



# THAME

## NEIGHBOURHOOD DEVELOPMENT PLAN

Site Assessment Report

July 2021



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# 1 Introduction

This Site Assessment report has been undertaken by Troy Planning + Design on behalf of Thame Town Council to inform the emerging Neighbourhood Plan (TNP2).

The approach taken to assessment as presented in this report follows that published by MHCLG and by Locality as part of their suite of resources prepared to support Neighbourhood Planning groups. The assessment covers a range of considerations relevant to determine whether sites are considered suitable, available and achievable, and thus whether they should be considered as potential sites to allocate for development in the emerging Neighbourhood Plan.

The sites subject to assessment are those identified in the Strategic Housing and Economic Land Availability Assessment (SHELAA) prepared by South Oxfordshire District Council (SODC) in support of the Local Plan, as well as those put forward through the Call for Sites process undertaken by Thame Town Council.

The assessments are separate from the formal process of undertaking a sustainability appraisal ('Strategic Environmental Assessment') that will be required to support the Neighbourhood Plan, although the findings may be complementary.

## 2 Local Policy Context

South Oxfordshire District Council (SODC) adopted their Local Plan on 10 December 2020 setting out the development aspirations for the area up to 2035. The current Thame Neighbourhood Plan was ‘made’ in 2013 and currently forms part of the development plan. However, the Local Plan includes a requirement for the current Neighbourhood Plan to be updated to include new site allocations to accommodate new growth in Thame.

Policy TH1 of the Local Plan sets out the strategy for Thame, noting that *“Neighbourhood Development Plans are expected to, and the Council (SODC) will support development proposals that deliver homes; strengthen the retail offer within Thame Town Centre; improve accessibility, parking and pedestrian and cycle links; support schemes that enhance the quality of the town’s environment and conserve and enhance the town’s heritage assets; provide new employment opportunities and provide new, or enhanced community facilities”*. In particular, the Local Plan states that the Neighbourhood Plan must allocate sufficient sites to accommodate:

- 339 new homes (see Table 4d and Policy H3: Housing in the Towns of Henley-on-Thames, Thame and Wallingford).
- 3.5 hectares of employment land (see Policy EMP1: The amount and Distribution of New Employment Land and Policy EMP6: New Employment Land at Thame).
- 1,500 sqm of retail space (see Policy TC4: Convenience Floorspace Provision in the Market Towns).

Along with the above growth requirements for Thame, Policy EMP11 (Tourism) of the SODC Local Plan further states: *The Council encourages new development to advance the visitor economy for leisure and business purposes*. This includes conference facilities, museums, heritage centres, hotels, guest houses and associated facilities.

The supporting text to this policy and the South Oxfordshire & Vale of White Horse Hotel Needs Assessment (2014) confirms the need for a *significant increase in hotel supply in the Science Vale area, and further hotels in Thame, Henley-on-Thames and Wallingford*.

In assessing the sites, the evidence prepared to support the SODC Local Plan has been drawn upon, including the SHELAA and landscape assessments.

### 3 The Assessment Methodology

MHCLG's online planning practice guidance<sup>1</sup> provides advice on the assessment criteria that needs to be considered when analysing a future supply for housing and economic development. This formed the overarching structure of the site assessment. Key considerations are summarised below.

- Availability: Owner's support to take forward the site for housing and/or employment use.
- Achievability: The capacity and configuration of the site. Major development constraints i.e. highways, flooding that would prohibit the site from being developed.
- Suitability: The site relationship with current and emerging development plan policy, environmental/amenity constraints.

National Planning Practice Guidance for Neighbourhood Planning provides further direction for those groups considering site allocations as part of their approach. A Neighbourhood Plan can look to allocate sites providing an assessment of individual sites is carried out against clearly identifiable criteria<sup>2</sup>. Neighbourhood Plans may look to allocate sites to meet requirements identified in the Local Plan and this may include allocating alternative or additional sites to those contained in the Local Plan. It is important to demonstrate that the sites identified are appropriate and would not constrain the delivery of other strategic sites identified in the Local Plan<sup>3</sup>.

When preparing site assessments and considering site allocations, qualifying bodies and local authorities should work together constructively, avoid duplicating work and share relevant evidence<sup>4</sup>.

All sites identified within Thame as part of the SHELAA were assessed as part of this site assessment along with the sites that formed the Call for Sites undertaken by Thame Town Council in 2019. Given the passing of time between publication of the SODC SHELAA and the Call for Sites, the status of all sites were initially checked, with SODC and site promoters as appropriate, to determine whether the site remained available and should form part of the assessment. Where sites had already been built out, or were no longer being actively promoted, they were removed from the assessment process. All other sites have been assessed, with the assessments informed by a combination of desk-top research and site visits.

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<sup>1</sup> <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>. Accessed April 2021.

<sup>2</sup> Paragraph Reference ID: 41-042-20170728

<sup>3</sup> Paragraph Reference ID: 41-044-20190509

<sup>4</sup> Paragraph Reference ID: 41-043-20140306

The assessments are presented in map and spreadsheet form and make use of the criteria and traffic light assessment method outlined in the Locality Site Assessment toolkit<sup>5</sup>. The criteria include:

- Is the site located within or outside of the settlement boundary.
- Are there any statutory environmental designations within the site.
- Is the site located within a SSSI Impact Risk Zone.
- Is the site located within an area at risk of flooding.
- Agricultural Land Grading of the site.
- Are there any significant habitats on site, or is it of importance for biodiversity.
- Is the site located within Green Belt.
- Does the site make up any Greenspace Allocations.
- Is the site located within an Air Quality Management Area.
- Is there access onto the site.
- Are there any TPO's/Veteran Trees or Ancient Trees within or nearby to the site.
- Are there any Public Rights of Way (PROW) running through or adjacent to the site.
- Is the land likely to be contaminated.
- Are there any utilities on site.
- Would development of the site lead to a loss of social amenity or community value.
- Access to services (measured from the centre of each site).
- Topography of the site.
- Are there any landscape or visual impacts that development of the site would cause.
- Are there any heritage constraints within the site or its setting.

Consideration of the above indicates whether a site is suitable for development or not.

