

THAME TOWN COUNCIL

NEIGHBOURHOOD PLAN (TNP2)

CONSULTATION STATEMENT

FEBRUARY 2024

VOLUME 1: OVERVIEW



THAME
Town Council

Thame Town Council
Thame Neighbourhood Plan (TNP2)
Consultation Statement: February 2024
Volume 1: Overview



Thame Town Council
Town Hall
High Street
Thame, OX9 3DP
www.thametowncouncil.gov.uk

1. Introduction

- 1.1 This document comprises Volume 1 of the Consultation Statement prepared in support of and submitted to South Oxfordshire District Council for the examination of the review of the Thame Neighbourhood Plan (TNP2).
- 1.2 This Volume acts as an introduction to the Consultation Statement which is then presented across the following documents:
- Volume 2a: This presents a summary of the consultation undertaken on the vision and objectives for TNP2, as well as sites identified as potential allocations for inclusion in TNP2. This consultation took place in Summer 2021.
 - Volume 2b: This presents a summary of the consultation undertaken on the Character Area study. Consultation on the Character Area study took place in Summer 2021 as part of the wider consultation on the vision, objectives and potential allocations.
 - Volume 3a: This presents a summary of the consultation undertaken on a wider selection of sites for potential allocation in TNP2 as well as emerging policy ideas. This consultation took place between December 2021 and February 2022.
 - Volume 3b: This is a supplement to Volume 3a and presents a summary of headline messages and next steps arising from the consultation on possible site allocations.
 - Volume 4: This presents a summary of the consultation undertaken at the Regulation 14 stage of the plan-making process and which took place between June and August 2023.

2. Background

- 2.1 The process of preparing TNP2 does not sit in isolation but forms part of the wider journey undertaken since Thame was originally designated for plan-making purposes in April 2012.
- 2.2 The first Neighbourhood Plan (TNP1) was subject to extensive consultation with the messages from that forming the basis of work on TNP2.
- 2.3 Work on TNP1 commenced ahead of designation in 2011, with a series of open events held at the Town Hall in 2011 and attended by more than 800 people. Following from this a set of working groups were established to investigate different themes. The groups included local residents and volunteers. Alongside these a series of meetings were held with various stakeholders, interest groups and service providers. This led to

production of a 'preferred options report' delivered to all households and inviting responses. The outcomes of this were used to prepare the draft of TNP1 that was subject to Regulation 14 consultation between August and September 2012.

- 2.4 The Examiner's Report of TNP1 stated that it has 'undergone an exemplary public consultation process and set out a clear and deliverable vision for the Neighbourhood area'. TNP1 was subject to referendum in May 2013, with 76% of all people who voted expressing support for it.

3. Reviewing TNP1

- 3.1 A Neighbourhood Plan Continuity Committee was established by Thame Town Council and met for the first time in October 2015. Other than through the period of lockdown associated with the Covid-19 pandemic, the Committee has met on a regular basis and continues to do so. All agendas and minutes are available on the Town Council website. All meetings are open to the public, with an opportunity for questions from the public to be heard and discussed at the meetings.
- 3.2 One of the key actions emerging from TNP1 was the production of the Thame Green Living Plan (TGLP). 'The Green Living' was established in 2014 by local volunteers who led production of the TGLP with the support of the Town Council. TGLP establishes a set of objectives and actions that are intended to help shape a 'greener' future. It is the first such community-led plan to have been adopted in the country. It was informed by a series of consultation events, including consultation on a draft in 2018, and was published in July 2020.
- 3.3 The TGLP has been reviewed as part of work associated with production of TNP2 and key recommendations from this embedded in TNP2 as appropriate. Meetings were held with representatives of TGLP in developing TNP2.
- 3.4 TNP2 thus benefits from and is informed by consultation that took place as part of both TNP1 and the TGLP.
- 3.5 In 2018, and in light of a new Local Plan being prepared by SODC, the Committee agreed to commence a review of TNP1. Neighbouring parishes were contacted to invite them to declare any matters of concern that might require attention in the review of TNP1. Meetings were held in January and February of 2019.
- 3.6 A 'Call for Sites' was then launched by the Town Council in March 2019 in the knowledge that the new SODC Local Plan would be requiring sites to be identified and allocated in an update of TNP1 to meet the housing requirements for Thame. Work on assessing the sites and commencing the formal review of TNP2 was delayed until 2021 as a result of the Covid-19 pandemic.

4. Overview of consultation on TNP2

4.1 Throughout the preparation of TNP2 the Neighbourhood Plan Steering Group (the Continuity Committee) sought to ensure that local residents, their representatives, local businesses, interest groups and wider interested parties, including statutory and regulatory bodies, were actively consulted and their views sought. Various communication channels were used to keep residents informed, invite participation and share views. These included:

- Regular updates on the Neighbourhood Planning page of the Thame Town Council website, including links to all reports and consultation material.
- Regular meetings of the Neighbourhood Plan Continuity Committee, with the agendas and minutes available for all to access via the Neighbourhood Planning page of the Thame Town Council website. All meetings were open to the public.
- Reporting on progress of the Neighbourhood Plan to Full Council and Annual Meeting of the Town Council. As above, all meetings were open to the public and minutes available to view on the Town Council website.
- Updates posted on social media channels and in the weekly newsletter prepared by the Town Council available on the Town Council website but also sent direct to subscribers.
- Direct mailshots to those who had registered for updates on the Neighbourhood Plan to advise on upcoming consultation events.
- Displaying of banners and posters around Thame leading up to and during consultation to help raise awareness of events and opportunities for people to respond.
- Creation of videos alongside the consultation events to help communicate the status of the Plan, how it has evolved, and how people could respond to the consultation. These were made available via the Town Council website and accompanied by a series of FAQs.

4.2 In addition to the above there has been regular communication with SODC throughout the process as well as dialogue with site promoters, agents and applicants bringing forward sites and development proposals in Thame.

‘Consultation 1’

- 4.3 This consultation took place in Summer 2021 and explored people’s views on potential sites to be allocated for development and the vision and objectives for Thame, as well as their views on the character of the area within which they live: what they considered to be positive features and qualities of the area, and what concerns they had, if any, about the impact of new development. Over 500 individuals, businesses and organisations submitted comments in response to the consultation.
- 4.4 Responses to this consultation showed strong support for the vision and objectives established in TNP1 and for these to continue to be used and form the basis of TNP2. There was also broad support for and agreement to the character areas and qualities of these. In terms of possible development sites, the consultation responses indicating some support for smaller sites, but concern with the larger sites put forward and that there should be an opportunity for consideration to be given to a wider range of potential development sites.
- 4.5 More information on this round of consultation can be found in Volumes 2a and 2b of the Consultation Statement.

‘Consultation 2’

- 4.6 In response to the feedback from the first consultation a second round of consultation was undertaken and which presented a wider range of potential development sites for feedback. This consultation took place over Winter 2021 / 2022 and, in addition to exhibitions and drop-in events, meetings were held with site promoters. The consultation also presented a set of wider ideas for policies in TNP2. Around 900 comments were made in response to the consultation.
- 4.7 The feedback indicated preference for sites to be taken forward in TNP2 as well as broad support for wider ideas presented.
- 4.8 More information on this round of consultation can be found in Volumes 3a and 3b of the Consultation Statement.

