

# TNP2 - THAME NEIGHBOURHOOD PLAN REVIEW



## INTRODUCTION

The Thame Neighbourhood Plan (TNP1) was made in 2013. It was one of the first Neighbourhood Plans in the country and was prepared by the Town Council with support and input from the local community.

TNP1 was a response to the Core Strategy published by South Oxfordshire District Council, which required land to be identified for new housing and employment growth in Thame. Through TNP1, a vision and set of objectives were established, setting out how Thame should grow and develop in the future.

A series of preferred locations for growth were identified around Thame to help link and integrate the new housing and future residents with the rest of the Town and contributions sought for infrastructure improvements.

The Neighbourhood Plan now needs to be reviewed (TNP2). This is because a new Local Plan has been adopted by South Oxfordshire District Council which says that further growth is required in Thame.

Through TNP2 the Town Council, with your support, has the opportunity to identify the best locations for future growth, as well as establishing principles and policies in respect of design quality, the mix and type of new housing, and improvements that might be required in Thame.

The material on display here presents the initial work undertaken on TNP2. Now we need your views. Our vision for Thame is:

***‘Thame must maintain its character as a real market town’.***

Which means:

- Thame must continue to feel ‘compact’.
- Thame must continue to have a close relationship with the open countryside around it.
- Thame must retain its markets, festivals and events.
- Thame must continue to act as a centre for the surrounding area not just its residents.

The vision was established through community consultation on TNP1 and was reviewed and agreed at the Annual Town Meeting in 2018.

To find out more about the Neighbourhood Plan please visit the Town Council website:  
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BOARD 2/7

## SITE ASSESSMENT PROCESS

The District's new Local Plan says Thame must accommodate 339 new homes, 3.5 hectares of new employment land, and 1,500 sqm of convenience retail floorspace between 2020 – 2035.

To do this Thame needs to review the Neighbourhood Plan. If we cannot find the land and update the Neighbourhood Plan by the end of 2021 then applications for development will be considered on their merits by the District Council, irrespective of their location.

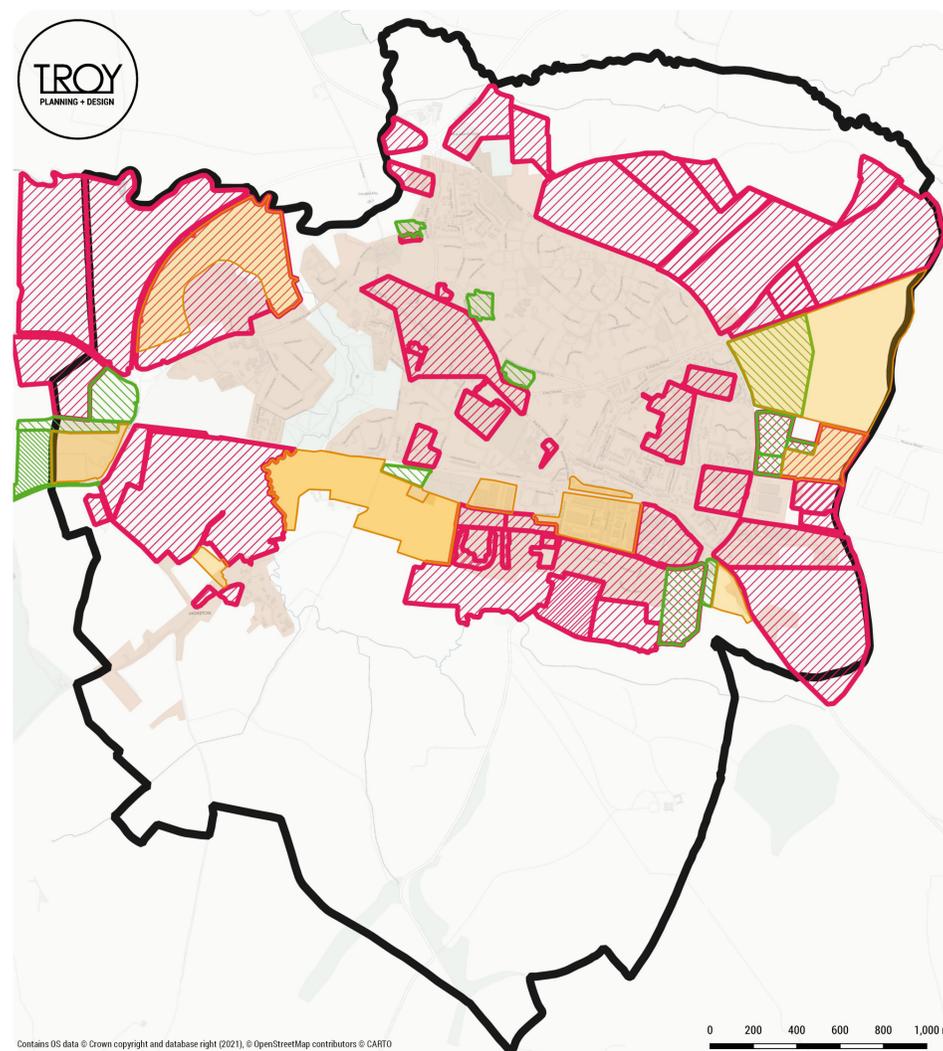
Landowners, developers and their agents have put forward a large number of potential sites for future growth and development in Thame. The Town Council has assessed these to determine which might be considered suitable for development, in principle.