Site availability is informed by the status of the site since the SHELAA and Call for Sites was undertaken: unless the site has been built-out or the landowner / agent has confirmed that it is no longer being actively promoted, then, and in line with guidance, all sites are considered available.

Equally, and in line with information submitted through the SHELAA and Call for Sites process, and the local land values which have seen development take place recently in Thame, all sites are considered 'achievable' for the purpose of this assessment. As sites are taken forward through the process and choices made as to allocations then further consideration of viability matters may impact on the achievability of an individual site.

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<sup>5</sup> Locality, How to assess and allocate sites for development; a toolkit for neighbourhood planners, <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>, accessed April 2021

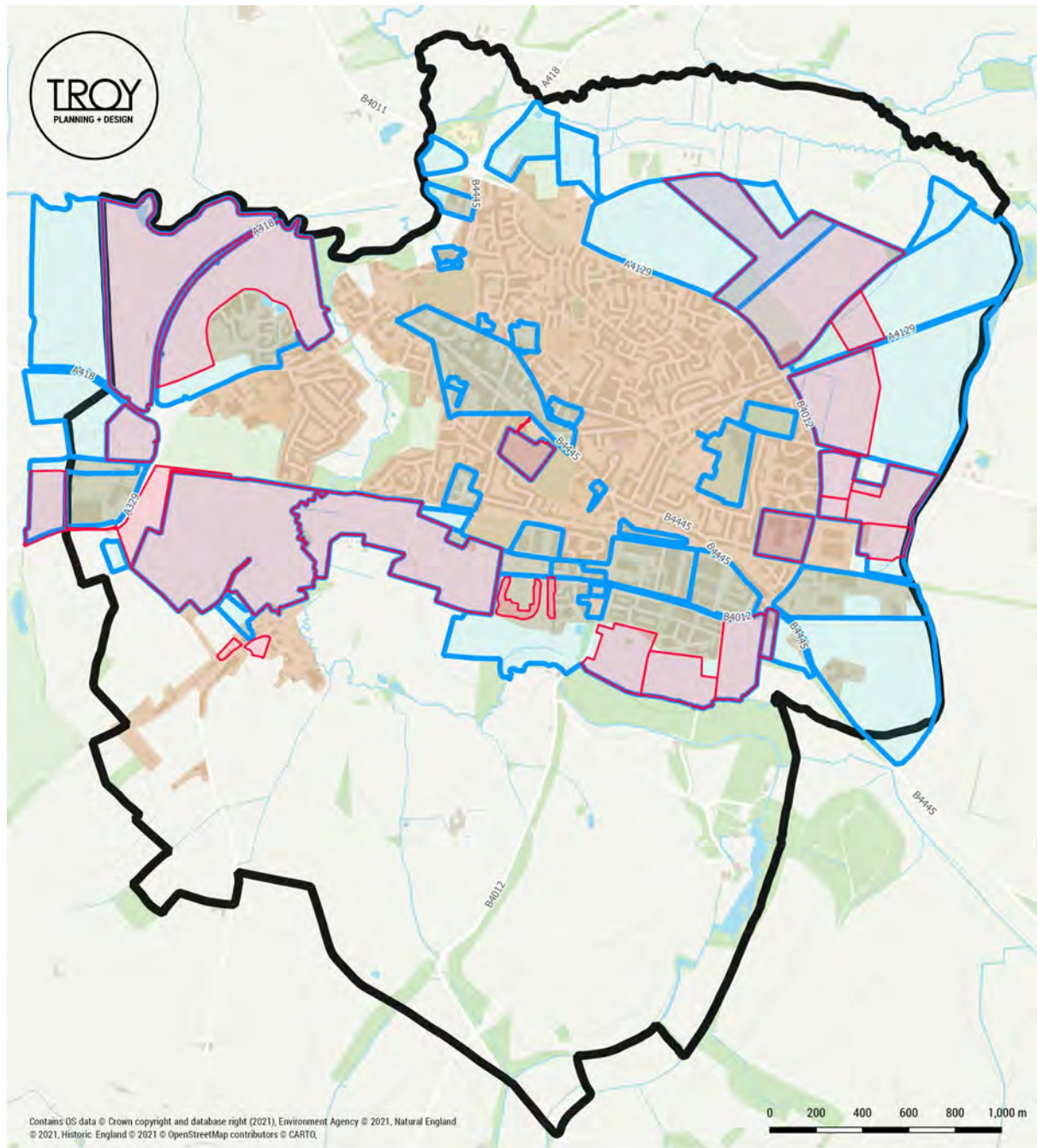
In total, 78 sites were assessed, as mapped in Figure 1, comprising 52 sites within the SODC SHELAA and 26 sites submitted through the Call for Sites process. Some of the sites submitted through the Call for Sites process represent a subdivision of larger sites contained within the SHELAA, or an update / refinement of the boundaries of SHELAA sites.

To help inform the assessment the sites have been mapped against a range of data, including:

- Environmental Constraints (see Figure 2)
- Policy Constraints (see Figure 3)
- Location of services and facilities (see Figure 4)
- Proximity to active and sustainable travel options (see Figure 5)

The table used to assess each site can be found in Appendix A.





**THAME - SHLAA AND CALL FOR SITES**

-  Thame Boundary
-  Call For Sites
-  SHLAA Sites
-  Built Up Area

Figure 1: Plan showing location of sites submitted through the SODC SHLAA sites submitted through the Call for Sites process.