‘Consultation 3’

- 4.9 The third round of consultation comprised the formal Regulation 14 period. This took place in Summer 2023. Exhibitions and drop-in events were held with material presented that summarised the policies in TNP2 and the sites proposed for allocation within it. Statutory consultees and others were contacted directly about the consultation and comments invited. Around 700 people were contacted directly about the consultation, with close to 200 comments received.
- 4.10 Broad support was expressed for many of the policies and ideas in TNP2, although concern was expressed in respect of some of the policies and sites work has been

undertaken to respond to these, with changes made as appropriate within the submission version.

- 4.11 More information on this round of consultation can be found in Volume 4 of the Consultation Statement.

5. Summary statement

- 5.1 Work on the TNP2 commenced in 2018 / 2019 with the decision by the Continuity Committee to launch a review of TNP1 and begin the Call for Sites process, although, because of Covid-19, work did not commence in full until 2021. A series of consultation events were held between 2021 and 2023, culminating in the submission version of TNP2. However, work on the Neighbourhood Plan commenced as far back as 2011 and is informed by that.
- 5.2 The Town Council has endeavoured to seek the views of the local community throughout the plan-making process, organising various engagement activities and surveys. Efforts have been made to keep people informed of progress through circulation of regular newsletters, posters and leaflets, and updates made to the Town Council website and through social-media channels. Around 1,600 comments were received to TNP2 through the consultation process.
- 5.3 The Plan seeks to reflect the key messages raised through the consultation process and, so far as they are neighbourhood level matters, seeks to put in place policies (and projects) that respond to these.

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NEIGHBOURHOOD PLAN (TNP2)

CONSULTATION STATEMENT

FEBRUARY 2024

VOLUME 2a: REPORT OF
CONSULTATION ON THE VISION,
OBJECTIVES AND DEVELOPMENT
SITES



THAME
Town Council

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Thame Neighbourhood Plan (TNP2)

Consultation Statement: February 2024

Volume 2a: Report of consultation on the
Vision, Objectives and Development Sites



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TNP2 Consultation Summary Vision, Objectives and Sites

September 2021





THAME
Town Council

PREPARED ON BEHALF OF:

Thame Town Council

TNP2 Consultation Summary - Vision, Objectives and Sites

September 2021



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Contents

1. Introduction	1
2. Vision and Objectives	4
3. Site Selection	7
4. Summary and recommendations	38
Appendix: Copy of display material and survey	42

1. Introduction

In August 2021 consultation on the Thame Neighbourhood Plan was undertaken. The purpose of this was to determine whether the vision and objectives identified during earlier stages of the plan making process fairly reflected the community's aspirations for Thame or, if not, whether there were other challenges and issues to be addressed. The consultation also sought to gain feedback on a set of potential sites for development, presented following the Call for Sites process and assessment of all sites put forward.

This consultation took the form of a questionnaire that sought to capture feedback electronically (via the Town Council website) as well as by hand. All summary information material, including consultation boards, were also made available to view via the website and at drop-in sessions held in the Town Council offices, where all material (including supporting reports) was displayed. The display boards are appended to this summary report.

The consultation was advertised primarily through the Thame Town Council website. There were also posts made on the Town Council's social media page, emails sent to those who had opted in to updates, and banners placed around the town advertising the questionnaire. In addition, every household in Thame, Chinnor, Long Crendon and Haddenham was also sent a double-sided A5 flyer to advise them of the consultation. In total, leaflets were sent to 11,746 homes.

A total of 393 responses to the questionnaire were received, the vast majority of which (92%) were local residents. Other respondents included local businesses / organisations, people visiting the area or living nearby, those who work in the area, and site landowners / promoters.

There were slightly more responses from women (57%) than men (43%).

In terms of age of respondents, there was limited response from people aged 25 or under (just 7 responses in total), meanwhile less than 10% of responses were from those aged 35 or under. For the remaining categories (36-45, 46-55, 56-65, 65+) there was a fairly even split in the number of responses.

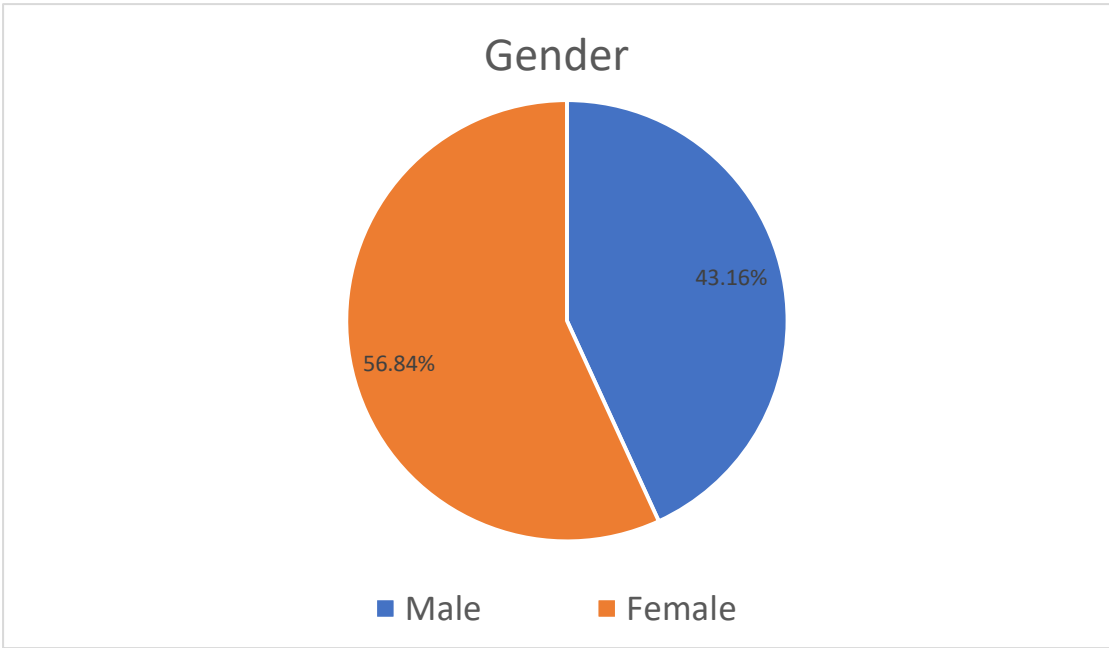


Figure 1. Gender breakdown of respondents to the Vision, Objectives and Site Selection questionnaire