This has followed national guidance published by Central Government (Ministry for Housing, Communities and Local Government) and supporting material for Neighbourhood Planning groups prepared by Locality.

The range of criteria include, but are not limited, to matters such as environmental constraints, areas of biodiversity and nature conservation, accessibility, landscape impacts, proximity and access to important services and facilities.

Colour coding is used to assess the suitability of each site. This reflects the following:

- **Green:** Those sites considered potentially suitable.
- **Amber:** Those sites which are potentially suitable but which might be less favourable, and where issues impacting on delivery may need addressing.
- **Red:** Those sites not considered suitable.



- Thame Boundary
- Built Up Area
- Sites considered suitable for development
- Sites which are suitable but less favourably, and where issues impacting on potential delivery may need addressing
- Sites not considered suitable for development

Assessed SHELAA sites\* and Call for Sites\*\* submissions

\* - SHELAA sites are those submitted to South Oxfordshire District Council as part of the Local Plan process. The SHELAA is the Strategic Housing and Economic Land Availability Assessment

\*\* - Call for Sites are those submitted to Thame Council for consideration in the Neighbourhood Plan

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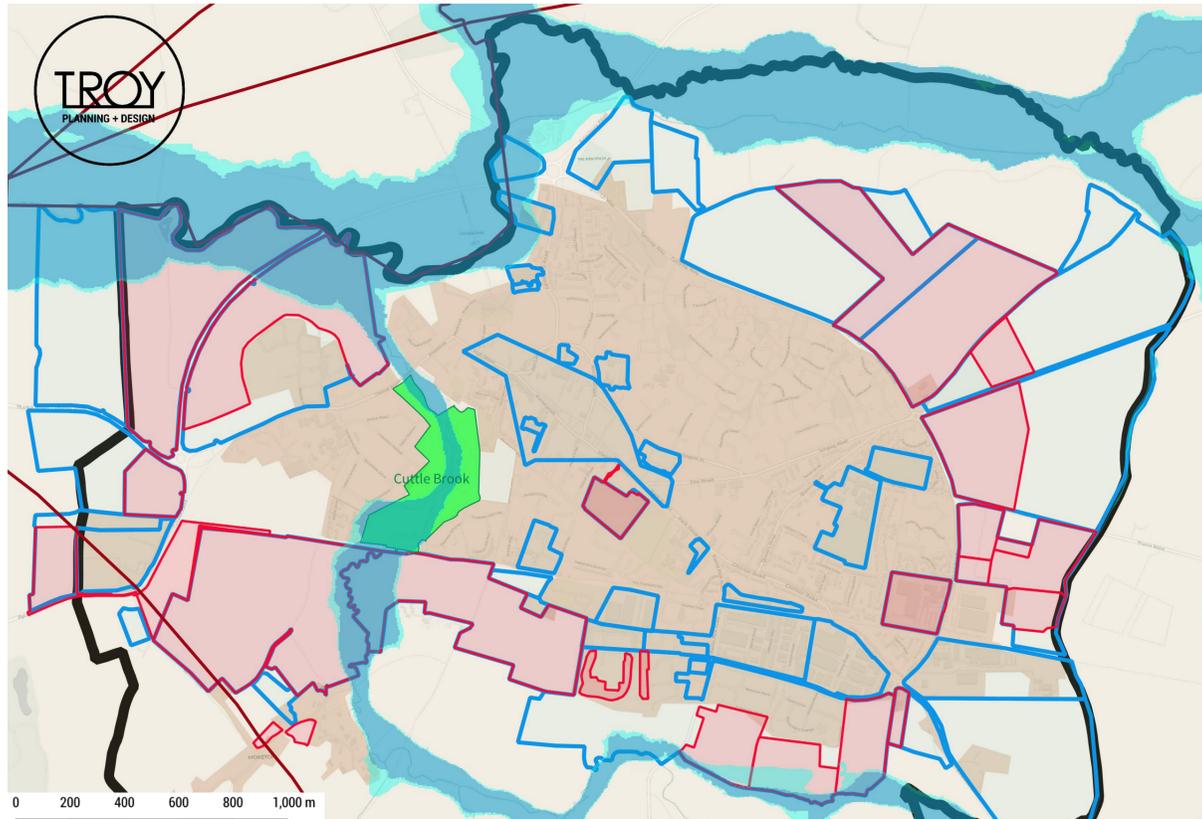
# TNP2 - THAME NEIGHBOURHOOD PLAN REVIEW



