

THAME TOWN COUNCIL

**NEIGHBOURHOOD PLAN (TNP2)**

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CONSULTATION STATEMENT

FEBRUARY 2024

VOLUME 3b: SUMMARY OF  
CONSULTATION ON  
DEVELOPMENT SITES AND WIDER  
POLICY IDEAS



**THAME**  
Town Council

Thame Town Council

Thame Neighbourhood Plan (TNP2)

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## HEADLINES: RESPONSE

- **Almost 900 Responses to consultation**
- **More than 200 people attended drop-ins**
- **90% of responses from Thame residents**
- **Responses from site promoters and others**
- **Two promoters also published consultation material**

## HEADLINES: EMPLOYMENT

**65% prefer Rycote Lane site**

**35% prefer Howland Road**

### **Comments:**

- **Rycote Lane preferred as further from residential areas and better access to M40**
- **Both sites well located to existing employment**
- **Concern about impact on countryside from both sites**
- **Potential for more room to grow at Howland Road**

## HEADLINES: HOUSING (I)

**1,128 Responses – some respondents expressing preference for more than one site**

- **42% prefer land at Oxford Road**
- **24% prefer land at South Moreton**
- **18% prefer Highfields**
- **16% prefer land East of Thame**

**Site promoters published consultation material for Highfields and Land East of Thame.**

## HEADLINES: HOUSING (2)

### Comments:

- Land at Oxford Road within ring road – supports ‘compact Thame’ and would not encroach into countryside. Also forms an extension to TNP1 development.
- But concerns remain over flood risk, wildlife and archaeology, as well as noise impacts from ring road
- South of Moreton Lane close to town centre and an extension of TNP1 development, but access issues and encroachment on gap to Moreton
- Highfields good access to Phoenix Trail and Lord Williams’s Upper School, but otherwise an isolated site, impacts on gap to Moreton, and access not confirmed
- Land East of Thame ‘least impact’ on central area, but breaches ring road, encroaches on countryside and impacts on landscape and gap with Towersey, and distant from town centre

## OTHER SITES

Responses received from promoters of those sites supported at first consultation to say these should be allocated

Confirmation that Cattle Market presents an opportunity for mixed-use development

Response from ‘Residual Site C’ land owner:

- Ruled out during first assessment because of conflict with green corridor. No response to this during first consultation. Land for burial ground also still being sought

## IMPLICATIONS (1)

**Awaiting outcomes of SEA before preference for allocating both housing and employment sites can be confirmed**

**Housing supply review indicates a lower requirement (256 homes) than in the Local Plan (339 homes)**

**This could be met by allocating sites preferred at consultation:**

- **Windmill Road (31 homes – resolution to grant)**
- **Reserve Site C (57 homes – resolution to grant)**
- **Diagnostics Reagents (25 homes)**
- **Cattle Market mixed use scheme (15 homes est.)**
- **Land at Oxford Road (balance of requirement – around 128, of which 78 currently subject to pre-app)**

**Criteria based policies to be included for windfall / speculative development**

## IMPLICATIONS (2)

**Work on reviewing employment land requirements ongoing**

- **Consultation supports Rycote Lane allocation (4.4ha v 3.5ha requirement in Local Plan)**
- **Additional land identified as being available at Rycote Lane should this be needed to meet requirements**
- **Design work being undertaken to review how site might best be laid out within context of setting**
- **Land at Howland Road also available (subject to SEA and land supply review). Also need to consider relationship with land east of Thame.**

**Criteria based policies to be included for windfall / speculative development**

## OTHER IDEAS

**Respondents asked whether other ideas were heading in the right direction**

**Good support for the ideas**

- **80% said yes to improving connections to the Phoenix Trail**
- **85% said yes to a Thame walking route and improved links to the countryside**
- **74% said yes to greener streets and spaces**
- **52% said yes to mobility hubs – perhaps lower because it is a new concept: 34% said not sure and just 14% said no**

**Include and develop all in the NDP**

## NEXT STEPS

- **Clear preference for sites expressed through consultation**
- **Review outcomes of SEA and Employment Land Review**
- **Design support package provided by Locality to establish principles for development of allocated sites**
- **Prepare NDP based on outline structure provided**
- **Next consultation will potentially coincide with summer period**





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