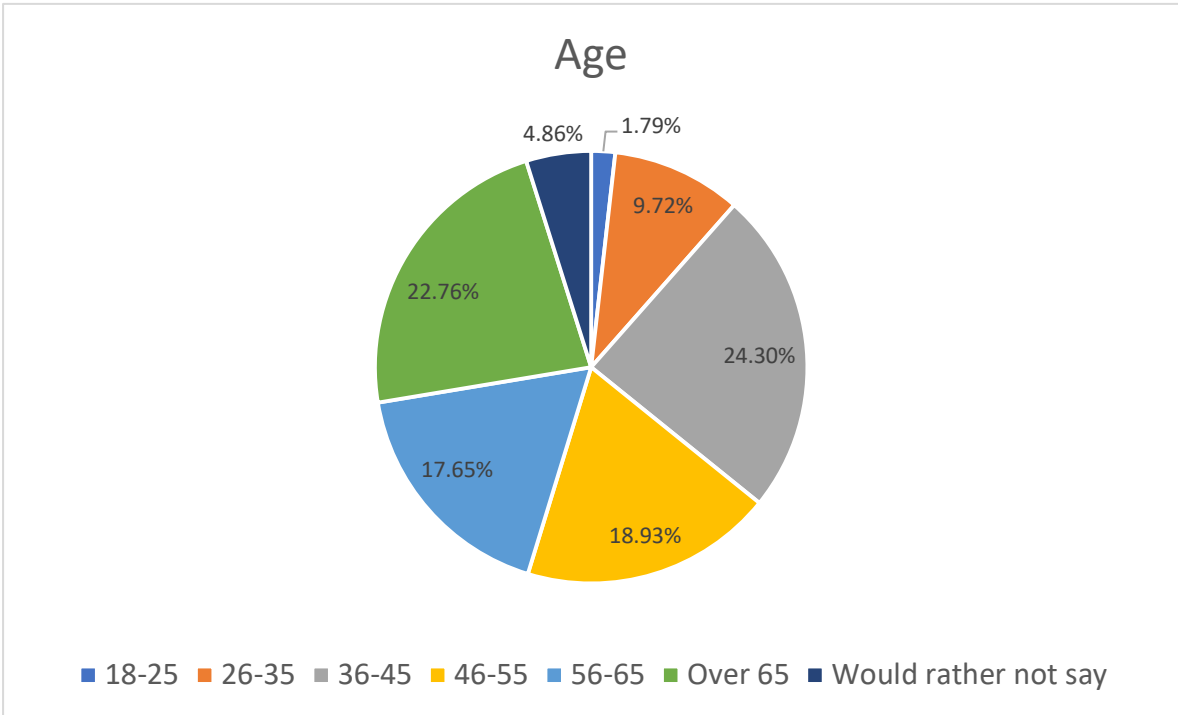


Figure 2. Age breakdown of respondents to the Vision, Objectives and Site Selection questionnaire

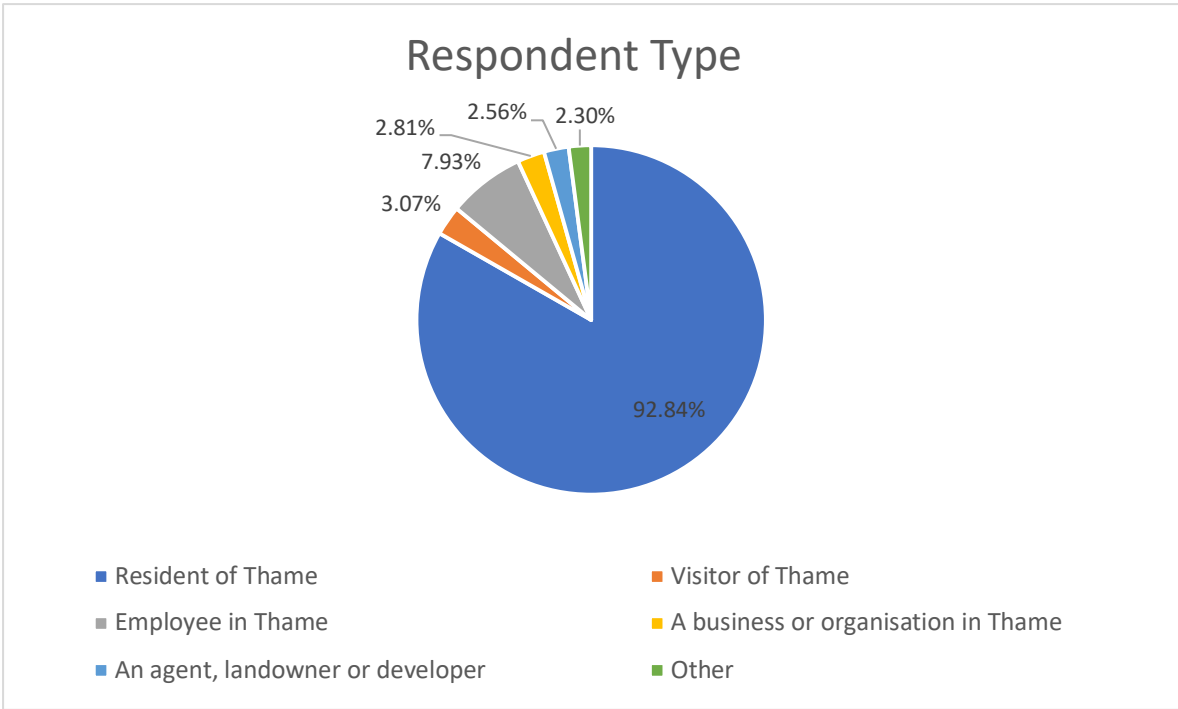


Figure 3. Breakdown of respondents based on their relationship with Thame

2. Vision and Objectives

2.1 Vision

The questionnaire presented the vision for Thame as:

“Thame must maintain its character as a real market town.”

Feedback and comments were invited. These expressed support for the vision. This is reflective of the extensive engagement undertaken through the first Neighbourhood Plan to establish the vision and feedback at public meetings held by the Town Council prior to commencement of the Neighbourhood Plan review during which attendees expressed ongoing support for the vision. Responses acknowledged that being a market town is one of the main reasons people choose to live in Thame and is what attracts people to visit.

2.2 Objectives

The questionnaire presented the objectives as established in the first Neighbourhood Plan and sought to understand whether they were still supported and relevant. These results are summarised below.

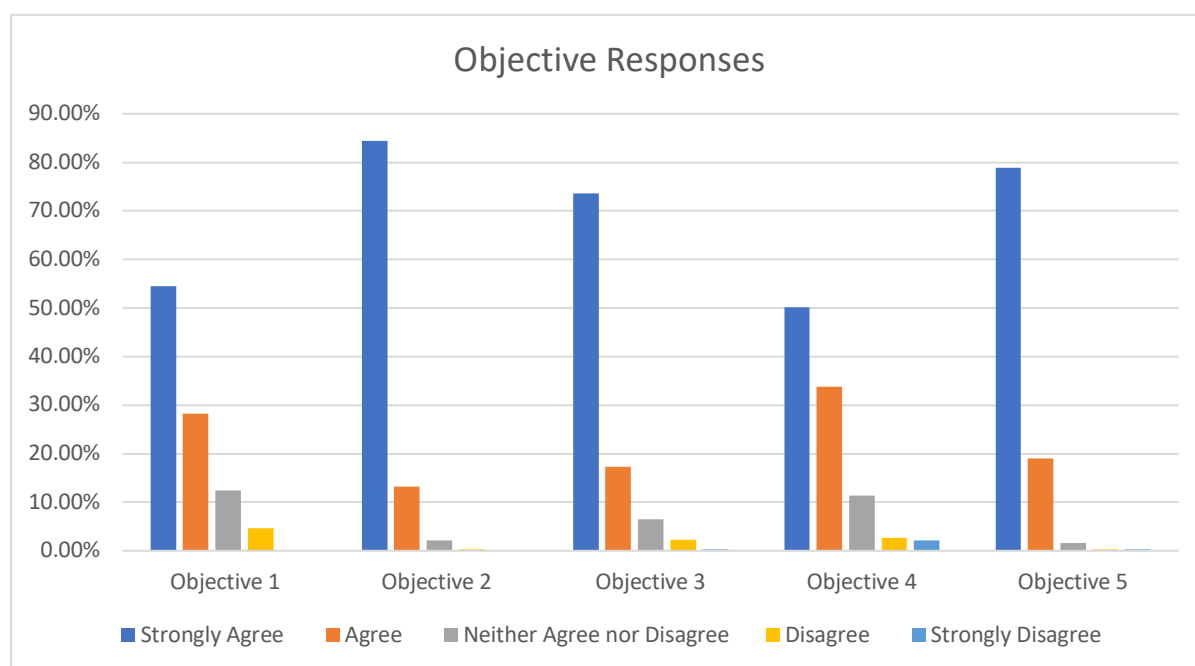


Figure 4. Graph displaying responses to each of the plan's objectives.