BOARD 3/7

## MAPPING OF ASSESSMENT CRITERIA

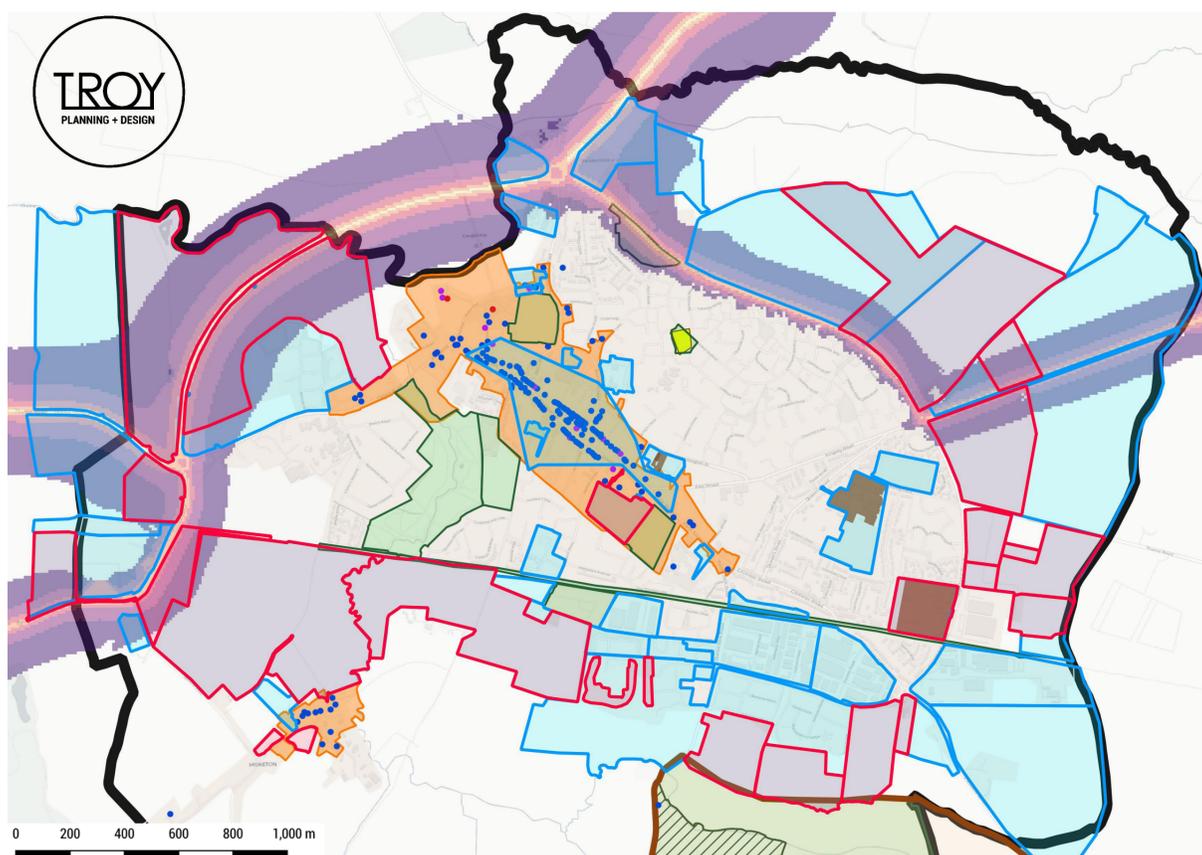
### ENVIRONMENTAL CONSTRAINTS



The sites have been considered against a range of criteria to help inform the assessment process. These include environmental and planning policy constraints as illustrated on this panel. Other criteria mapped and assessed include the location of services and facilities, and proximity of sites to these, and the walking, cycling and public transport network in Thame.

