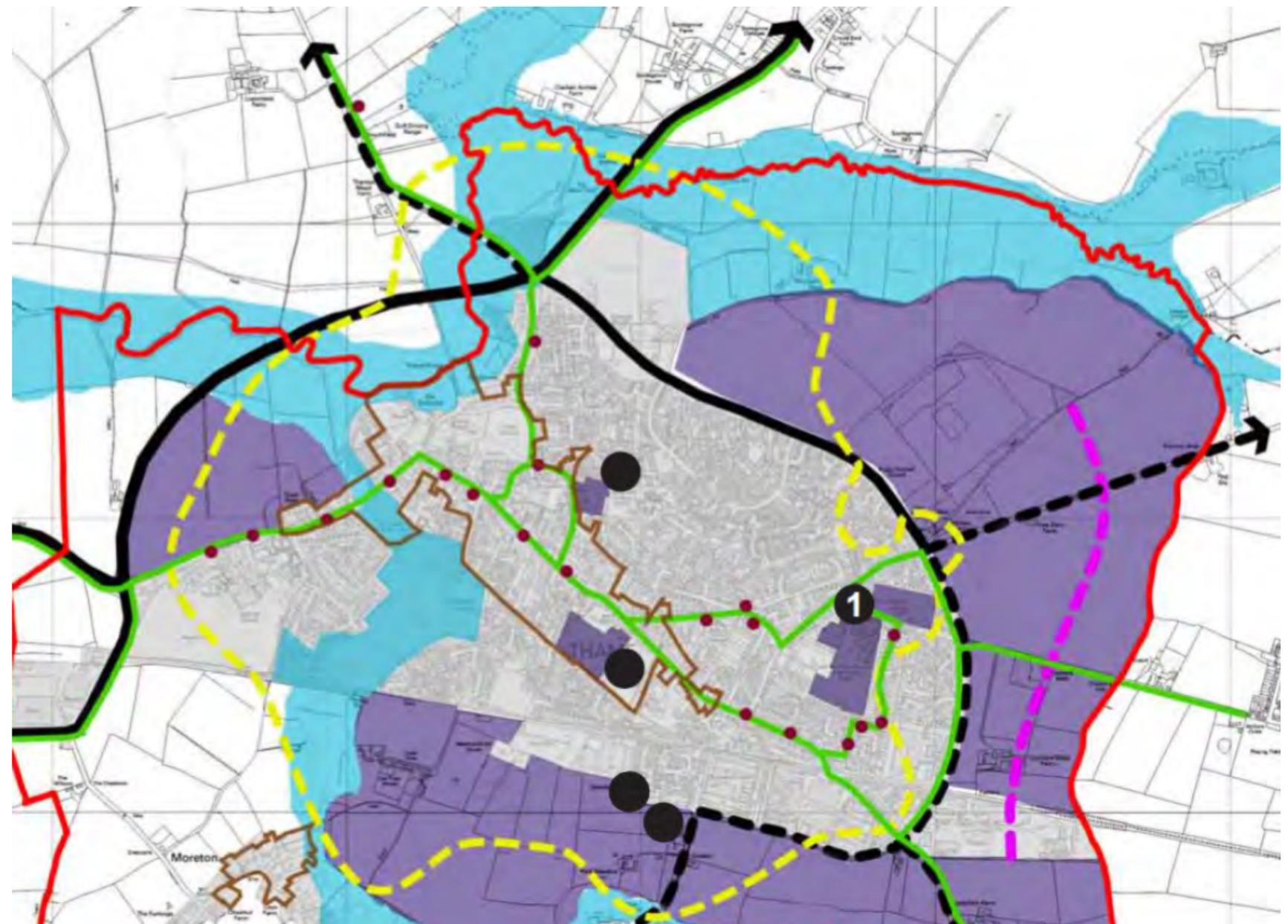
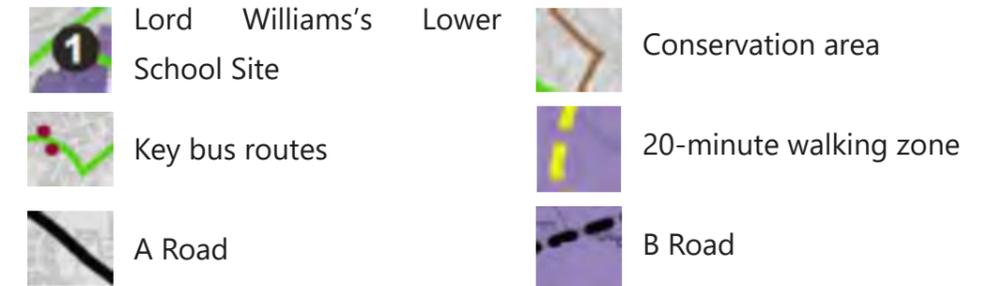
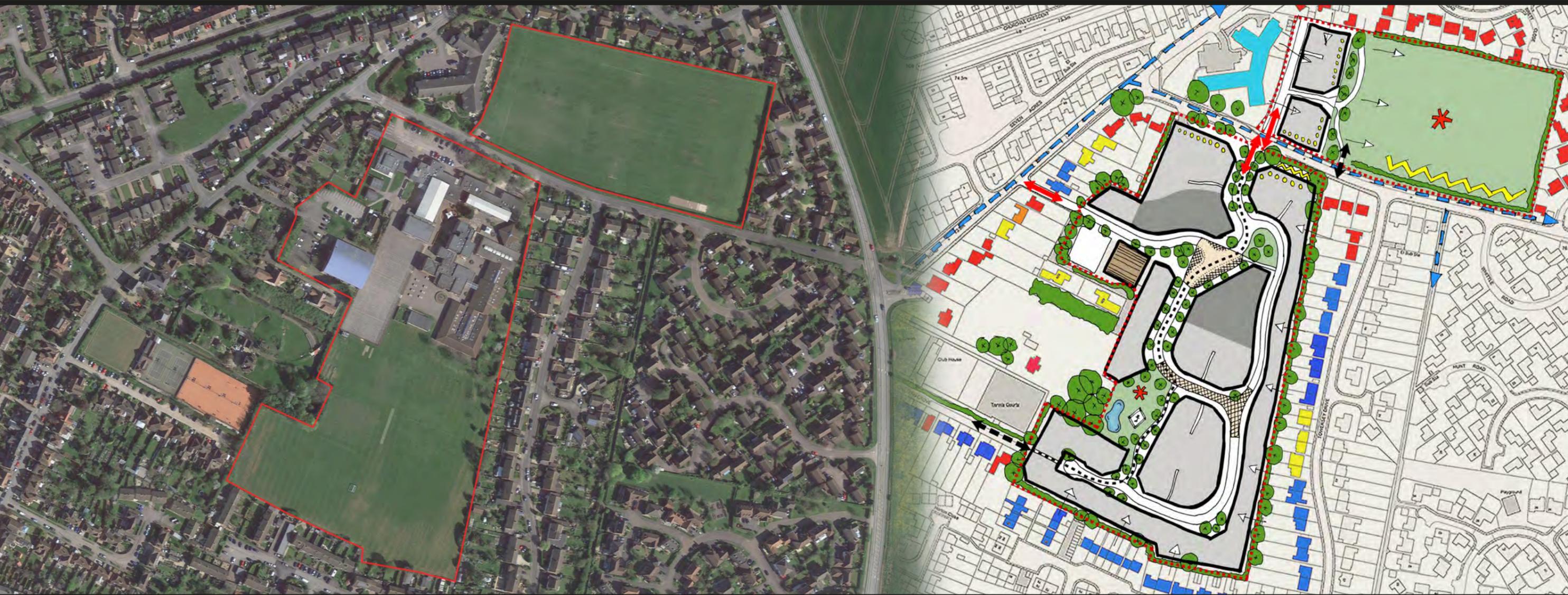