As shown above, each of the objectives received extremely high levels of support, with all of them receiving at least 80% of responses as either strongly agree or agree. Again, and as above, this is reflective of the process undertaken on the first Neighbourhood Plan and the engagement activities that were undertaken to inform and establish the objectives.

Respondents were also asked if they had any comments on each of the objectives, the key themes from the response for each objective is summarised below.

Objective 1 - Thame must continue to feel 'compact'

- There was strong agreement with the statement, with comments making it clear that respondents wanted to ensure Thame would not merge with adjoining towns.
- Respondents noted the natural barrier formed by the ring road that should act as a boundary for development.
- One of the key characteristics of Thame is its 'walkability' (i.e.: the distance and ease by which people can comfortably walk from home to services and facilities), and that this must be enhanced by all new development
- There was some concern that compact meant dense / detrimental to green space.
- While respondents were in support of keeping Thame walkable, it should not result in inappropriate density in new development.

Objective 2 – Thame must continue to have a close relationship with the open countryside around it

- Again, there was strong agreement with this objective, with several respondents suggesting this is the reason why they live in Thame.
- Comments noted the importance of the Phoenix Trail and Cuttle Brook nature reserve in maintaining this close relationship.
- Respondents noted how Covid-19 had highlighted the importance of the connection to the countryside, particularly for health and well-being.

Objective 3 - Thame must retain its markets

- It was suggested that Thame's markets are well established and vital to its character and individuality.
- However, multiple respondents noted that there was no need for the Cattle Market to still be located in the town centre, and that they felt it should be moved to the outskirts.

Objective 4 - Thame must continue to act as a centre for the surrounding area, not just residents

- Respondents noted the importance of this objective for independent retailers, who rely on residents from surrounding towns to be successful.
- Some noted that this objective must go hand in hand with better active travel and public transport connections, while others expressed the desire for parking to remain free in order to keep those from the surrounding areas attracted to Thame.

Objective 5 - Thame must remain attractive to residents and visitors

- A number of comments listed what makes Thame attractive, and what could be done to improve attractiveness
 - What makes Thame attractive:
 - Independent shops
 - Green Spaces
 - Countryside
 - Markets
 - Historic centre
 - How to improve attractiveness:
 - Pedestrianisation
 - Improve parking issues
 - Improve condition of roads
 - Cut back overgrown hedges/weeds
 - Outdoor seating areas

2.3 Wider comments

Next, respondents were asked:

In the 8 years since TNP1 was made we are now facing new development pressures, a climate emergency has been declared and we have experienced economic and social pressures during the COVID-19 pandemic. How should we respond to these in TNP2? Are there any changes to TNP1 you think we should consider, or new topics that you think should be included within TNP2?

The most significant responses to this question were:

- The desire to make Thame more friendly towards electric vehicles by installing charging points
- To place higher importance on improving/maintaining walking/cycling routes, with several responses mentioning the need for a cycle route to Haddenham station.
- In light of the growth of home working, several comments felt it would be beneficial for new developments to include facilities that make doing so easier e.g. office space in homes, fast broadband, shared office spaces in town centre (as an alternative to commuting / working at home) etc.
- Improve Thame's green spaces and ensure the conservation of the surrounding countryside.
- Introduce a requirement for environmentally friendly design for new builds e.g. zero carbon developments.

3. Site Selection

Respondents were presented with information on the process undertaken to assess the 'suitability' of potential sites for development, and how these had been refined to identify possible sites for allocation in the Neighbourhood Plan. The sites that were assessed were those submitted through the South Oxfordshire SHELAA and or the Call for Sites undertaken by Thame Town Council. The assessment process followed that established in guidance published by MHCLG and Locality for the purposes of Neighbourhood Planning. In terms of moving from a long-list of potentially suitable sites to a shorter list of possible allocation sites, it was explained that consideration had been given as to how the sites performed against the vision and objectives for the Plan.

Respondents were asked for their views on the shortlist of suitable sites that had been identified as potential allocations in the Neighbourhood Plan. Respondents were asked to score their level of agreement of each site, ranging from strongly agree to strongly disagree. The survey also asked if respondents had any comments on the potential for development and appropriate uses for each site (or indeed, whether they had any wider suggestions). The key comments in relation to each site are summarised below.

3.1 Housing Site Selection

There was a mixed set of results for each of the possible housing sites, as summarised in Figure 5.

- Around a fifth of all respondents were unsure as to whether development of each of the sites would be suitable, or not, and did not express a preference for these.
- Of the remainder, the CEG and Diagnostic Reagents sites received more responses in support of these being potential development sites than against:
 - 58% of respondents agreed or strongly agreed with the CEG site, compared to 22% against.
 - 53% of respondents agreed or strongly agreed with the Diagnostics Research site, compared to 24% against.
- There was no real preference for the Land at 'Site F', with similar numbers of respondents being both in favour of and against the site:
 - 38% agreed or strongly agreed with this site, compared to 40% against.
- Significantly more respondents were against both the Windmill Road and Moreton Lane sites than were in favour of these:
 - 23% of respondents agreed or strongly agreed with the Windmill Road site, compared to 53% against.
 - 18% of respondents agreed or strongly agreed with the Moreton Lane site, compared to 64% against.

Site specific comments and responses are presented in the following sections.

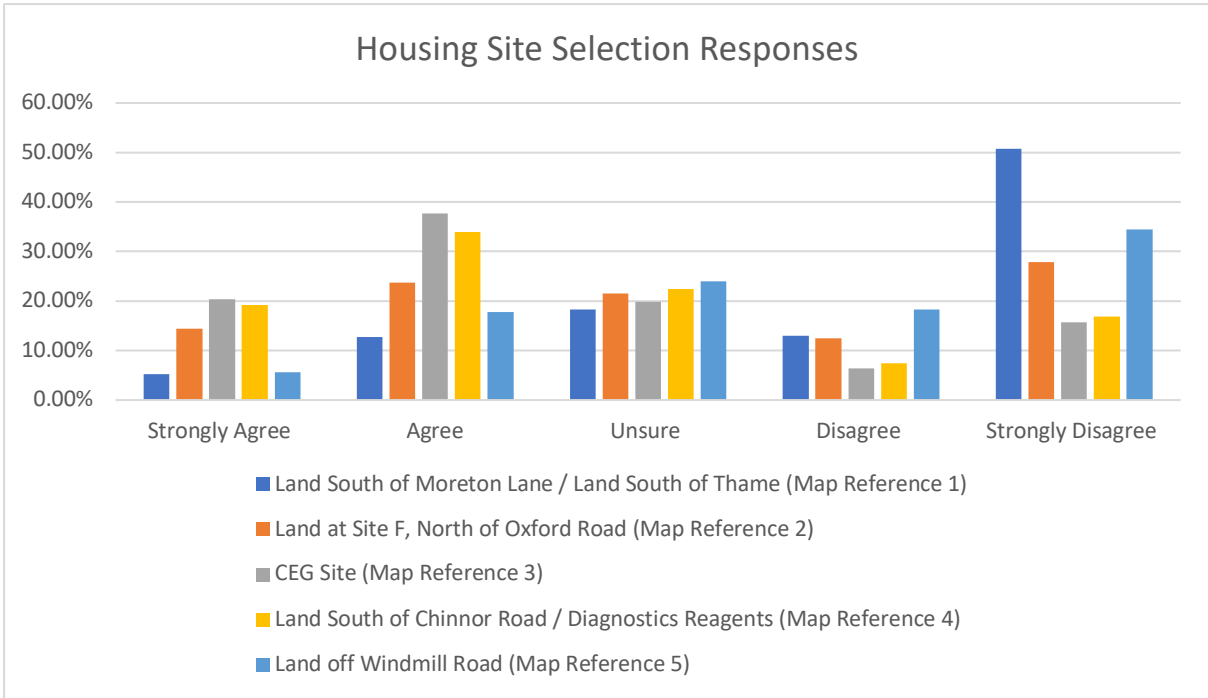


Figure 5. Graph displaying respondents' preferences for potential sites for housing development