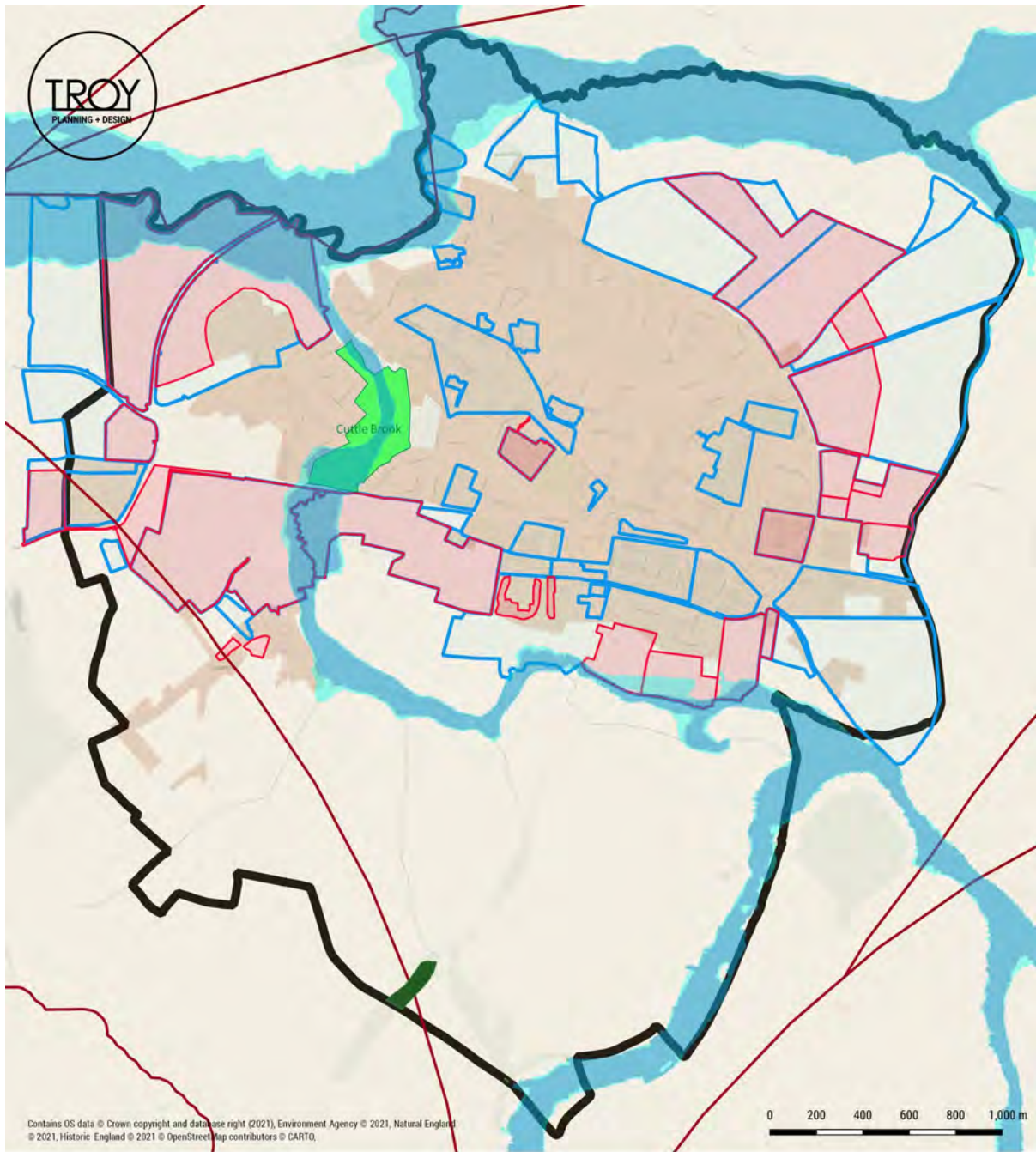
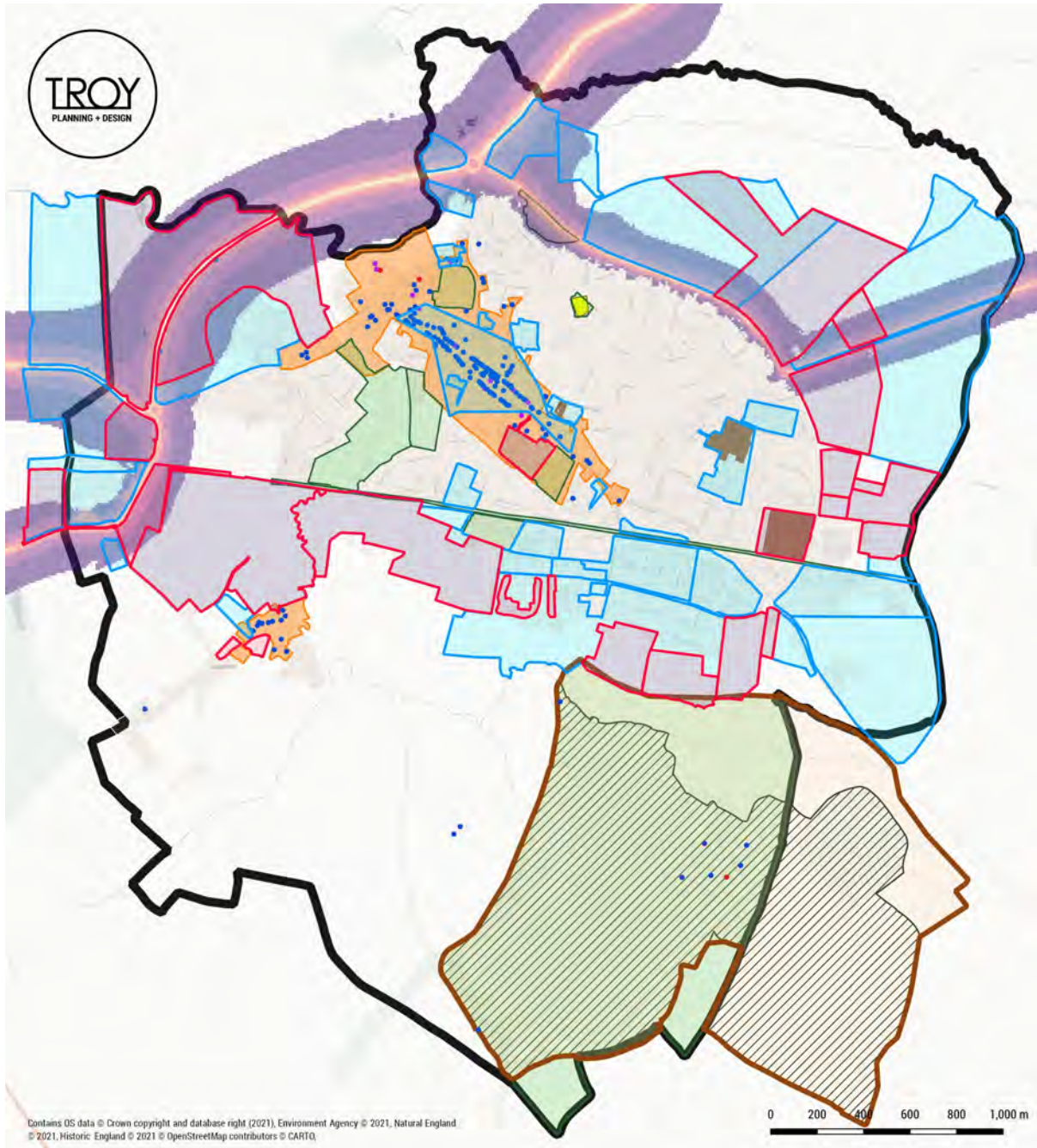