FIGURE 10: Local transport and heritage constraints and opportunities

3

School Relocation Funding and Viability



At the time of producing this Development Brief a key objective of the project, is for the funds generated through the sale of the Lower School Site to be held in the public purse and used to fund the relocation of the Lower School to the Upper School Site at Oxford Road. This section of the Development Brief identifies the issues relating to this scenario.

The sale of the Lower School Site will generate a land value. The land value will be the difference between the Gross Development Value associated with the proposed dwellings (i.e. the value of the properties that will be sold on the market) and the costs associated with building that development.

Such costs will relate to:

- Construction costs
- Utilities and infrastructure provision
- Community Infrastructure Levy
- Section 106 Contribution (e.g. replacement sports pitches)

At the time of writing, the school has undertaken high-level viability assessment work, which shows that development of the Site for 135 dwellings with a 40% social housing contribution and in accordance with all other requirements of the Thame Neighbourhood Plan Policy HA 5, will not deliver a land value that will generate sufficient receipts to fund the school relocation project.

There are a number of ways in which to bridge this shortfall:

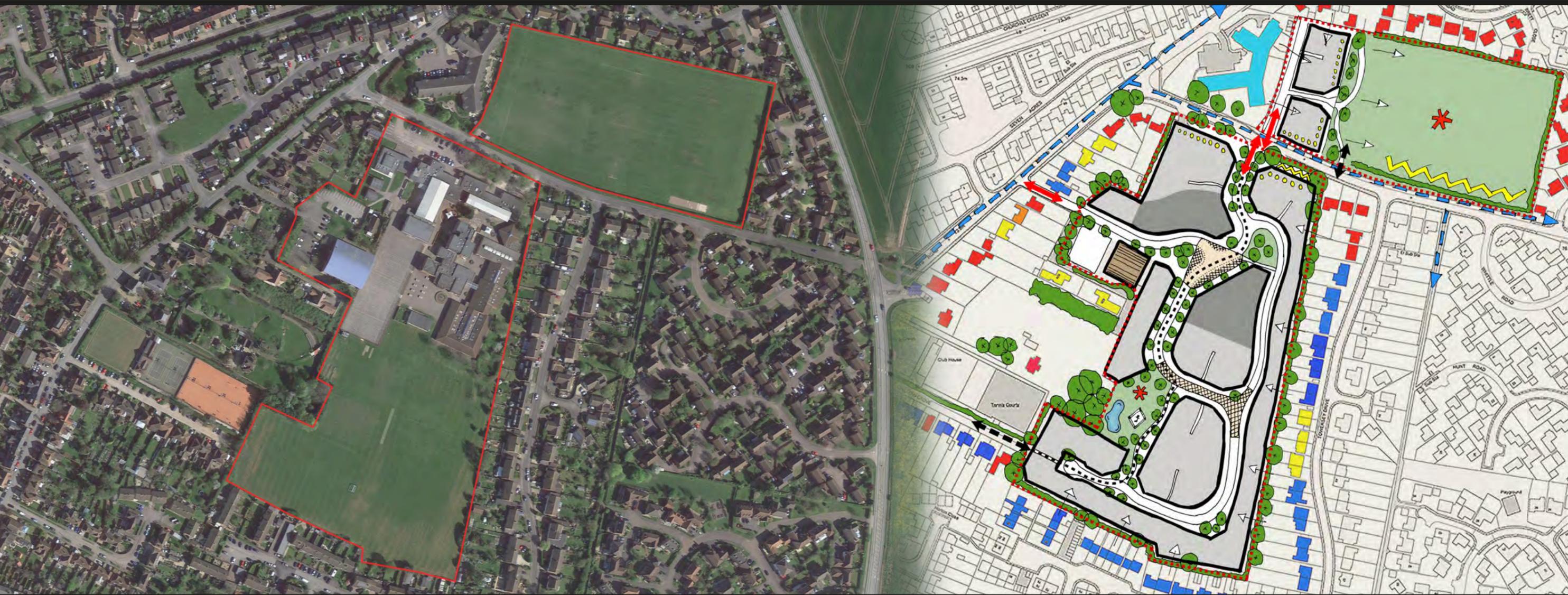
- Increasing the number of houses built on the land (above and beyond the allocated 135)
- Reducing the percentage of affordable housing provision on the site

From discussions with the Town Council, and through the public engagement exercise, it is clear that there is little appetite to increase the number and density of dwellings on the Site. The more palatable option appears to be a reduction in the level of affordable homes in a future development in order to deliver a sufficient land value.

The Development Brief seeks some flexibility in the number of affordable homes that will be required within the development, justified on the basis that this is being sought to facilitate the relocation of the school. Notwithstanding, the specific reduction in affordable housing requirement will need to be dealt with at the planning application stage, and through a full and detailed viability assessment.