Land South of Moreton Lane / Land South of Thame

The first site presented to respondents – Land South of Moreton Lane / Land South of Thame (Figure 6) – received the most negative feedback. 64% of responses either strongly disagreed or disagreed with the site, while only 13% answered agree, and 5% strongly agree (Figure 7).

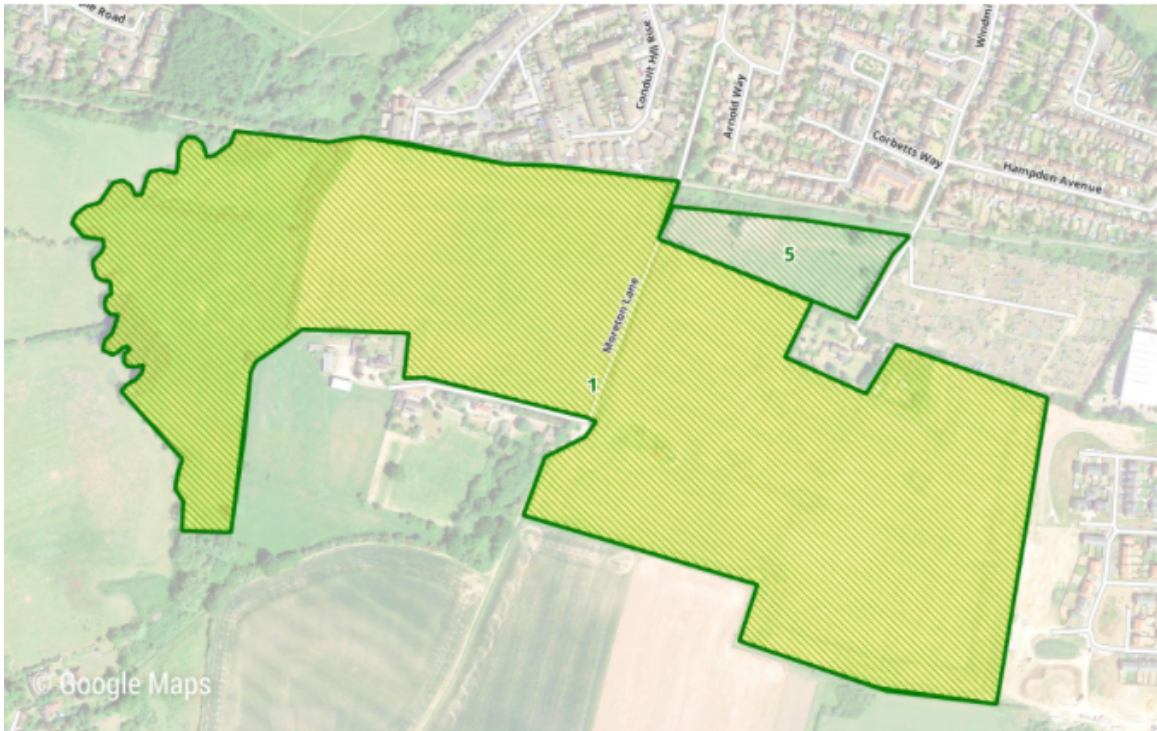


Figure 6. Map displaying boundary of the Land South of Moreton Lane / Land South of Thame site

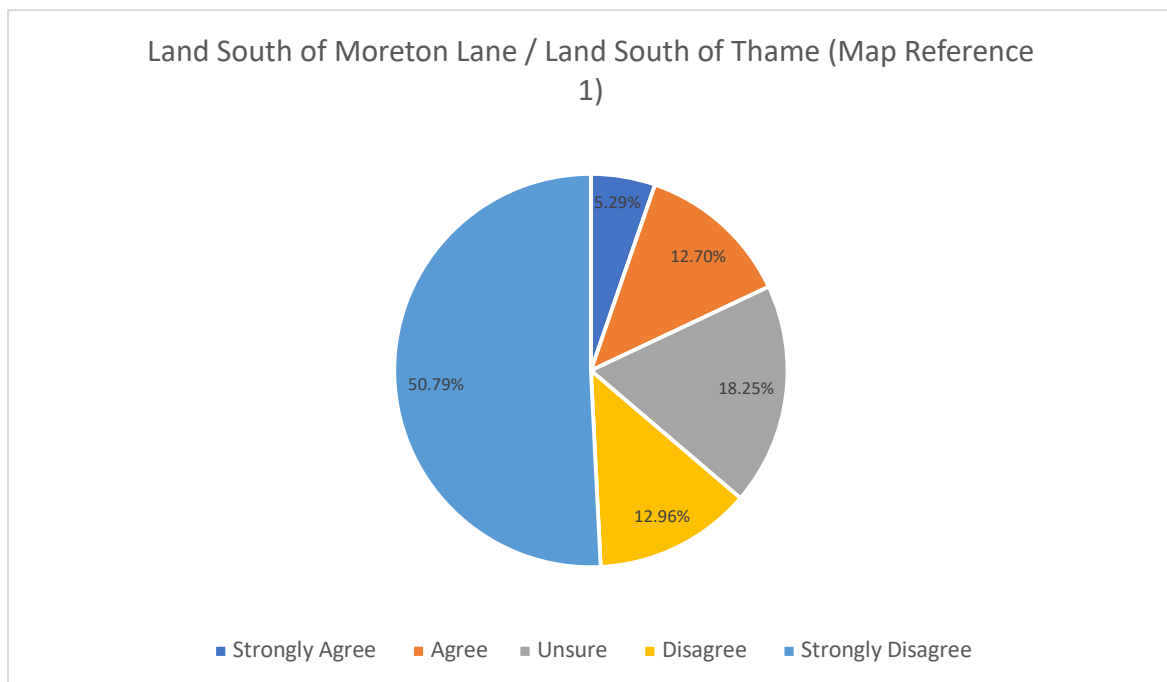


Figure 7. Breakdown of respondents answers for the Land South of Moreton Lane / Land South of Thame site

The site as mapped above reflects the entire extent of the site boundary submitted through the SHELAA / Call for Sites process. Notes to the consultation material indicated that the likely developable area would need to be reduced, reflecting for example the extent of the green corridor and flood plain associated with the Cuttle Brook to the west of the site.