- Thame Boundary
  - Call For Sites
  - SHELAA Sites
  - Built Up Area
- ENVIRONMENTAL CONSTRAINTS**
- Flood Zone 2
  - Flood Zone 3
  - Ancient Woodland
  - Local Nature Reserves
  - SSSI Impact Risk Zones

### POLICY CONSTRAINTS



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

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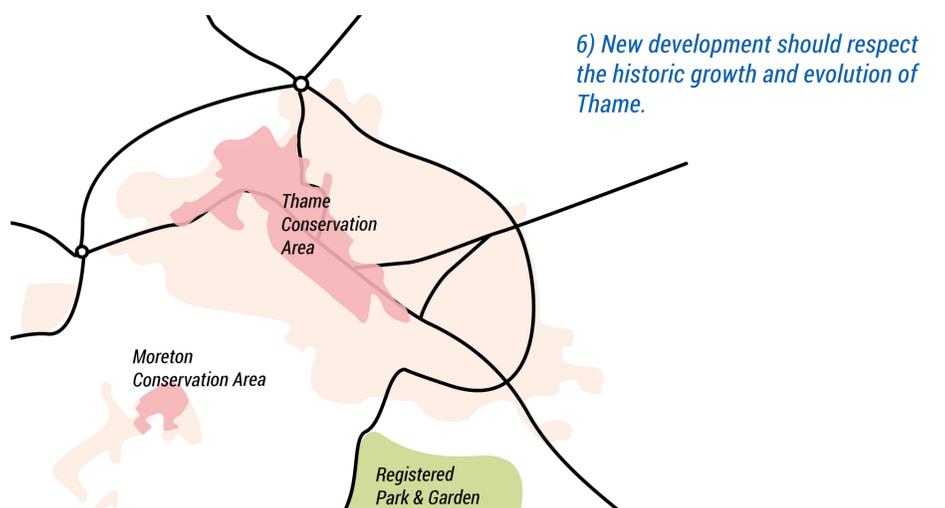
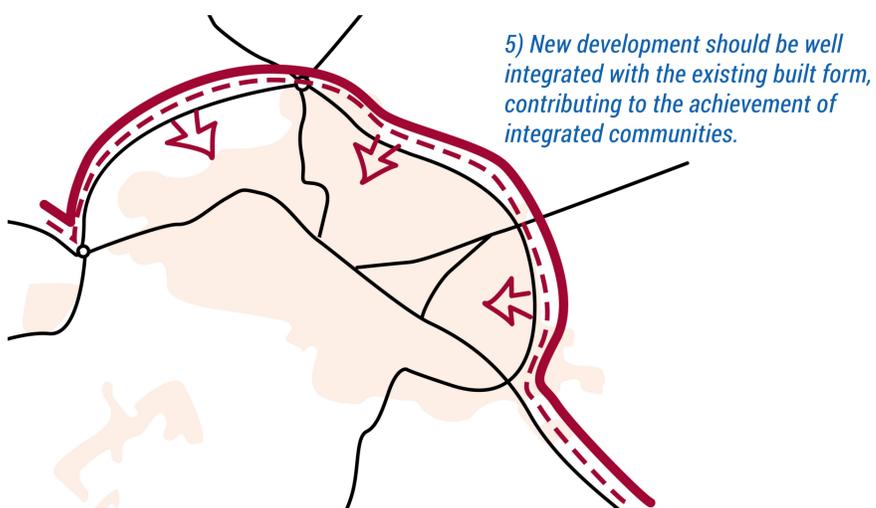
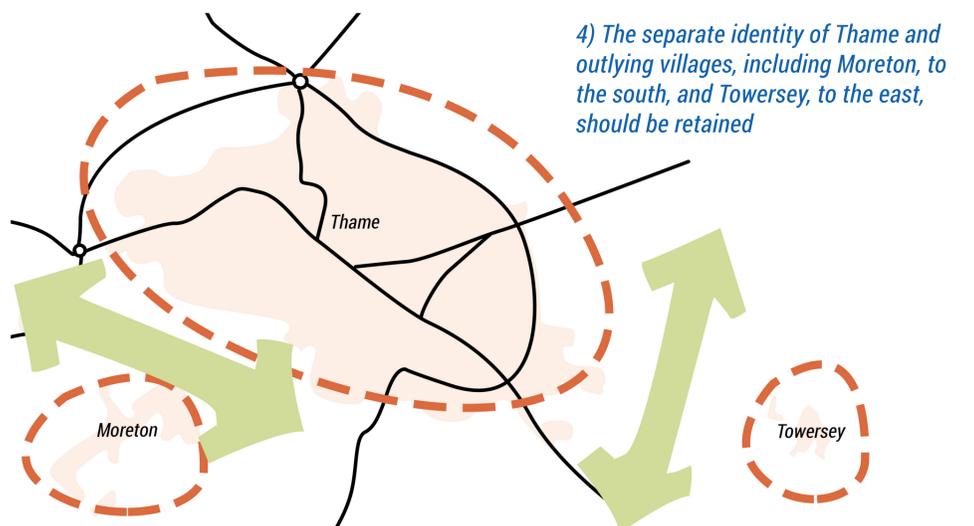
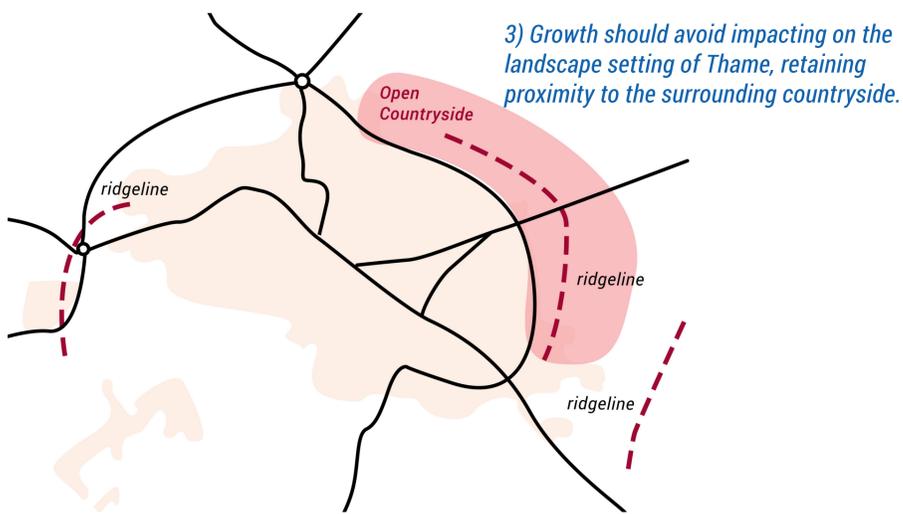
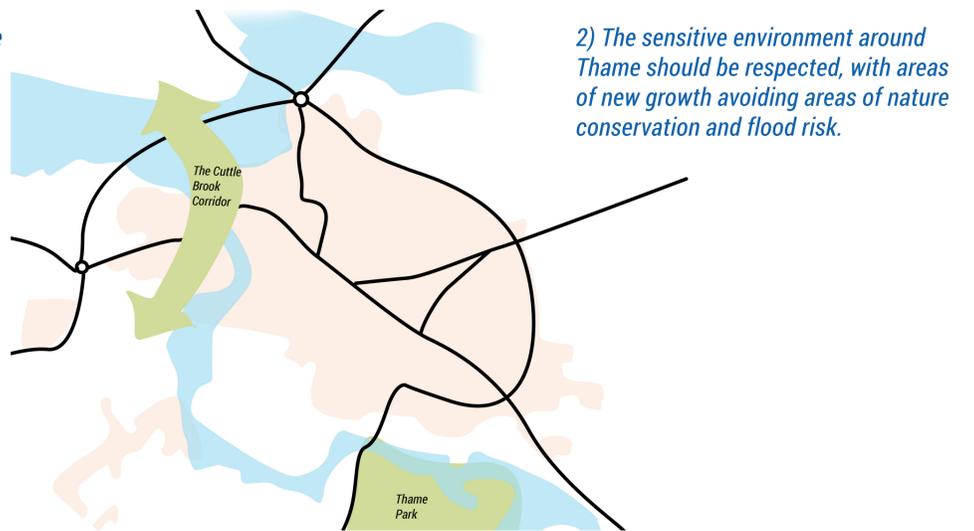
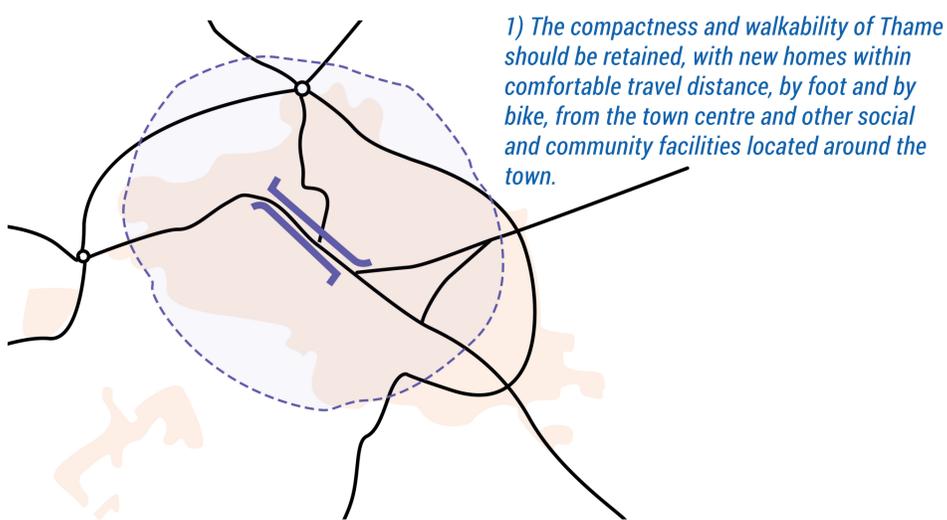


