

Thame Neighbourhood Plan Call for Sites January 2019

Response Summary 23 April 2019

Address	Owner / Promoter	Documents submitted	TTC Land summary	Housing	Employment	Other	TTC initial notes
Kingsmead Business Park (DAF Site)	Owner: Angle Property Agent: Montagu Evans	<ul style="list-style-type: none"> Covering letter Supporting statement CfS form Site location plan 	4.22 ha Brownfield site off Howland Road. Warehouse / offices / car parks	129 homes	1,511 sq. m. offices	70 bed care home	
Thame Showground, Tythrop Way	Owner: Litton (Thame) Ltd Agent: Arrow Planning Limited	<ul style="list-style-type: none"> Combined CfS form and: Letter to JSSP promoting the site Site plan 	24.1 ha Greenfield. The full extent of land owned by the Thame Showground north of Kingsey Road and Tythrop Way.	690 homes	10.3 ha of employment / "commercial"	10.3 ha includes @ 1.75 ha retail Cattle market still shown on site plan	Several rugby pitches lost in exchange for all weather provision
Land West of Thame Park Road	Owner: Persimmon Homes	<ul style="list-style-type: none"> Location plan CfS form Site layout Covering letter 	2.15 ha Greenfield. This land is part of the first phase of Persimmon's extant application	25 homes			Would take the site yield up to 200 homes.
Land at Highfields south-west of Thame	Owner: Castle Agent: Rectory Homes	<ul style="list-style-type: none"> Covering letter Combined CfS form and location plan 	35.6 ha Greenfield. This is land between LW Upper School, Moreton and Moreton Lane.	550 homes		<ul style="list-style-type: none"> Public open space New primary school Health hub Pitch for LWU School 	
Land between Elm View and Chestnut Farm, Moreton	Owner: Hawes Agent: Rectory Homes	<ul style="list-style-type: none"> Covering letter Combined CfS form and location plan 	0.63 ha Greenfield. The corner plot next to the pond.	7 homes			UXB not mentioned.
Land at The Elms, Thame	Owner: Rectory Homes	<ul style="list-style-type: none"> Covering letter Combined CfS form and location plan 	2.94 ha Greenfield. Land to the rear of The Elms.			78 extra care homes	

Land at Moreton Road, Moreton	Owner: Agent: Ridge LLP	<ul style="list-style-type: none"> • CfS form • Title / option plan 	0.4 ha Greenfield. The paddock opposite Chestnut Farm.	6 homes			Not declared: average of schemes to date used by GM.
Land South of Thame	Owners: Water, Mott and Harrison Agent: RPS Consulting; Devcomms	<ul style="list-style-type: none"> • CfS form • Vision document • Covering letter • Location plan • Illustrative masterplan 	22.27 ha Greenfield. To the west of Site D.	363 homes	600 sq. m. offices	<ul style="list-style-type: none"> • 1.21 ha Primary school 2FE • 4.4 ha Cuttlebrook extension • 0.25 ha health facility • 0.6 ha CLT land • 3.5 ha open space 	About 50 – 60 jobs' worth of employment floorspace.
Land south east of Thame	Owner: Taylor Wimpey Homes Agent: Nexus Planning	<ul style="list-style-type: none"> • CfS form • Vision document • Location plan • Title plan 	5.43 Greenfield. South of Esingdon Drive.	31 homes		<ul style="list-style-type: none"> • 4.18 ha of "fully accessible" public open space 	
Land south of Blackthorn Grange	Owners: Baty and McGuffie Agent: Nexus Planning	<ul style="list-style-type: none"> • CfS form • Vision document • Location plan 	6.01 Greenfield. South of Bellway.	48 homes		<ul style="list-style-type: none"> • 4.09 ha of "fully accessible" public open space 	
Land south of Wenman and east of Hode Garth	Owner: Baty and McGuffie Agent: Nexus Planning	<ul style="list-style-type: none"> • CfS form • Vision document • Location plan 	5.81 Greenfield. East of Bellway.	85 homes		<ul style="list-style-type: none"> • 2.41 ha of "fully accessible" public open space 	
Site G, west of Rycote Land	Owner: Castle Land Trust Agent: Savills	<ul style="list-style-type: none"> • CfS form • Covering letter • Concept plan • Constraints plan • Red line plan 	4.4 ha Greenfield. The triangle between Rycote, east of Thame Cars and A418 / the Oxford Road.		4.4 ha.		