Comments from respondents can be summarised as:

- Respondents felt that development of this site would result in the loss of too much of the adjacent countryside. However, site promoters CALA noted that the site boundary indicated on the display material was not representative of the actual extent of the development area that might occur on the site, stating that 35% of the site will remain as open space.
- Another key concern was to do with the level of accessibility to the site, with many comments suggesting that if access were to be via the Sycamore Rise development to the east, then the road would be far too narrow to do so and would lead to high levels of traffic. JCPC (site promoters for an alternative site) commented that they assume and expect that a full assessment of the access arrangements and transport implications will be considered as part of establishing the ongoing suitability and deliverability of this site. Linked to this, some respondents suggested that because of legal covenants and ransom strips, that it might not be possible to achieve access to the site from the east.
- There was concern as to what development on this site would mean for the Phoenix Trail, and if vehicle access were to be granted across the trail it would be extremely detrimental to the safety of those who use it.
- Finally, a number of comments mentioned their concern over the proximity of this development to Moreton, with DLA (on behalf of Hallam Land Management Ltd), noting the difficulty of retaining the separate identities of the proposed development in Thame from Moreton, particularly given the key walk and bridleways that link Moreton and Thame either side of the site

Land at Site F, North of Oxford Road

Land at Site F (Figure 8), North of Oxford Road received a balanced set of responses. 38% of responses were either agree or strongly agree, while 41% were either disagree or strongly disagree (Figure 9).

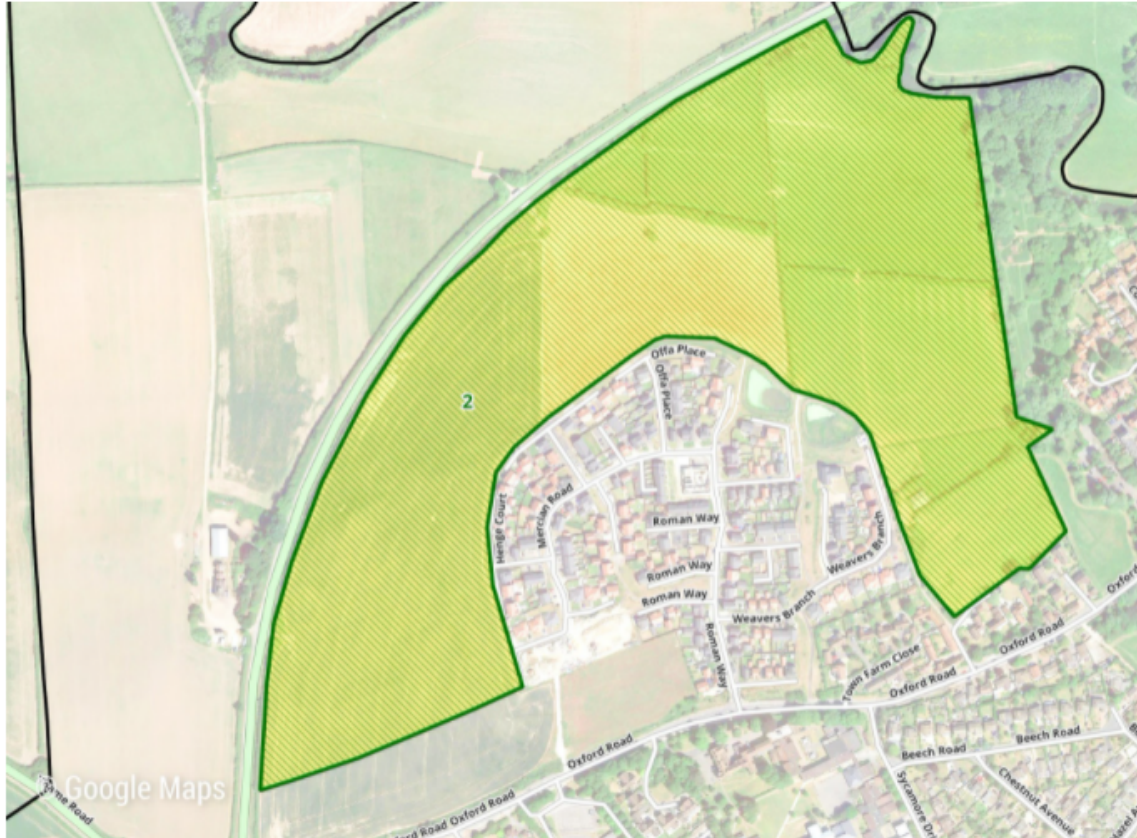


Figure 8. Map displaying the boundary of the Land at Site F, North of Oxford Road site

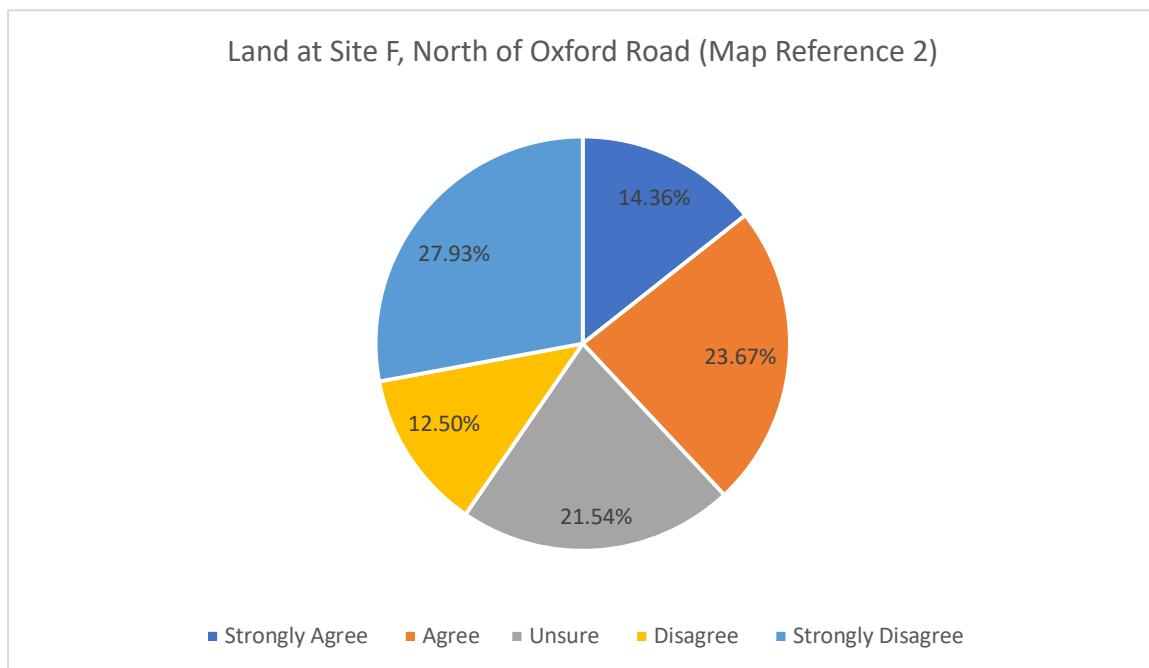


Figure 9. Chart displaying respondents' answers for the Land at Site F, North of Oxford Road site

This site was presented in its entirety in the consultation material, following the boundary submitted through the SHELAA / Call for Sites process. However, the notes to the site on the consultation material indicated that, should the site be allocated, then the actual extent of the developable area would be limited, reflecting the extent of the floodplain and proximity to the 'by-pass'. Responses picked up on this. Comments can be summarised as:

- Many comments expressed concern over the issue of flooding on the site.
- Comments seemed generally happy with accessibility to the site, both from the main road and existing development
- There were some concerns that development on this site would lead to 'the destruction' of Thame's countryside, however others took a different view, suggesting that this area of countryside was not utilised by Thame's residents.
- Some argued that this site would go against the objective of ensuring Thame is kept compact.
- Some respondents seemed concerned by the impact the development might have in terms of traffic on Oxford Road, which was noted as already being busy.
- Savills (site promoters) argue that the south western portion of the site would be suitable for development, but that the south eastern section of the site also offers potential as it is outwith both Flood Zone 2 and 3.
- Ridge and Partners LLP (Site promoters) suggest that the western side of the site has archaeological issues warranting it as undevelopable, and that, similarly, the eastern part is constrained by a combination of the floodplain and Cuttle Brook Nature Reserve.