4

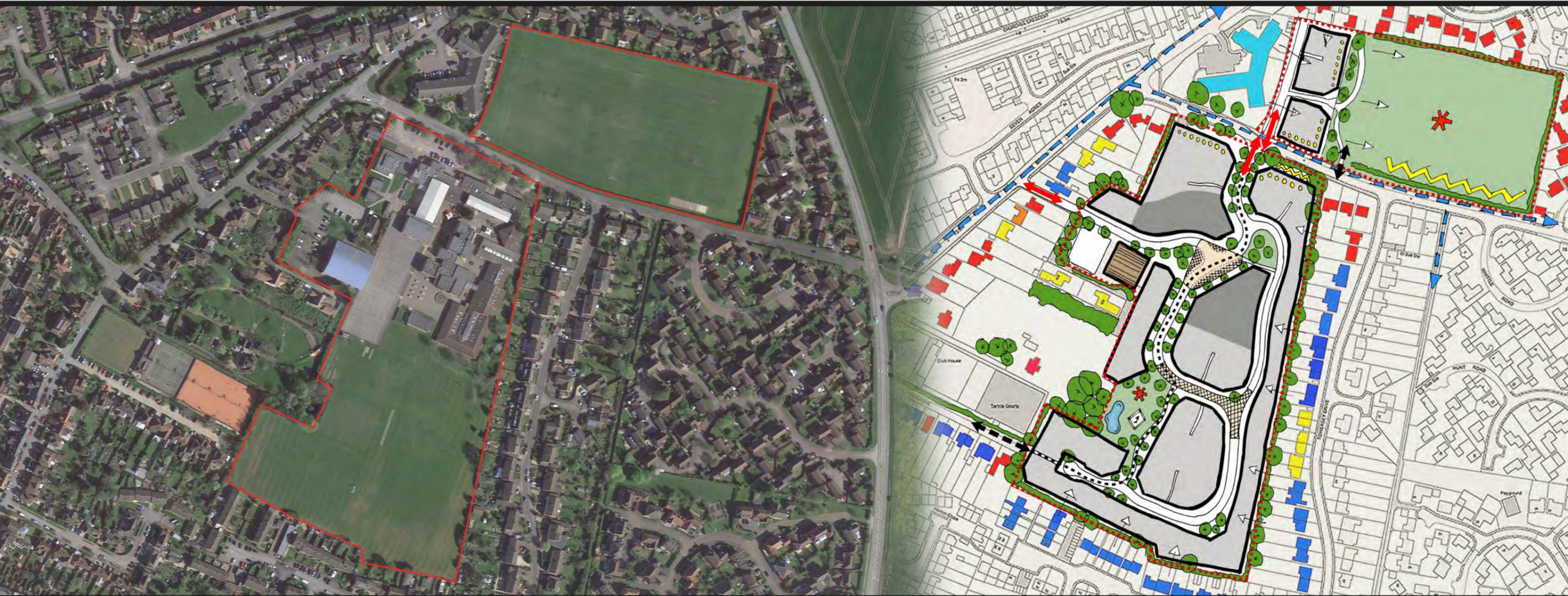
The Vision



"The redevelopment of the Lord Williams's Lower School Site will facilitate the school's relocation to a single site. This will ensure the delivery of a consolidated, high-quality educational facility for the town and surrounding villages at the Oxford Road Upper School Site. The Lower School Site will be redeveloped to create a sustainable residential community that will respond positively to local needs and the area's residential character. The new residential community will be supported by usable and beneficial green spaces that facilitate healthy living and social inclusion, and are well-related to, and integrated within, a wider network of green infrastructure and walkable neighbourhoods. There is a clear public benefit arising from this proposal through the relocation, upgrade, and consolidation of a school facility, and the delivery of a range and mix of new homes for the town."

5

The Development Framework



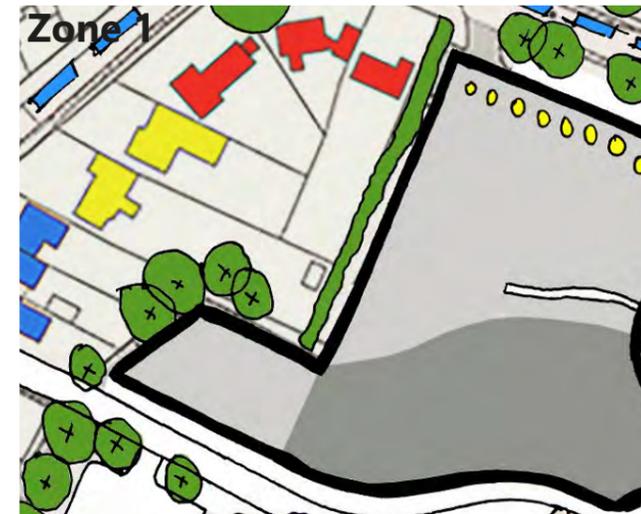
5.1 | DEVELOPMENT AREAS, TYPES AND DENSITY STRATEGY

The following section sets out the draft development framework for the Site based upon the results of the Site assessments.



FIGURE 11: Development Proposals - Key Zones

- Ⓐ Lord Williams's School South Development Site
- Ⓑ Lord Williams's North Development Site
- Site Boundary



Zone 1 will back onto a medium density area consisting of larger detached residential properties. The intention is to maintain a medium density layout with the possibility of low scale apartment units towards the inner part of the site. This area is partly bordered by existing vegetation.



Zone 3 will form the central part of the Site with the potential to provide higher density areas. The road frontage should be marked with strong focal buildings.



Higher density zones, i.e. apartments

Lower density zones to match surrounding character, i.e. semi-detached/detached housing



Zone 2 will form part of the northern site. The open green area could be kept at the east or west, leaving the other section reserved for development. This area should be medium density to reflect the neighbouring properties. The area is highly visible, and design should reflect the local character of the area. Consideration needs to be given to the presence of below-ground utility infrastructure.



Zone 4 will reflect the building density of the surrounding area. The general form will be based on a back to back approach and be sensitive to the building heights around. Heavy vegetation along the border edge will provide a natural screen to the existing properties.