BOARD 4/7

## SPATIAL GROWTH PRINCIPLES

The site assessment process identified a number of sites across Thame that might be potentially suitable for development and thus where choices need to be made before preferred sites can be allocated.

To inform this process the sites have been considered against the items that make up the vision for Thame, which are demonstrated in the diagrams below.



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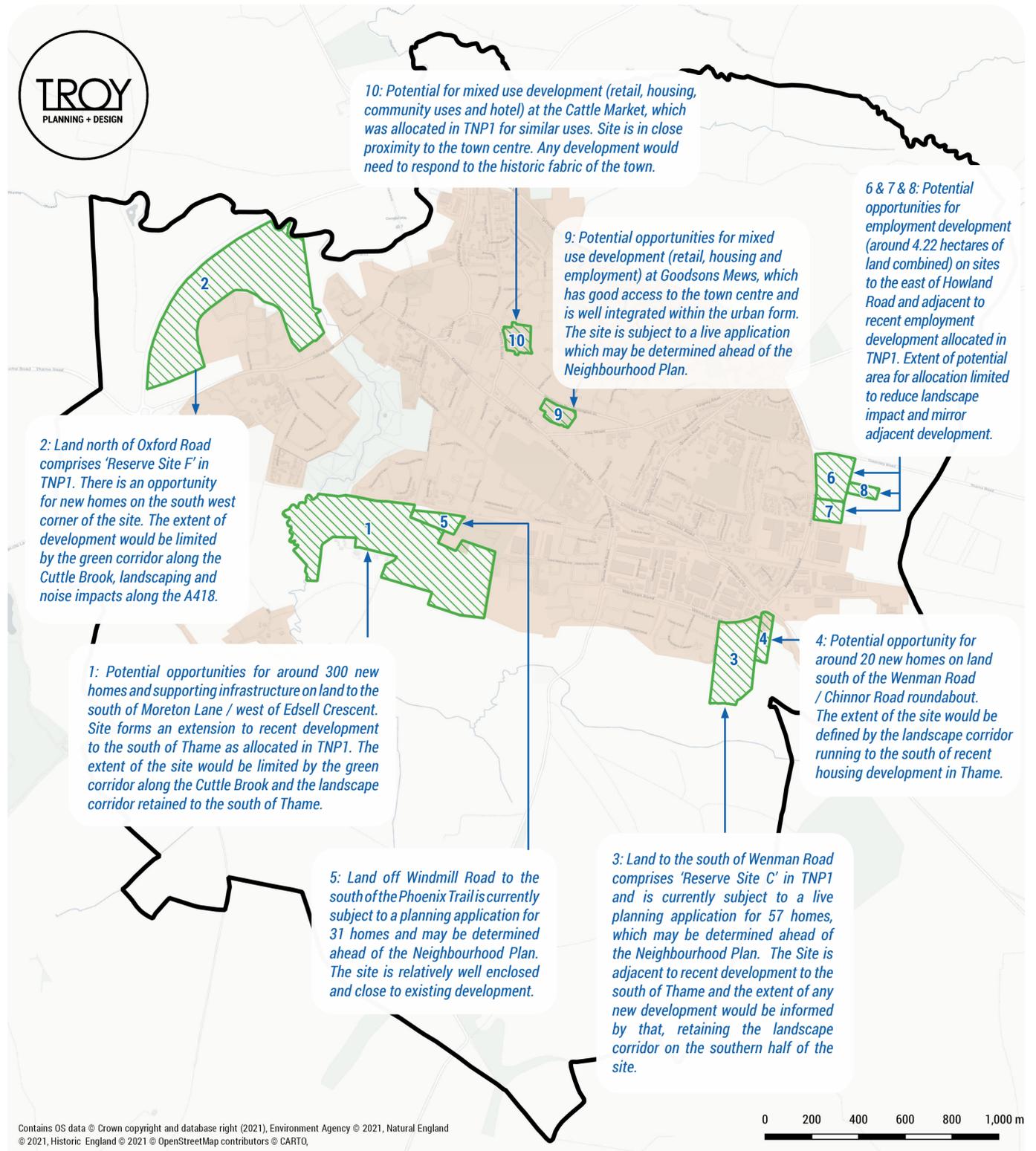
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BOARD 5/7

## POTENTIAL GROWTH AREAS

This panel displays the potential areas for accommodating future growth in and around Thame. In addition to these, it is recognised that some smaller sites will come forward through opportunities for 'windfall' development, including, for example, the conversion of existing buildings or the redevelopment of small infill sites.