CEG Site

The CEG Site (Figure 10) received strong support from respondents. 58% of respondents either strongly agree or agree with this site (Figure 11).

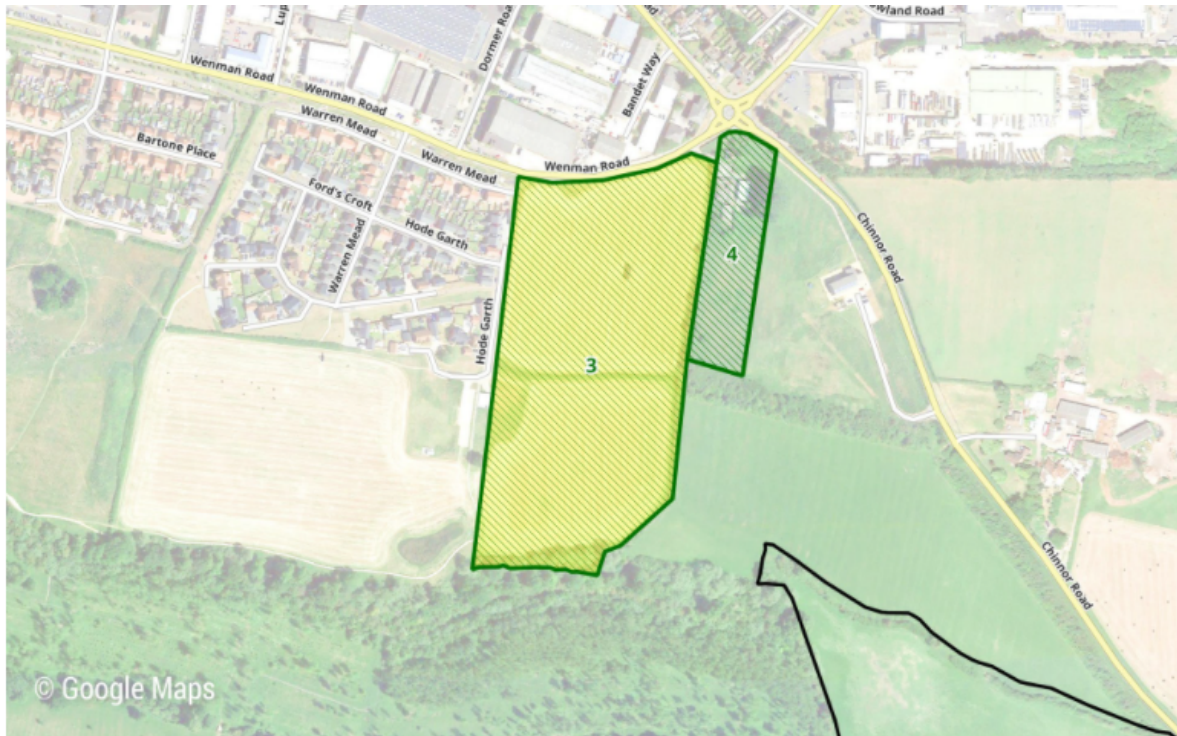


Figure 10. Map displaying the boundary of the CEG Site

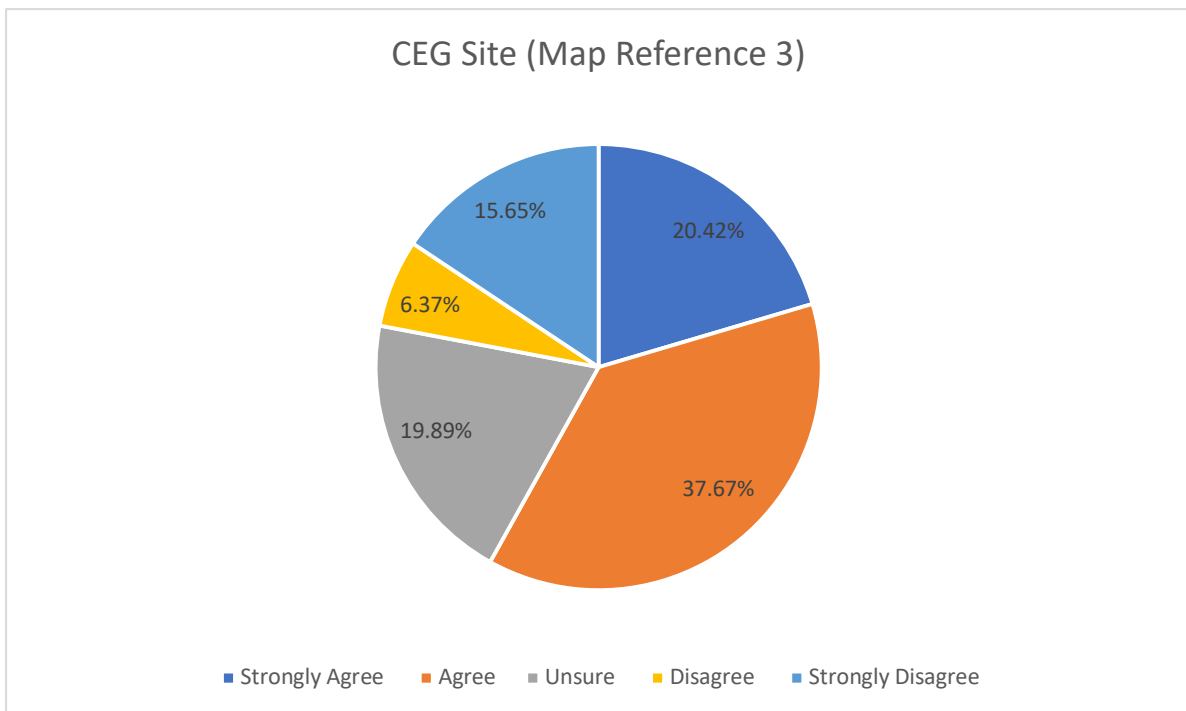


Figure 11. Chart displaying respondents' answers for the CEG Site

The site as mapped above reflects the entire site boundary submitted through the SHELAA / Call for Sites process. Notes on the consultation material suggested that the extent of the developable area would likely need to be reduced, reflecting the green corridor along the south of the site established by adjacent development and the route of the oil pipeline run cutting across the site.

Comments from respondents can be summarised as:

- One of the most common concerns that was evident from the comments was that while many respondents approved of the site, this was caveated in that support would not extend to development of the southern half of the site, which should not be developed, reflecting the existing urban edge established by adjacent sites.
- Furthermore, the concern about development extending into the southern part of the site and thus the wider countryside was expressed in several comments.
- However, Ridge and Partners LLP (site promoters), acknowledge that the site falls within Flood Zones 2 and 3 along its southern boundary and that any development would be designed to incorporate green space to help mitigate against any flooding impacts.
- There was concern that the site has poor pedestrian/cycle accessibility into Town Centre from here

Land South of Chinnor Road / Diagnostics Reagents

The Land South of Chinnor Road / Diagnostics Reagents site (Figure 12), which is adjacent to the CEG site, also received a fairly strong level of support from respondents. Over 50% of responses were either strongly agree or agree, with less than 25% of responses being disagree or strongly disagree (Figure 13).