Areas of prominent frontage/high-quality design in keeping with surrounding area

5.2 | ACCESS AND PERMEABILITY STRATEGY

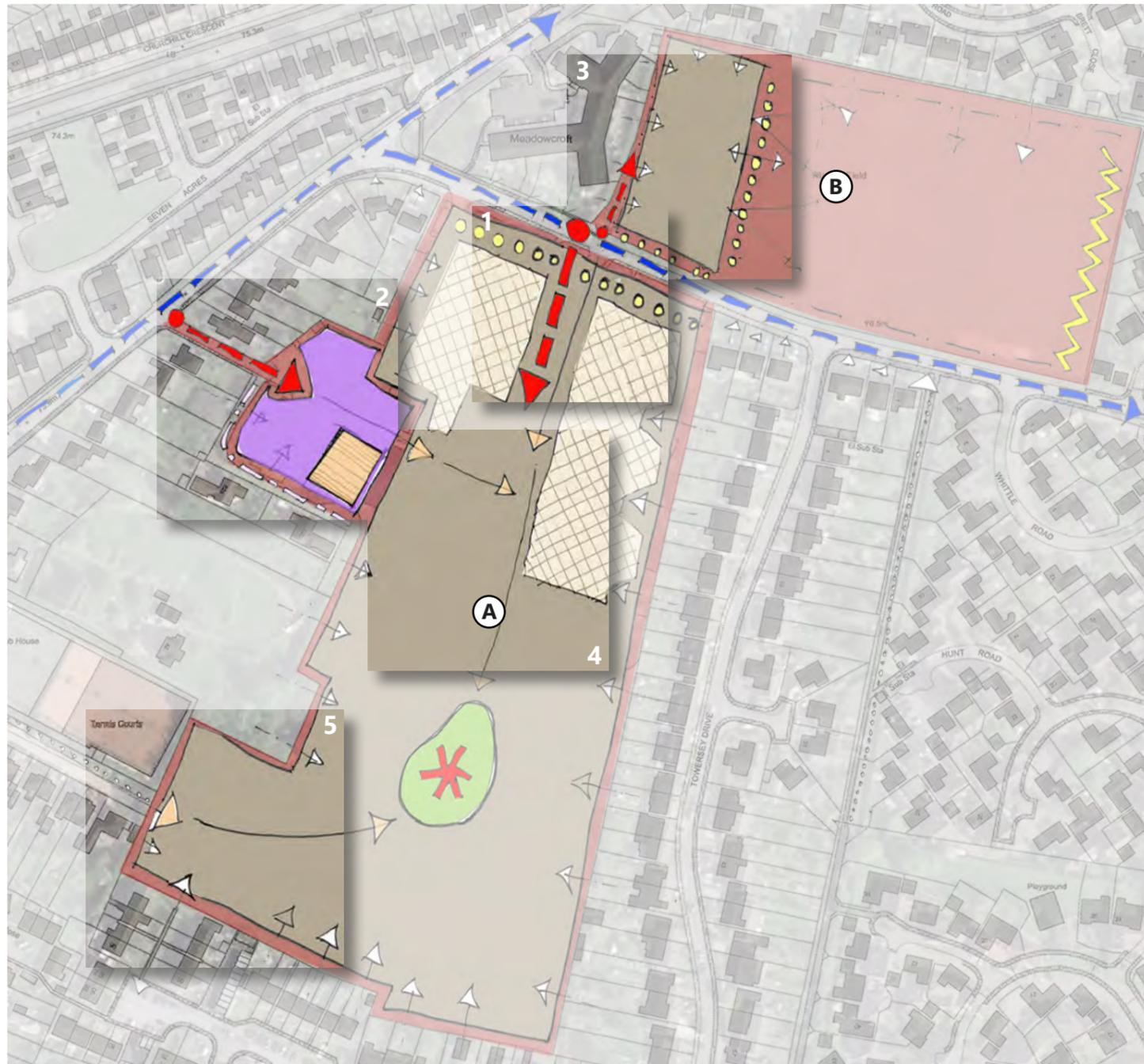


FIGURE 12: Constraints Analysis regarding Access and Permeability

- (A) Lord Williams's School South Development Site
- (B) Lord Williams's North Development Site



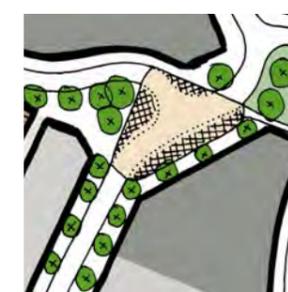
1. Development may use the existing entrance on Towersey Road. Good pedestrian access should be encouraged from this point.



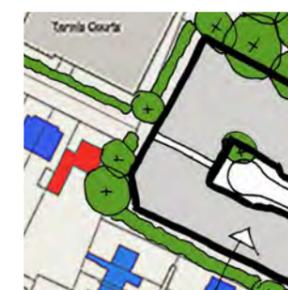
2. The existing access from Queens Road may be used as a secondary access, with access to existing residential properties being retained.



3. Access to the northern site is to be via Towersey Road. The precise location is dependent upon where residential properties are sited. Good pedestrian access is to be provided from both the open green area and Towersey Road.



4. Good vehicular and pedestrian links are to be provided within the development site. The layout will ensure strong visual zones and road layout to promote slow driving. Pedestrian links to enhance routes through site and open up views to surrounding areas.



5. Potential new pedestrian-only access to Chiltern Grove to be assessed.

5.3 | LANDSCAPE, AND OPEN SPACE PROVISION STRATEGY



FIGURE 13: Constraints Analysis regarding Landscape and Open Space

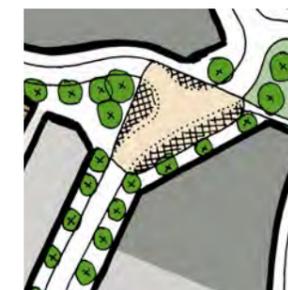
- (A) Lord Williams's School Main Development Site
- (B) Lord Williams's Secondary Site
- Site boundary



1. 1.9ha part of the existing playing field to be retained as "green space"/public space. New trees to be planted along frontage. Existing hedgerow bordering playing field to be retained where practicable.



2. Existing trees along Towersey road to be retained as much as possible. New trees to be planted along main access road to provide more of a "boulevard" feel.



3. Key focal points within the Site to be landscaped. Green corridor throughout the Site to follow pedestrian and road links.



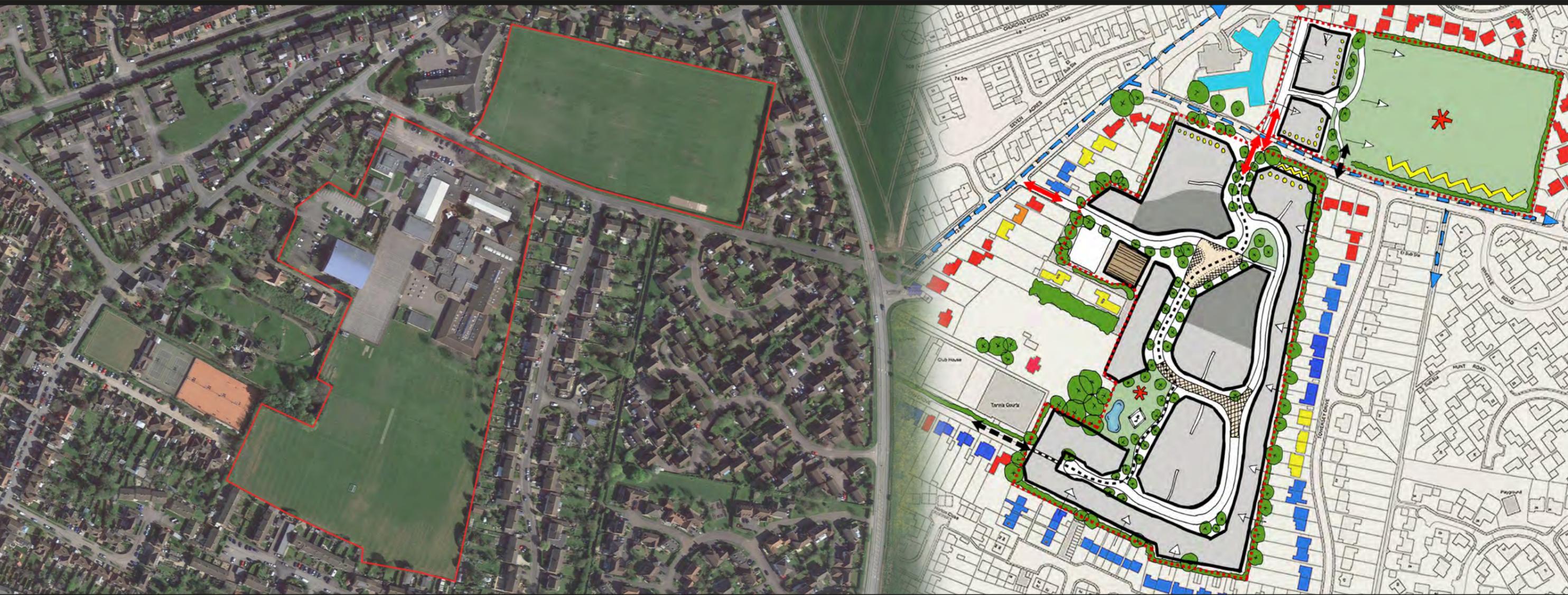
4. Inclusion of attenuation basin and potential pumping station to deal with surface water drainage



5. Park areas to act as key focal areas with additional landscaping and playground facilities to be located within easy walking distance for future residents.