Figure 2: Plan showing Environmental Constraints and submitted sites



**THAME - POLICY CONSTRAINTS**

- Thame Boundary
- Call For Sites
- SHELAA Sites
- Built Up Area

**POLICY CONSTRAINTS**

**Road Noise**

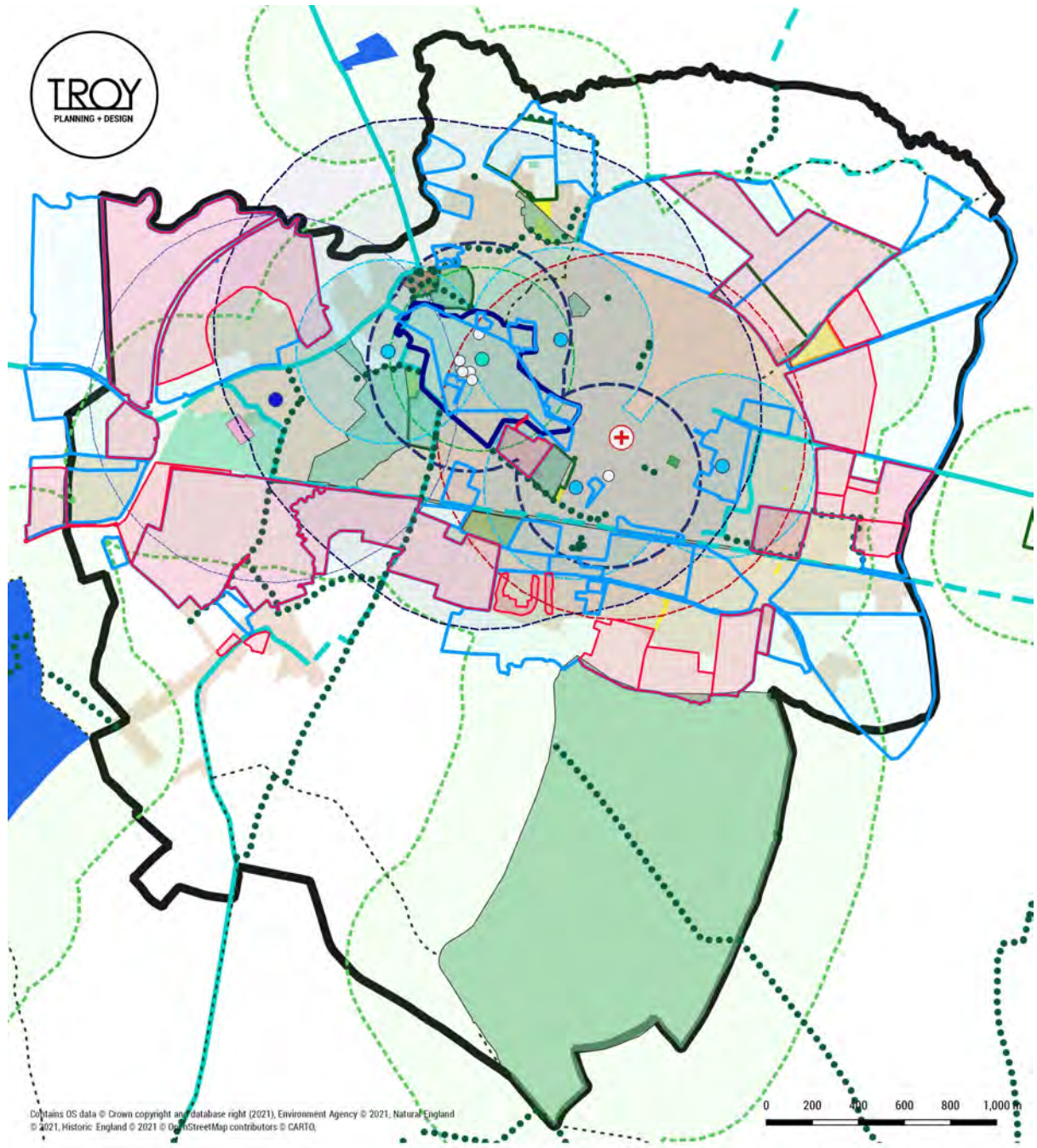
- 55.0-59.9 dB
- 60.0-64.9 dB
- 65.0-69.9 dB
- 70.0-74.9 dB
- >=75.0 dB

- Scheduled Monuments
- Conservation Target Areas - LP Policy ENV2
- Protected Green Spaces - NDP Policy ESDQ1
- Registered Parks and Gardens
- Brownfield Land Register
- Conservation Areas