### THAME

Thame Boundary

Built Up Area

Preferred / recommended site allocations following site selection process

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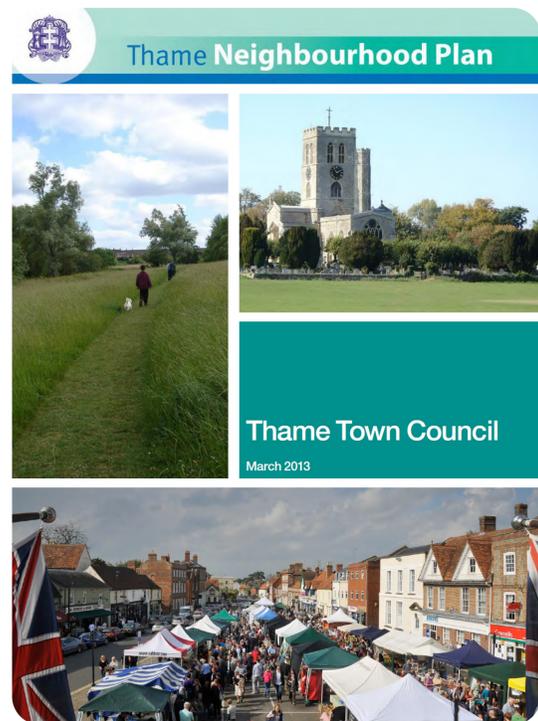
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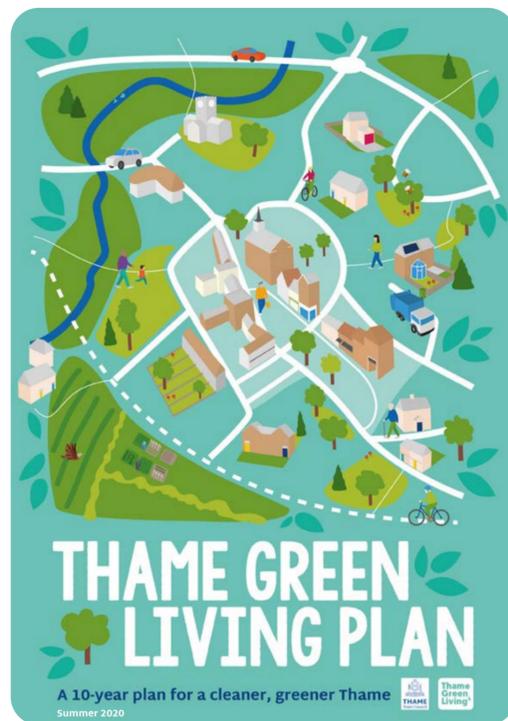


BOARD 6/7

## WIDER OPPORTUNITIES



TNP1, 2013



Thame Green Living Plan, 2020



Recent development in Thame

TNP1 covered a wide-range of issues. This review allows us to revisit and update the policies within this. In addition to the location of future development, TNP2 could allow consideration of design quality, infrastructure requirements and climate change.

A copy of TNP1 can be found on the Town Council website. Since it was adopted in 2013 there have been a number of changes that impact on the way people live, work and move around.

How can we capture and respond to these in TNP2?

### We'd like to know:

- The Town Council has adopted a 'Green Living Plan' and will seek to embed ideas and principles from this into the Neighbourhood Plan, but what do you think we should do in Thame to respond to the climate emergency?
- The social distancing precautions put in place in response to the Covid pandemic has changed the way people work, travel and interact with their local shops and services. What do you think the long term implications of this might be and how should we respond to these changes in Thame?
- Since TNP1 was made the importance of high quality design in new development has been emphasised in national policy. What are the characteristics and qualities in Thame that should be reflected in new development?
- Are there any facilities or services in Thame that you think are missing and which money payable by new development through the Community Infrastructure Levy might help fund?
- Are there any other matters of concern related to the future of land use and ongoing growth of Thame that you think should be covered by TNP2?

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THAME  
Town Council

BOARD 7/7

## NEXT STEPS

The timeframe for work on TNP2 has been established by the Local Plan, with progress on site assessment and selection required such that it can inform production of the new Plan for submission purposes in December 2021.

We would like to know your views on the progress made towards selecting potential sites for future development, and what you think about the sites.

We'd also like to hear your views on other opportunities for new and updated policies in TNP2.

Please let us know your views, and any other ideas or suggestions, by completing the survey and responding by 23<sup>rd</sup> August 2021.

Your comments are integral to the production of planning policies and projects that will help guide the growth and development of Thame over the next fifteen years.

We will continue to work with you to shape TNP2. We will consult on the draft Plan before it is submitted for examination, during which there will be further opportunity for comment. If it passes examination TNP2 will be subject to a referendum. This entails a public vote, whereby those of a voting age residing in Thame will be able to vote on whether the Plan should come into force.

If more than 50% of people who vote are in favour of the Plan it will be formally 'made' and become a statutory document which must be considered when determining planning applications in Thame.