6

Initial Design Response for Consultation



6.1 | PUBLIC CONSULTATION

In compliance with the Thame Neighbourhood Plan, this Design Brief has been developed through an iterative process of site assessment, design development, consultation, and design refinement.

Lord Williams's School, and Oxfordshire County Council (as landowner of the Lower School Site) have engaged (via their consultant team) with Thame Town Council, local residents and businesses, together with pupils and parents of the Lower School in developing the Brief.

The methods of engagement and the feedback received, are set out as follows:

Thame Town Council

Lanpro presented the results of the site assessments, the opportunities and constraints to developing the Site and initial concept masterplan options to representatives of Thame Town Council on 17 October 2018.

The feedback received included:

- Members welcomed the opportunity to become involved in the Design Brief's development and the process, i.e. to develop and seek adoption of a Design Brief ahead of making a planning application for the Site's redevelopment.
- A desire to see all hedgerows of value retained as part of the redevelopment.
- Questions over the feasibility of obtaining a third point of vehicular access / pedestrian access into the Site via Chiltern Grove, given third party ownership and the narrow width of the roadway.
- Questions over the amount and location of community uses that could be retained on the site.

- There is a need for housing for young families / people locally – the redevelopment should seek to address this need.
- The open space to the north of the Site should be set out as a formal public park – this area should be no less than 1.9ha.
- The Town Council would find it difficult to support a Design Brief that did not accord fully with the adopted Neighbourhood Plan – an increase in the number of dwellings beyond 135, through an increased density or a reduction in affordable housing if suggested necessary to deliver the school's relocation, would need to be carefully considered, if to be justified.
- Any development scheme that significantly departs from the Neighbourhood Plan may be best addressed and assessed through the new Neighbourhood Plan Review process.
- Lanpro also presented the 'Adoption Draft Design Brief' to representatives of the Town Council on 18 December 2018.

Public Exhibition

The draft Design Brief was presented at a public exhibition held by Lanpro, on behalf of Lord Williams's School (as supported by Oxford County Council), on the evening of 15 November 2018 between 4.30pm and 7.30pm. Leaflets (Figure 15) advertising the exhibition were issued to all pupils, parents and staff of the Lower School together with residents and businesses located within a specific distance of the Lower School Site. The leaflet distribution area was pre-agreed with Thame Council and is shown at Figure 14. The event, held on the Lower School Site was attended by representatives of the School and their consultant team.

The draft Design Brief was presented on a series of display boards (Figure 16), and the school and their consultants were on hand to explain the proposals and to answer any questions posed by attendees. Attendees were invited to record their comments on a feedback form or to email their comments to Lanpro following

the event. A copy of the presentation material and feedback form was uploaded to the school's website for people to view and comment upon following the exhibition.

The development options consulted on and presented at the public exhibition are shown in Figures 17 and 18 (pages 33 and 34).

The exhibition was attended by 178 people. Of these, 44 provided comments on the day and a further 13 sets of comments were received after the event by post or email.

A summary of the feedback obtained from members of the public is provided on page 35.

Residents Association

The Residents Association Committee summarised their 'position' on the draft Design Brief in their November 2018 Newsletter where they stated, along with some specific points on adhering to the housing numbers, densities and design principles of Policy HA 5 of the Neighbourhood Plan, that:

- Marginal adjustments to the number of houses specified within the Neighbourhood Plan may be justified where required by proven need.
- Any proposal must conform to the spirit and letter of policy HA 5 of the Neighbourhood Plan except where marginal adjustments are justified.
- The need to generate funds to relocate the Lower School to the Upper School Site should not be at the expense of a substantial departure from policy HA 5 and to the detriment of the residents of East Thame.



FIGURE 14: Leaflet distribution area

FIGURE 15: Leaflet inviting members of the public to the consultation exhibition



FIGURE 16: Exhibition boards displayed at the public consultation event



Lord Williams's Lower School Redevelopment - Design Brief
Public Exhibition

Lord Williams's School invite you to view and comment on a draft Design Brief for the redevelopment of their Lower School Site, Towersey Road, Thame.

The School propose to relocate their Lower School from its Towersey Road Site to the Upper School Site at Oxford Road, Thame, allowing the Lower School Site to be redeveloped for housing, as is supported by the Thame Neighbourhood Plan.

The School, and the landowners, Oxfordshire County Council, have commissioned consultants (Lanpro) to develop a Design Brief that will guide the future development of the site, and we would welcome your views on the initial plans.

The draft Brief will be displayed within the **Youth Centre, Lord Williams's Lower School, Thame on Thursday 15 November 2018 between 4.30pm and 7.30pm.**

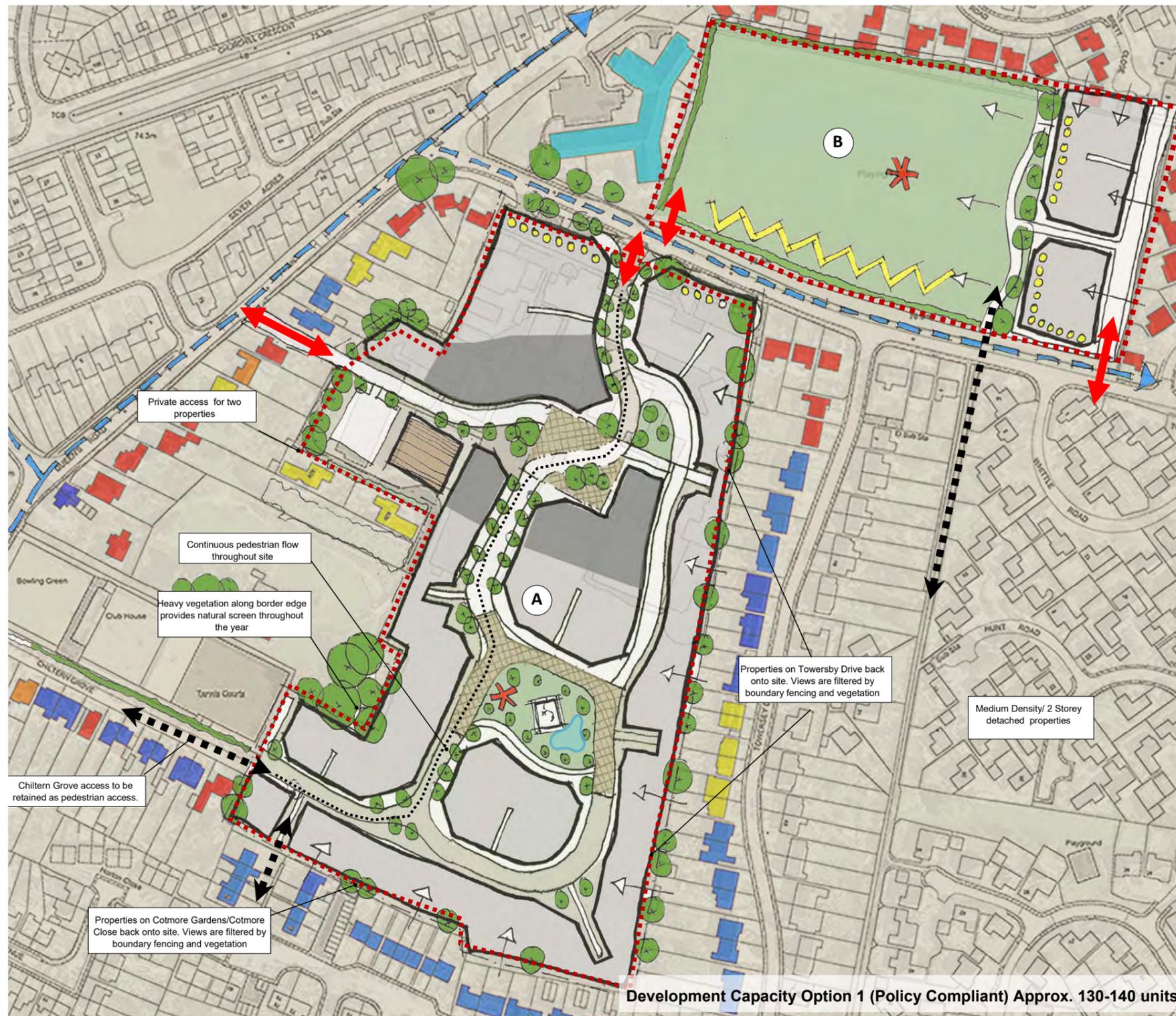
We hope that you are able to join us and share your views on the current plans. Representatives of the school and members of the consultant team will be on hand to explain the proposals in further detail and to answer any questions you may have.