**Listed Buildings**

- I
- II
- II\*

Figure 3: Plan showing Policy Constraints and submitted sites



**THAME - FACILITIES**

- |  |  |  |  |
|--|--|--|--|
| <ul style="list-style-type: none"> <li> Thame Boundary</li> <li> Call For Sites</li> <li> SHELAA Sites</li> <li> Built Up Area</li> </ul>                              | <ul style="list-style-type: none"> <li> Thame Community Hospital</li> <li> Thame Community Hospital 800m Buffer</li> </ul>   | <ul style="list-style-type: none"> <li> Special Needs Education</li> <li> Secondary Schools 800m Buffer</li> </ul>   | <ul style="list-style-type: none"> <li> Bowling Green</li> <li> Golf Course</li> <li> Other Sports Facility</li> <li> Play Space</li> <li> Playing Field</li> <li> Religious Grounds</li> <li> Tennis Court</li> <li> Protected Green Spaces - NDP Policy ESDQ</li> <li> ...Open Space &amp; Recreation Facilities 400m</li> </ul> |
| <p><b>FACILITIES</b></p> <ul style="list-style-type: none"> <li> Town Centre</li> <li> Town Centre 800m Buffer</li> <li> Shops</li> <li> Shops 400m Buffers</li> </ul> | <p><b>Schools</b></p> <ul style="list-style-type: none"> <li> Primary Education</li> <li> Secondary Education</li> <li> Special Needs Education</li> </ul> <p><b>Primary School 400m Buffer</b></p> <ul style="list-style-type: none"> <li> Primary Education</li> </ul> | <p><b>Cycle Routes</b></p> <ul style="list-style-type: none"> <li> On Road</li> <li> Off Road</li> </ul> <p><b>Public Rights of Way</b></p> <ul style="list-style-type: none"> <li> Bridleway</li> <li> Footpath</li> </ul> <p><b>Open Space &amp; Recreation Facilities</b></p> <ul style="list-style-type: none"> <li> Allotments Or Community Growing Spaces</li> </ul> |  |

Figure 4: Plan showing location of and proximity to services and facilities, as well as submitted sites

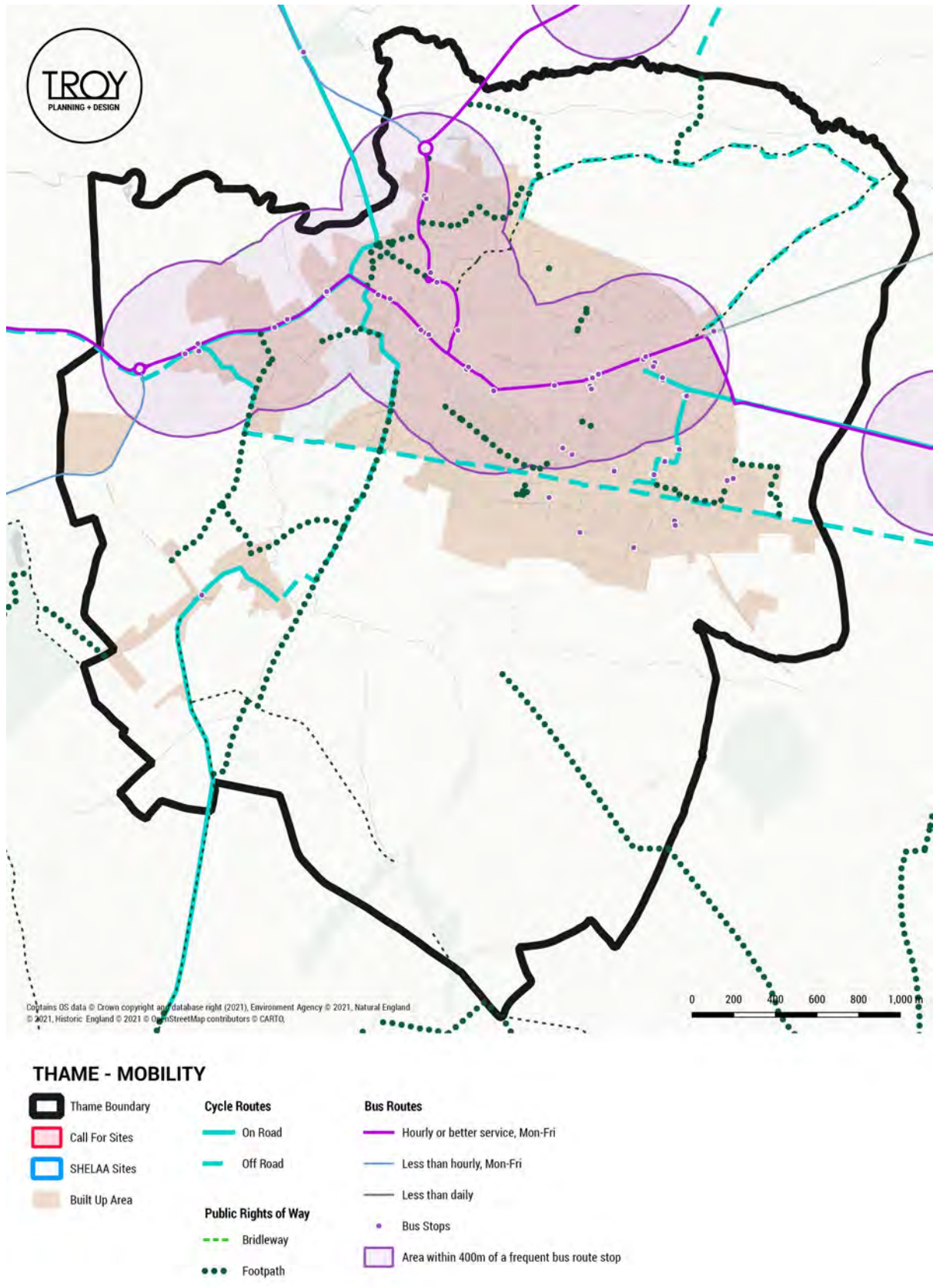


Figure 5: Plan showing active / sustainable travel options

## 4 Summary of Findings

4.1 The table below presents the headline findings from the assessment and indicates whether the site is considered potentially suitable for development and thus further consideration. Colour coding is used to help identify those sites that we recommend are taken forward for further consideration. The coding reflects the following:

- Green: Those sites considered suitable.
- Amber: Those sites which are suitable but less favourably, and where issues impacting on potential delivery may need.
- Red: Those sites not considered suitable.