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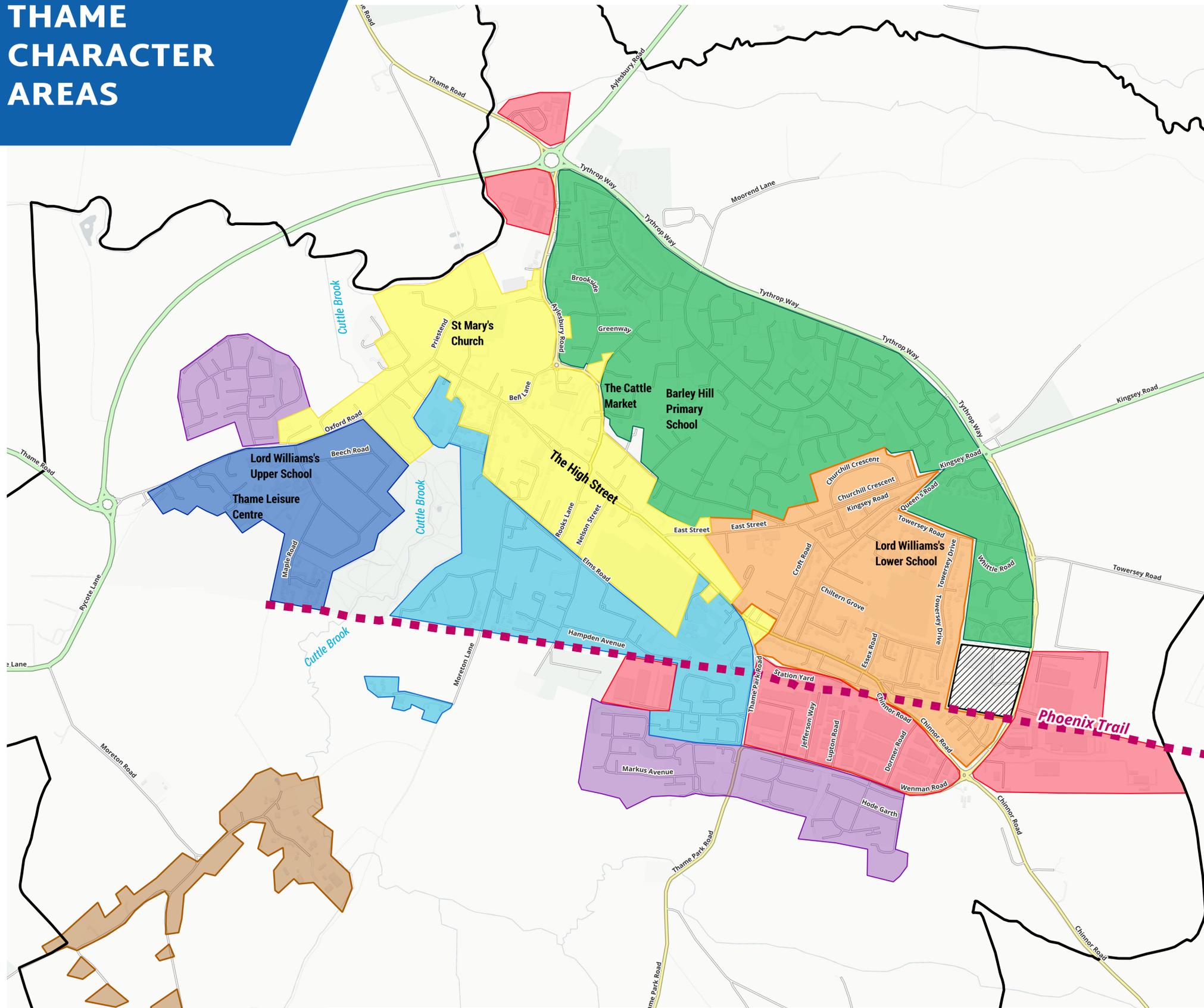
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# THAME CHARACTER AREAS



Thame Boundary

Phoenix Trail

## Character Areas

Chiltern Vale

East Thame

Employment

Historic Core

Lea Park

Moreton

Post 2013

Southern Thame

Site subject to development

This plan identifies different character areas across Thame. These reflect aspects of the built environment such as the mix of uses in an area, the appearance of development, materials used, building heights and layout, the density of development, provision and type of greenery in the area, parking provision, local views, walking and cycling networks.

Character is informed by existing development but can change and evolve in response to new development. Through the Neighbourhood Plan we are seeking to identify those qualities that characterise Thame and which new development should be sensitive and respond positively to.

We'd like your views on character. This will help further develop our understanding of each area and how we can create policies that influence the delivery of good quality design. Please do let us know what you think by completing the survey.

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