Alternatively, please email reply@lanproservices.co.uk to request an electronic version of the plans and feedback form, available from 4.30pm on 15 November.

For any further information, or to submit your views in the post, please write to:

Lord Williams's Lower School Design Brief
 c/o Lanpro
 Brettingham House
 98 Pottergate
 Norwich
 NR2 1EQ

6.2 | DRAFT OPTIONS SUBJECT TO PUBLIC CONSULTATION



Development Capacity Option 1 (Policy Compliant) Approx. 130-140 units

FIGURE 17: Draft Option 1 for consultation

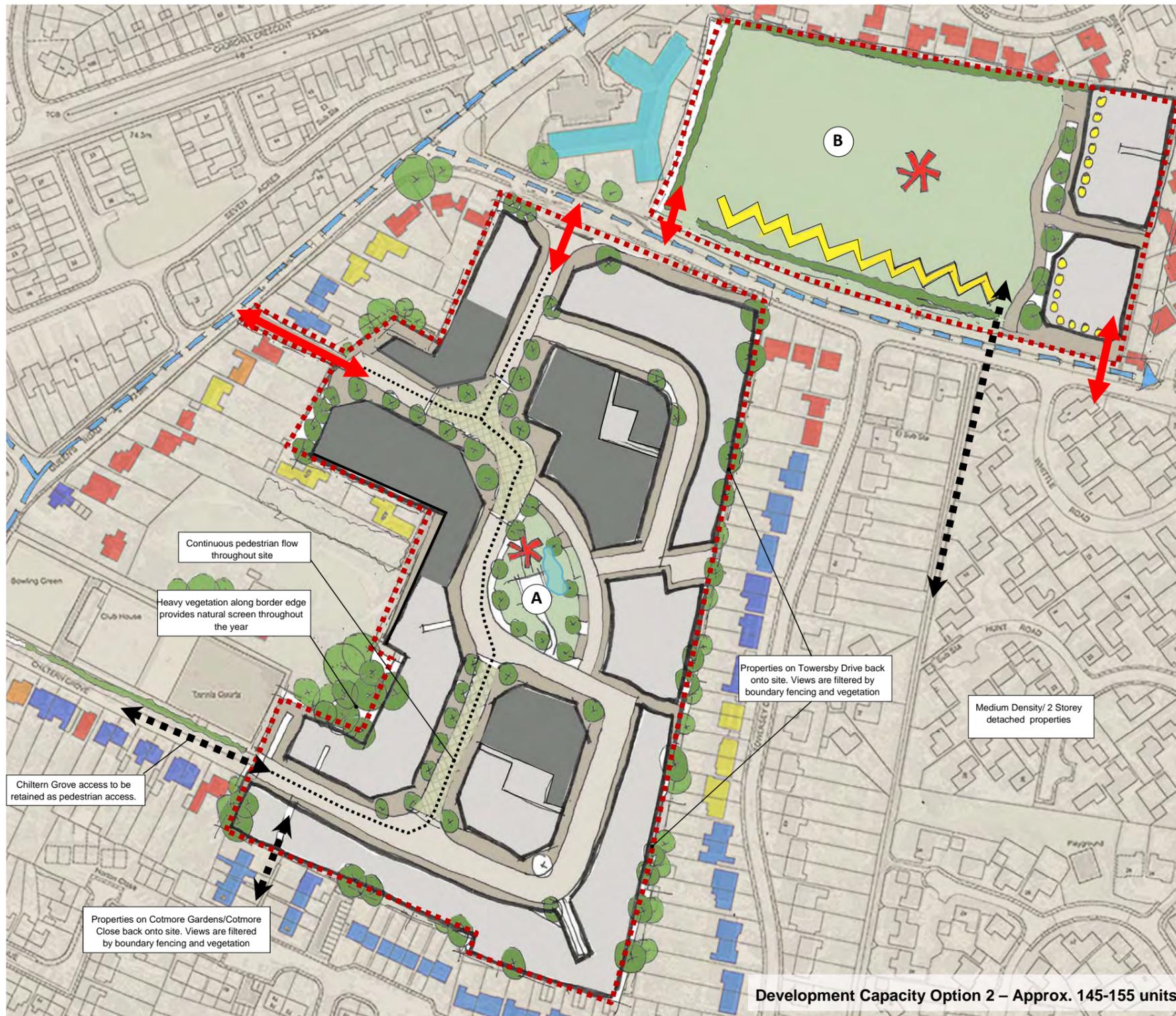
- (A) Lord Williams's School Main Development Site
- (B) Lord Williams's Secondary Site

 Site boundary	 Existing single-storey properties
 Lower density zone – detached/semi-detached housing – 2 storeys	 Existing care home block
 Higher density zone – apartments/housing – 2-2.5 storeys	 Proposed key frontage areas
 Key frontage – hedgerow to be maintained and act as a screen	 Existing school community hall to be retained
 Primary vehicular access points	 Existing and proposed key focal green areas
 Existing 1.5-storey properties	 Key pedestrian links around site
 Existing large detached properties	 Pedestrian access into site
 Existing 2-storey semi-detached properties	 Pedestrian/green route through site
 Retained and supplemented boundary trees and hedgerows	 Sustainable drainage infrastructure

Option 1 investigated the option of a policy compliant scheme of 130-140 dwellings. The development proposal will encourage a scheme that reflects both the density and character of the area. The scheme will also allow the option of higher-density living within the centre of the Site.