4.2 A more detailed assessment of how each site performed against every assessment criteria can be found at Appendix A.

Site Reference/Name	Site put forward as part of the SHELAA or CfS	Summary	Does the site warrant further investigation
34 (Cotmore Wells Farm, Thame)	SHELAA	This site has been superseded by the more recent CfS submission which splits the site up into 5 different areas (see entries 34.1 – 34.5 below). The Landscape Capacity Study produced by SODC indicates housing could be contained within a 'reduced area'.	No – see site references 34.1 – 34.5 below
34.1 (Land east of Howland Road/south of Towersey Road )	CfS	This site forms the north west section of site 34. Its location, bounding the B4012 and therefore close to the existing settlement makes it a suitable location. There are no major environmental nor policy constraints to development. The Landscape Capacity Study considers this location appropriate. This site was initially promoted for residential units although the promoters have since confirmed that they would be happy to promote employment use on this site instead.	Yes

34.2 Land east of Howland Road/north of 'Windles'.	CfS	This site is located within an area that is deemed suitable by the Landscape Capacity Study. There are no major environmental nor policy constraints to development. This site was initially promoted for a hotel, bar and restaurant, although the promoters have since confirmed that they would be happy to promote employment use on this site instead.	Yes
34.3 Land south of Towersey Road (Cotmore Wells)/east of Howland Road	CfS	This site is located within the area that is deemed appropriate by the Landscape Capacity Study. The eastern extent of the site may need to provide green infrastructure as outlined by the Landscape Capacity Study, providing development on reduced area. There are no major environmental nor policy constraints to development. Whilst this site is promoted for mixed use, it would be most appropriate for employment use.	Yes
34.4 Land east of Windles and Groves, (east of Howland Road)	CfS	This location is outside of the area deemed appropriate by the Landscape Capacity Study.	No
34.5 Land south of Towersey Road	CfS	The western extent of this site may be suitable for development as indicated by the Landscape Capacity Study. The area to the east is beyond where the current built form extends.	Yes
66 (Land adjacent to Chestnut Farm, Moreton)	SHELAA	This site has been confirmed by SODC as 'unclassified', and has thus not been assessed	No
201 (67 Park Street Thame)	SHELAA	This site has been built out	No
202 (Thames Valley Police Station)	SHELAA	This site has been built out	No
208 (Town Centre)	SHELAA	Site comprises a broad area rather than a specific site and is categorised by SODC as 'not suitable for any use'. The site is thus not considered suitable, nor available	No
214 (Priest End, Thame)	SHELAA	The whole of the site is within a Conservation Area and all buildings located within the site are Listed. It is	No

		therefore not considered suitable on heritage grounds.	
241 (Howland Road Business Park)	SHELAA	The north west extent appears to have been recently developed. Land to the south and east of the site comprises industrial development in association with BOC Gas and Gear. The eastern extent it seems is occupied by heavy industrial gas works in association with BOC Gas and Gear which requires a development buffer zone. Demolition, remediation, and relocation costs would be significant.	No
285 (Thame Business Centre)	SHELAA	The western extent of this site has been recently developed for residential and industrial/commercial. The eastern extent is deemed suitable for industrial development, and thus might be suitable, but in a reduced form.	Yes
303 (Menlo Industrial Park)	SHELAA	This site is suitable for industrial/commercial units; however it is in active and operational use. Availability of the site is unknown. There are no major environmental nor policy constraints to development.	Yes
308/308.1 (DAF, Thame)	SHELAA/CfS	This site has been sold to Bellway Care UK and will be built out over the next 1-2 years	No
321 (Thame 40, Jane Morbey Road)	SHELAA	The site looks to have been recently developed. The industrial and commercial units are operational. There are no significant environmental or policy constraints besides TPO on the northern boundary. Availability is unknown.	Yes
333 (CMP UK)	SHELAA	The majority of the site is located within FZ2/3 and is therefore not suitable for development.	No
340 (The Dairy, Moreton)	SHELAA	The availability of this site is unknown; however, it is deemed suitable for development due to there being no significant environmental or policy constraints. Any development will have to be sensitive to nearby heritage assets.	Yes
347 (Goodsons Industrial Mews)	SHELAA	This site forms planning application P21/S0056/FUL. The area is deemed	Yes



		suitable, with good access to services, although development will have to be sensitive to the surrounding Conservation Area.	
351 (Station Yard)	SHELAA	Although industrial/commercial units are operational, this site is considered suitable. There are no significant environmental or policy constraints to development besides 1 TPO. Its availability is unknown.	Yes
406 (Southern Road Car Park)	SHELAA	This site is not available according to the SHELAA proforma and therefore is not considered for further assessment.	No
407 (Dormer Road)	SHELAA	This site is not available according to the SHELAA proforma and therefore is not considered for further assessment.	No
804 (Land south of Thame 40, Jane Morbey Road)	SHELAA	This site has been built out	No
809 (Land west of Moreton Road)	SHELAA	This site is within an unsustainable location, outside of the settlement of Thame with poor access to services and therefore is not suitable.	No
814 (Corbetts Way)	SHELAA	This site has been built out	No
817 (17 Thame Park Road)	SHELAA	This site has been built out	No
837/837.1 (Land south of Moreton Lane)	SHELAA/CfS	The Landscape Capacity Study produced by SODC indicates development to only be appropriate within the north and north east section of the site. This location is considered suitable. The western most part is within FZ2/3 and not considered suitable. Therefore, development on a reduced part of the site might be considered suitable.	Yes
839 (Land at Thame Showground)	SHELAA	This site failed Phase 1 of the Landscape Capacity study produced by SODC and has poor access to services and facilities, therefore not considered suitable.	No
840 (Land to the south of Cotmore Wells Farm)	SHELAA	This site has been confirmed as unclassified by SODC and has not been assessed	No
843 (Land South of Kingsey Road)	SHELAA	Originally this site was split into 2 parcels: 843a and 843b. 843a has been superseded by 843.1 (CfS submission) which shares the same boundary. 843b now makes up the	Yes