Site F, north of Oxford Road	Owner: Castle Land Trust Agent: Savills	<ul style="list-style-type: none"> • CfS form • Design brief 	35 ha Greenfield. Surrounds existing Site F in an arc up to bypass.	245 homes (210 – 245 given)		<ul style="list-style-type: none"> • @ 4.5 ha open space • @ 3.1 ha “community or reserve site” 	
Land adj. Chinnor RFC	Owner: ? Agent: Hallam Land Management / David Lock Associates	<ul style="list-style-type: none"> • CfS form • Covering letter • East Thame Vision document • Location plan 	3.5h Greenfield. North / northeast of the allotments.			<ul style="list-style-type: none"> • Employment or / and allotments; • Cemetery; • Access to the showground 	Hallam have offered to withdraw the Vision document if it is premature.
Land east of Thame	Owner: ? Agent: Hallam Land Management / David Lock Associates	<ul style="list-style-type: none"> • CfS form • Covering letter • East Thame Vision document • Location plan 	12.5 ha Greenfield. East of Howland / between Kingsey and Towersey Roads.	250 homes (see note)		<ul style="list-style-type: none"> • Health campus • Child nursery • Local centre (retail) • Green infrastructure 	Hallam have offered to withdraw the Vision document if it is premature.
Site 1 land east of Howland south of Towersey	Owner: ? Agent: Stoford	<ul style="list-style-type: none"> • CfS form • Location plan 	2.86 ha Greenfield. On corner of Howland / Towersey roads.	70 homes as standalone parcel		<ul style="list-style-type: none"> • Or less housing with the option for Aldi-type store. 	Could be delivered as part of wider parcel as submitted to SODC.
Site 2 land east of Howland Road / north of Windles	Owner: ? Agent: Stoford	<ul style="list-style-type: none"> • CfS form • Location plan 	0.76 ha Greenfield. Faces Howland Road and abuts Windles.			<ul style="list-style-type: none"> • 65 bed hotel containing bar / restaurant 	Could be delivered as part of wider parcel as submitted to SODC.
Site 3 land south of Towersey Road and Cotmore Wells	Owner: ? Agent: Stoford	<ul style="list-style-type: none"> • CfS form • Location plan 	0.6 ha Greenfield. Immediately south of Cotmore Wells.			<ul style="list-style-type: none"> • 0.6 ha CLT land 	Could be delivered as part of wider parcel as submitted to SODC.
Site 4 land east of Windles & Groves	Owner: ? Agent: Stoford	<ul style="list-style-type: none"> • CfS form • Location plan 	3.1 ha Greenfield. Land east of Windles and Groves.		3.1 ha light industry as discussed in meetings with Stoford.		Could be delivered as part of wider parcel as submitted to SODC.

Site 5 land south of Towersey Road	Owner: ? Agent: Stoford	<ul style="list-style-type: none"> • CfS form • Location plan 	5.9 ha Greenfield. Land south and east of Cotmore Wells.		5.9 ha B1c – B8 with ancillary B1a.		Could be delivered as part of wider parcel as submitted to SODC.
Diagnostic Reagents, Chinnor Road	Owner: Diagnostic Reagents Limited Agent: Jake Collinge	<ul style="list-style-type: none"> • CfS form • Title plan 	0.6 ha Brownfield / Greenfield. Land off Wenman / Chinnor Roads.	25 homes (range of 20 – 25 given)			Proximity of BOC (noise and blast?).
Land north of Rycote Lane	Owner: Freeman of Latchford Farm Agent: Jake Collinge	<ul style="list-style-type: none"> • CfS form • Location plan 	5.35 ha Greenfield. Former brickworks north of Rycote Lane.		16,700 sq. m. B1a – B8.		
Plots west of Oxford Road roundabout	Owner: Castles (x4) and Browns (x2), Area A Castles x4, Area B Agent: James Castle	<ul style="list-style-type: none"> • CfS form • Location plan (paper, A0 size) 	52.7 ha Greenfield. Areas both north and south of Oxford Road roundabout; includes land adjacent to Moreton Lane / East of Rycote Lane and Phoenix Trail				18.5 ha in flood plain. No suggested uses; just “all compatible uses”. Availability conditional upon Bloor Ltd. completing Site F.
Land to north of Meadow Brook House, Windmill Road	Owner: Hollands Agent: Thame CLT?	<ul style="list-style-type: none"> • Covering letter 	1.25 ha at top of Windmill Road, opposite the allotments.	30 homes (range of 25 – 30).			Estimated.