The proposal will enhance pedestrian and vehicular links through and around the Site while maintaining large green spaces for recreational use. A green corridor throughout the Site will provide a strong visual route and biodiversity links.

The proposal will be respectful of the surrounding housing and ensure vegetated borders are retained where possible.



(A) Lord Williams's School Main Development Site

(B) Lord Williams's Secondary Site

-  Site Boundary
-  Lower Density Zone – Detached/ Semi-Detached Housing – 2 storeys
-  Higher Density Zone – Apartments/Housing – 2-2.5 storeys
-  Key Frontage – hedgerow to be maintained and act as a screen
-  Primary Vehicular access points
-  Existing 1.5-Storey Properties
-  Existing Large Detached Properties
-  Existing 2-Storey Semi-detached properties
-  Retained and supplemented boundary trees and hedgerows
-  Existing Single Storey Properties
-  Existing Care Home Block
-  Proposed Key Frontage areas
-  Existing School Community Hall to be retained
-  Key Pedestrian Links around Site
-  Pedestrian access into Site
-  Pedestrian/Green Route through Site
-  Sustainable drainage infrastructure

Option 2 investigated the option of a higher density development to incorporate a capacity of approximately 145-155 dwellings. To achieve this and respect the surrounding character and density, the intention would be to provide higher-density blocks centrally within the Site (providing 1-, 2- and 3-bed apartments).

The remaining development, where it borders existing residential properties should maintain a lower density.

As demonstrated in Option 1, the proposal will enhance pedestrian and vehicular links throughout the Site maintaining the large existing recreational spaces. A green corridor through the Site will enhance its visual quality.

FIGURE 18: Draft Option 2 for consultation

6.3 | SUMMARY OF CONSULTATION RESPONSES

The community's views were requested on four key aspects of the Design Brief. A summary of the comments received is provided below.

A significant number of comments were made on the principle of the Site's redevelopment, including the rationale for moving the Lower School to the Upper School Site, the suitability of the Lower School Site for development, and the ability for local infrastructure, including GP surgeries and schools, to 'cope' with additional housing. These matters have been considered extensively through the allocation of the Site, and such comments are not replicated here.

Comments Received

Do you consider there to be any additional opportunity or constraints to the site's redevelopment that have not yet been considered by the team?

A number of respondents expressed concern over the impact of the proposed development on the local highway network, considering the existing roads in and around the site to already be heavily congested during peak times.

A couple of respondents questioned the impact of a change in transport movements on local air quality.

A representative of the Barley Hill Church suggested that there is an opportunity for them to take on the existing Youth Centre in order to retain it in community use.

The impact of the development on ecology and tree retention was questioned.

Design matters formed the subject of a number of comments, with the majority of respondents asking for good levels of separation between the proposed houses and existing residences, and for further attention to be given to housing density and heights in these more sensitive locations.

Do you agree that the draft Brief provides an effective response to the identified constraints and opportunities?

A couple of respondents expressed disappointment that the draft Brief did not comply with the Neighbourhood Plan.

The ability of the Brief to effectively deal with and provide appropriate solutions to, the impact of development on traffic levels, was also questioned.

The community felt it important to retain an element of community use on the Site.

Questions were posed on where the replacement playing fields would be located.

Questions were raised over how development on the northern land parcel would relate to / avoid the existing surface and foul water mains that run close to the eastern boundary.

Is there a need for a community facility on the Lower School Site or can this need be met through the redevelopment of the Cattle Market Site?

The majority of respondents requested that community uses be provided on the Site, considering the supply of facilities within the eastern part of Thame to be poor.

Would you support an increase in the number of houses at the site or a reduction in affordable housing if it was needed to fund the Lower School's relocation?

A number of respondents objected to both options, suggesting that the school's move should not take place unless a policy compliant amount and mix of houses could be provided.

However, a greater proportion of respondents suggested that they would prefer a reduction in affordable housing as opposed to an increase in housing numbers.

Any further comments?

Other matters raised, beyond those noted above included:

- A desire for smaller houses for young families and first-time buyers.
- Strong opposition to the adoption and use of Chiltern Grove to provide a third vehicular access point from the Site, and the provision of a new pedestrian access from Cotmore Close to the south.

Design Brief Response

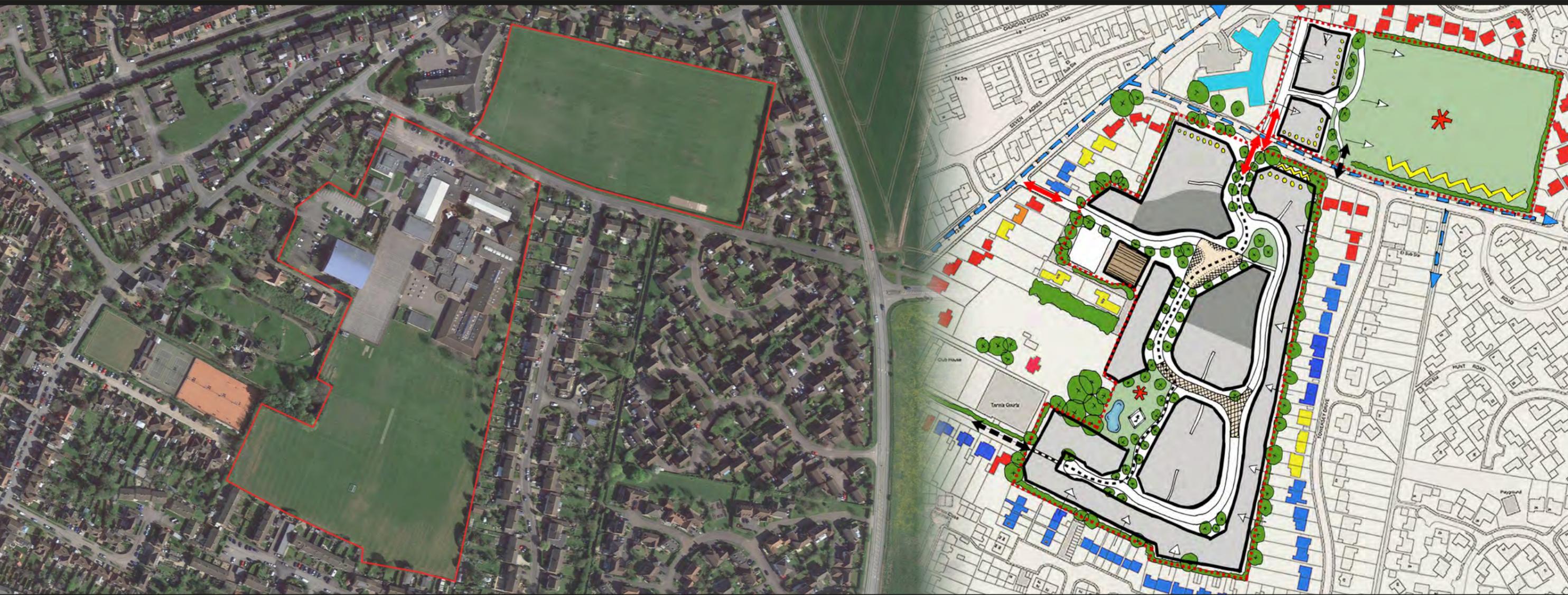
The community's comments on the draft Design Brief have been considered and the concept Masterplan shown in the following section seeks to respond, where appropriate and feasible, to these comments.