		<p>remainder of site 843. 843b is therefore also superseded.</p> <p>Site 843 site is labelled as 'O Land South of Kingsey Road' in the SHELAA proforma on page 587.</p> <p>The north west section of this site forms a live planning application P20/S2593/O. The western extent of the site bounding the B4102 is considered suitable for development as outlined within the Landscape Capacity Study. Development further to the east would result in the loss of a cricket pitch and extend development too far beyond the existing settlement.</p>	
843.1 (Land east of Thame/south of Chinnor RFC)	CfS	The north west section of this site forms live planning application P20/S2593/O. The western extent of the site bounding the B4102 is considered suitable as outlined within the Landscape Capacity Study.	Yes
843b (Thame)	SHELAA	SODC has confirmed that this site was submitted in 2006 and has since been combined with site 843 and is therefore superseded.	No
855 (Land north of Oxford Road)	SHELAA	The southern part of this site has been built out and therefore the available area is that of the CfS below (855.1). This SHELAA site is superseded by the CfS submission	No
855.1 (Land at Site F, North of Oxford Road)	CfS	The northern extent of this site is located within FZ2/3. This section along with the western extent was identified in TNP1 which noted that it should remain as natural greenspace and publicly accessible open space. Only the southern part of the site is thus considered suitable. This was a reserve site in TNP1.	Yes
859 (Cattle Market)	SHELAA	This site was highlighted as a potential development location for mixed use development within TNP1 but has not come forward. It has good access to services with no significant environmental or policy constraints. It is partially within the Conservation Area, however, is considered suitable.	Yes

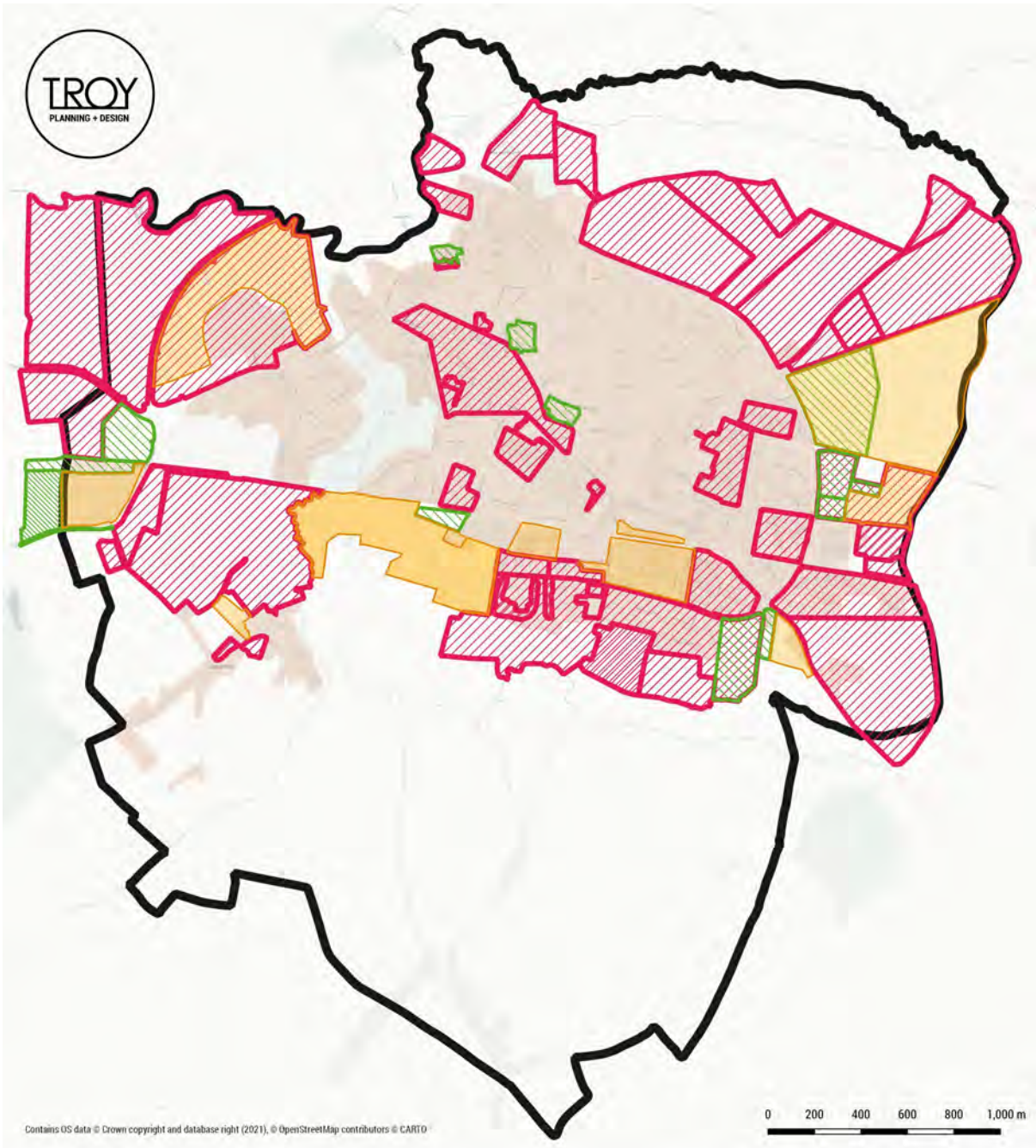
860 (Land at Aylesbury Road, Lash Lake)	SHELAA	This site is subject to live planning application P21/S0644/FUL therefore considered available (SHELAA proforma identifies availability as 'unknown'). It has good access to services with no significant environmental constraints. The site is partially within the Conservation Area and a listed building is located within the site. Sensitive development is therefore considered suitable.	Yes
872 (Land west of Menlo Industrial Park)	SHELAA/CfS	This site has poorer access to services being located outside of the settlement, however there are no significant environmental or policy constraints to development. It is considered suitable for industrial development.	Yes
893 (Land east of Moorend Lane)	SHELAA	This site failed Phase 1 of the Landscape Capacity study produced by SODC. Availability is unknown. It is also unsuitable in relation to access to services.	No
893.1 (Adjacent to Chinnor Rugby Club)	CfS	This site failed Phase 1 of the Landscape Capacity study produced by SODC. It is also unsuitable in relation to access to services.	No
902 (Land east of Thame Football Partnership)	SHELAA	This site is not considered suitable being in close proximity to a wastewater treatment plant to the south. Availability is unknown.	No
927 (Land west of Aylesbury Road)	SHELAA	Nearly all of the site is located within FZ2/3 and therefore is not considered suitable for development.	No
934/934.1 (Land North of Moreton Road)	SHELAA/CfS	The Landscape Capacity Study produced by SODC considered this site not suitable for development	No
951 (Park Meadow Cottage)	CfS	This site has been built out	No
973 (Land south of A418)	SHELAA	This site is considered to be too far beyond the settlement boundary and would rely on the site to the east being developed before it could come forward.	No
974 (Land north of A418)	SHELAA	The northern half of the site is located within FZ2/3 making it unsuitable. The site is also located too far beyond the settlement boundary.	No