The key areas of the masterplan that have been revisited can be summarised as follows:

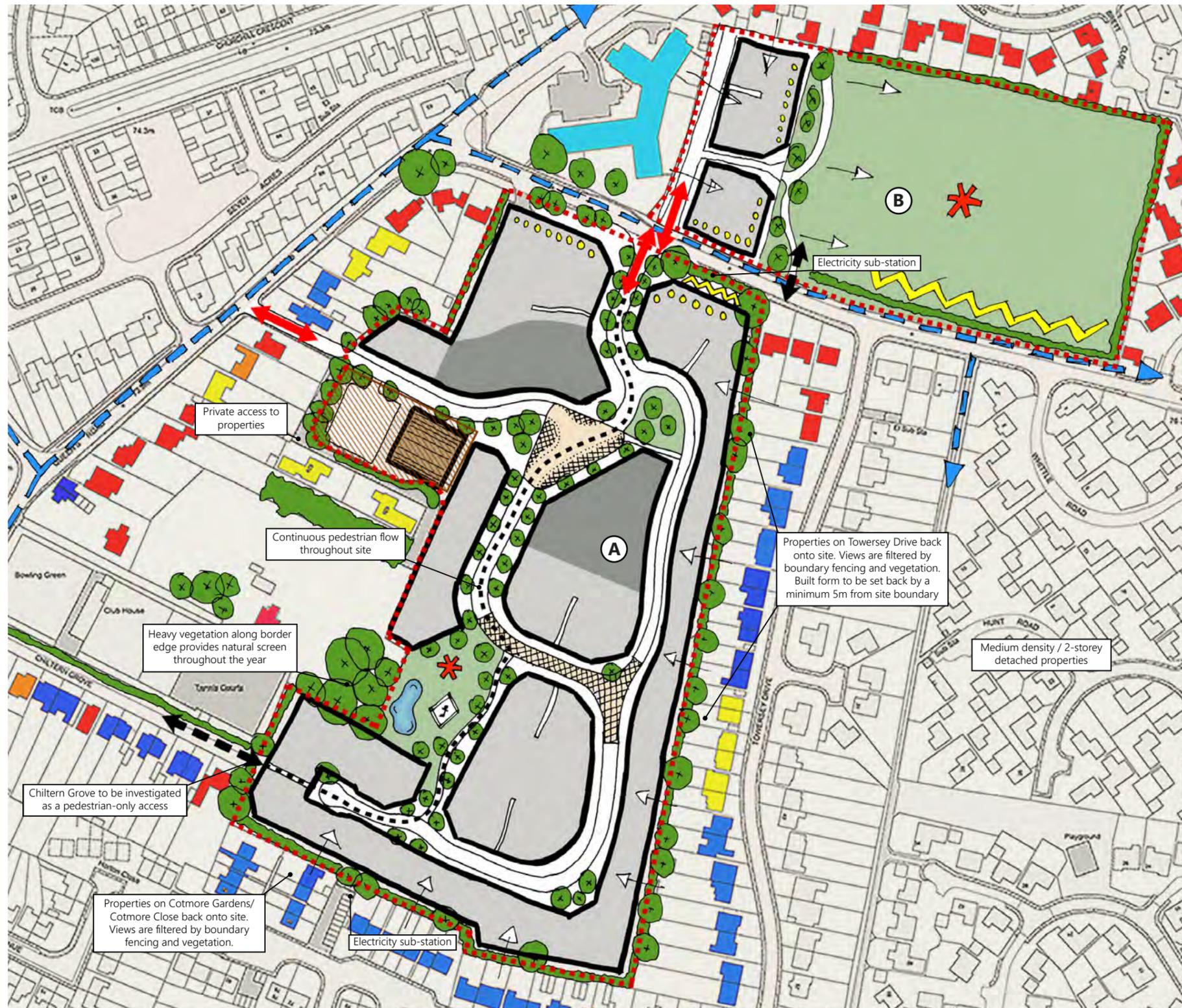
- The concept masterplan demonstrates how 135 dwellings can be accommodated on Site.
- Some community uses are shown as being retained (subject to further assessment of local need) on the masterplan.
- Additional separation has been allowed for between proposed and existing properties to protect residential amenity.
- The housing on the northern land parcel has been moved to the western end of the Site to avoid existing below ground utilities and to protect the amenity of residents to the west.
- Vehicular access into the southern land parcel is to be provided via the existing points. The potential to provide pedestrian access via Chiltern Grove will be explored further at the application stage.

7

Concept Masterplan



7.1 | CONCEPT MASTERPLAN (135 DWELLINGS)



(A) Lord Williams's School Main Development Site

(B) Lord Williams's Secondary Site

- Site boundary
 - Lower density zone – detached/semi-detached housing – 2 storeys
 - Higher density zone – apartments/housing – 2-2.5 storeys
 - Key frontage – hedgerow to be maintained and act as a screen
 - Proposed key frontage areas
 - Primary vehicular access points
 - Pedestrian access into site
 - Pedestrian/green route through site
 - Key pedestrian links around site
- Existing properties:
 - Single-storey properties
 - 1.5-storey properties
 - 2-storey semi-detached properties
 - 2-storey detached properties
 - "Meadowcroft" care home block
 - Existing school/community hall to be retained
 - Potential future development area
 - Existing and proposed key focal green areas
 - Retained and supplemented boundary trees and hedgerows
 - Sustainable drainage infrastructure

The masterplan concept option reflects new information becoming available through investigative surveys being undertaken, and in response to public comments received during the consultation period (see section 6).

The proposed focal park within the Lower School Site has been repositioned and expanded to account for the location of SuDS infrastructure. Boundary vegetation has been greatly reinforced to protect the amenity of neighbouring properties on Towersey Drive and Cotmore Gardens. This feature also protects underground electrical conduits that run from Chiltern Grove to the sub-station on Cotmore Close.

Within the Secondary Site, to the north, the layout has been modified in keeping with Figure HA 10 of Policy HA 5 of the Thame Neighbourhood Plan. This change retains the minimum 1.9 ha open space allocation in this area, whilst protecting underground foul water services traversing the Site at the eastern boundary.

FIGURE 19: Concept masterplan following consultation event and public responses