979 (Lord Williams Lower School)	SHELAA	This site was allocated in TNP1, subject to the school being relocated and is therefore considered suitable. Oxfordshire County Council has since confirmed the Lower School is no longer being released as a potential site.	No
983/983.1 (Land South of Park Street)	SHELAA/CfS	This land was allocated within TNP1 for no more than 45 dwellings. There is extant permission on this site for 37 dwellings. It also forms part of a subsequent live application and therefore it is a committed site for either the former (approved) or latter (pending) scheme.	No
1022/1022.1 (Land South of Chinnor Road)	SHELAA/CfS	This site is considered suitable. The northern extent of the site could potentially be the most appropriate location, being closest to the settlement of Thame. There are no significant environmental or policy constraints.	Yes
1069/1069.1	SHELAA/CfS	The most suitable location for development on this site would be adjacent to Tythrop Way along the western boundary, as confirmed by the Landscape Capacity Study. This would however mean relocating the rugby pitch and associated facilities, and subject to such a site being made available elsewhere. As such, it is considered that the site is not achievable.	No
1108	SHELAA	This site has been superseded. SODC have confirmed that this SHELAA site is split into 1108a and 1108b due to a number of planning applications on the site. Planning application P15/S3125/FUL covers 1108a. Planning application P13/S2330/O covers the remaining part of the site 1108b and also site 804. Site 1108 is therefore superseded by 1108a, 1108b and the Call for Sites	No
1108a	SHELAA	This site was allocated in TNP1 for 187 dwellings (Site C). The northern extent of this site has been developed. The southern section of the site is to remain as natural	No

		publicly accessible greenspace as outlined in TNP1.	
1108b	SHELAA	This site was allocated in TNP1 for 205 dwellings (Site D). The northern extent of this site has been developed. The southern section of the site is to remain as natural publicly accessible greenspace as outlined in TNP1.	No
1108.1 (CEG Site C East)	CfS	The area to the north of this site has been developed. This site is to remain as open greenspace as outlined within TNP1 and the SODC Landscape Capacity Study.	No
1108.2 (CEG Site C Reserve)	CfS	This site is a reserve site in the made Thame Neighbourhood Plan and is subject to a planning application (P21/S0917/O) for 57 units. The southern half of this site should remain as accessible greenspace to mirror recent development to the west and as was outlined within TNP1..	Yes
1108.3 (CEG Site C West)	CfS	The area to the north of this site has been developed. This site is to remain as open greenspace as outlined within TNP1 and the SODC Landscape Capacity Study.	No
1108.4 (Superseded south of Thame)	CfS	This site has been built out.	No
1113/1113.1 (Land at Rycote Lane)	SHELAA/CfS	This site is considered suitable for employment floorspace. There are no significant policy or environmental constraints to development.	Yes
1114/1114.1 (Land around Oxford Road and Rycote Castle)	SHELAA/CfS	The northern half of the site is located within FZ2/3. It has poor access to services being located outside of the settlement.	No
1	CfS	The Landscape Capacity Study considered this location not suitable for development.	No
1136 (Land south of Howland Road Business Park)	SHELAA	This site has poor access to services and facilities being located beyond the settlement boundary and therefore is not considered suitable for development.	No
1142 (Land at Church Farm)	SHELAA	This site has been recently developed to provide Astro turf pitches and a modern football stadium. Development would result in the loss	No

		of a recently provided community facility.	
1143 (Land South of Chinnor Road)	SHELAA	A modern building is located on site that seems to be in community use (its exact use is unknown). Development that doesn't interfere with this, to the north of the site may be suitable. Availability of the site is unknown.	Yes
1332 (Land east of Chinnor Rugby Club)	SHELAA	This site failed Phase 1 of the Landscape Capacity study produced by SODC. It is also unsuitable in relation to access to services being located a significant distance from the settlement boundary.	No
1336 (Land south of properties on Arnold Way)	SHELAA	This site forms part of a live planning application, P20/S4693/FUL. There are no significant policy or environmental constraints and therefore is considered suitable.	Yes
1337 (Land at Meadow Brook House)	SHELAA	It is unknown if this site is available. However, if appropriate access could be achieved and planning applications on surrounding land were to be approved it may be considered suitable.	Yes
8931 (Land east of Moorend Lane)	SHELAA	This site is not recommended for development as outlined within the SODC Landscape Capacity Study.	No
2 (Land at Moreton Lucy Developments)	CfS	This site is considered to be too far from the main settlement of Thame and therefore unsuitable.	No
3 (Land at Windmill Road)	CfS	There was no site plan with this CfS and therefore it could not be assessed.	No
4 (Land between Elm View and Chestnut Farm)	CfS	Site promoters no longer retain an interest in this site.	No

4.3 Figure 6 below shows the sites that were deemed appropriate for further assessment highlighted green, sites which were considered appropriate, however are less favourable highlighted orange and those sites that did not perform well against the criteria and are therefore not taken forward as part of further assessment highlighted red.



**THAME - SITE SUITABILITY**

-  Thame Boundary
-  Built Up Area

**SHLAA and Call for Sites Suitability**




-  Sites considered suitable for development
-  Sites which are suitable but less favourably, and where issues impacting on potential delivery may need.
-  Sites not considered suitable for development

Figure 6: Suitable (green), less favourable (amber) and unsuitable (red) sites for further assessment

## **Appendix A: Site Assessment Spreadsheet**



See separate spreadsheet



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