Figure 12. Map displaying the boundary of the Land South of Chinnor Road / Diagnostics Reagents site

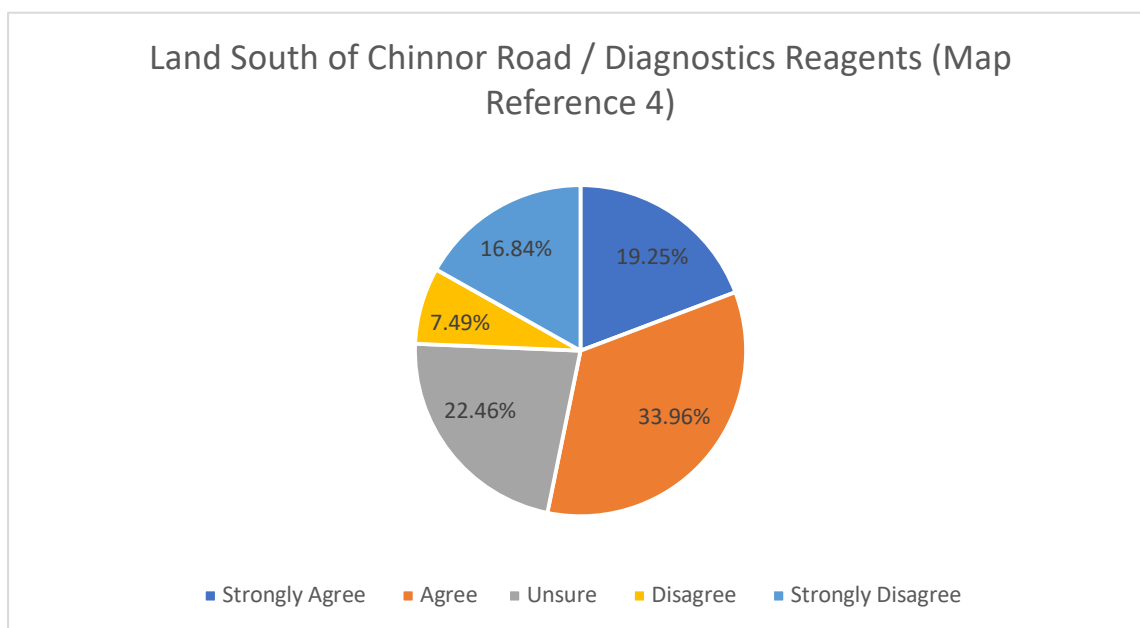


Figure 13. Chart displaying respondents' answers for the Land South of Chinnor Road / Diagnostics Reagents site

Comments from respondents can be summarised as:

- A large number of comments made expressed support this site for development, but only on condition that the adjacent CEG site should also come forward, noting that, otherwise, it would result in an unnatural protrusion of the built form
- Similar to the CEG Site, comments suggested that the site was too far from the Town Centre, and if it was to be approved would need good cycle paths and footpaths into Town Centre.
- There seemed to be concerns over what surrounded the site, with some expressing concern about its proximity to industrial areas, while others worried about the site's potential impact on the 'already busy' roundabout next to the site.
- JCPC (site promoters) make it clear that the entire extent of the site is suitable for development and that the existence of the oil pipeline, over which a single road access would be permissible, would not preclude development on this section of the site.

Land Off Windmill Road

Land off Windmill Road (Figure 14) received mostly negative feedback. Only 24% of respondents answered either agree or strongly agree, while over 50% answered disagree or strongly disagree (Figure 15).



Figure 14. Map displaying the boundary of the Land off Windmill Road site

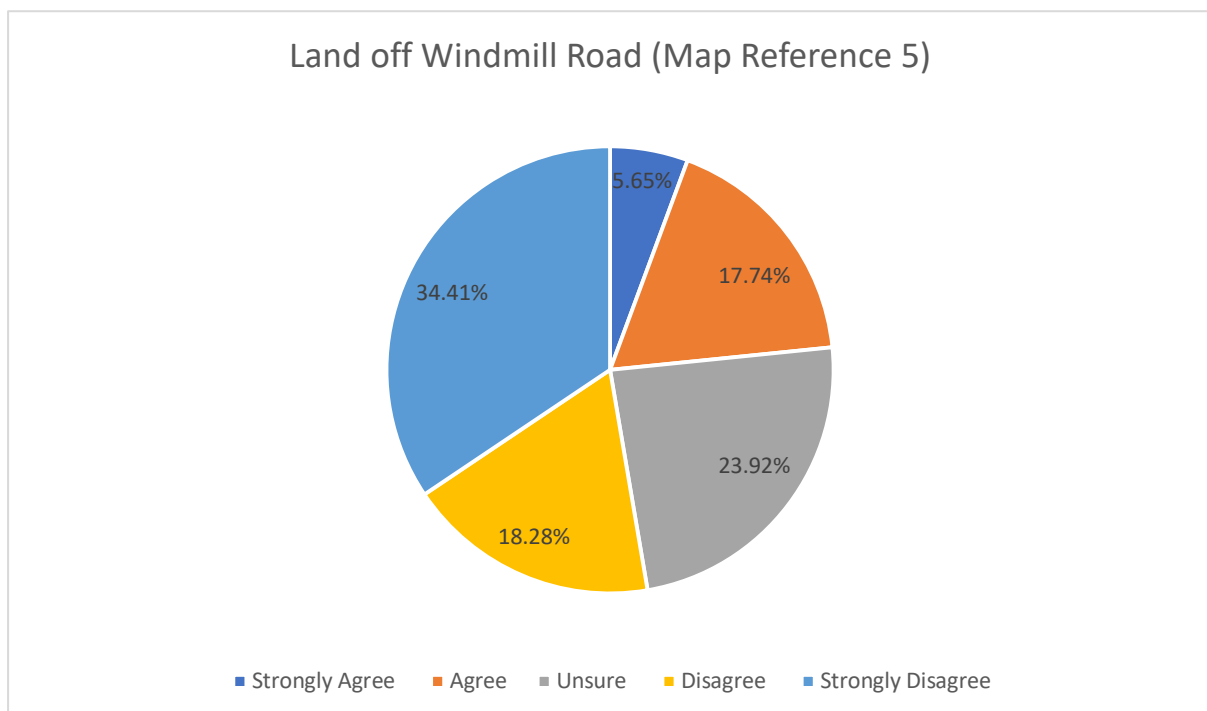


Figure 15. Chart displaying respondents' answers to the Land off Windmill Road site

Comments from respondents can be summarised as:

- Most comments for this site centered around issues of accessibility. Respondents felt that traffic was already bad in the area, and that Moreton Lane, Nelson Street, Rooks Lane and Windmill Road would not cope with the impact of new development.
- Further to the point on accessibility, a number of respondents specifically questioned the impact that development would have on the Phoenix Trail, and whether traffic would have to cross this to access the site.
- Some argued that this site should only be considered if the larger adjacent site (South of Moreton Lane) is also approved, as it would allow for alternative access to be provided (though note concerns above in respect of accessibility to that site).
- Concern was also expressed as to the impact development might have on the adjacent allotments.

Other housing sites and suggestions put forward

>> High Fields

Barton Willmore (site promoters) argue that the rejected Site at High Fields THA10 (Figure 16) should be considered suitable and a potential site for allocation in the Neighbourhood Plan.

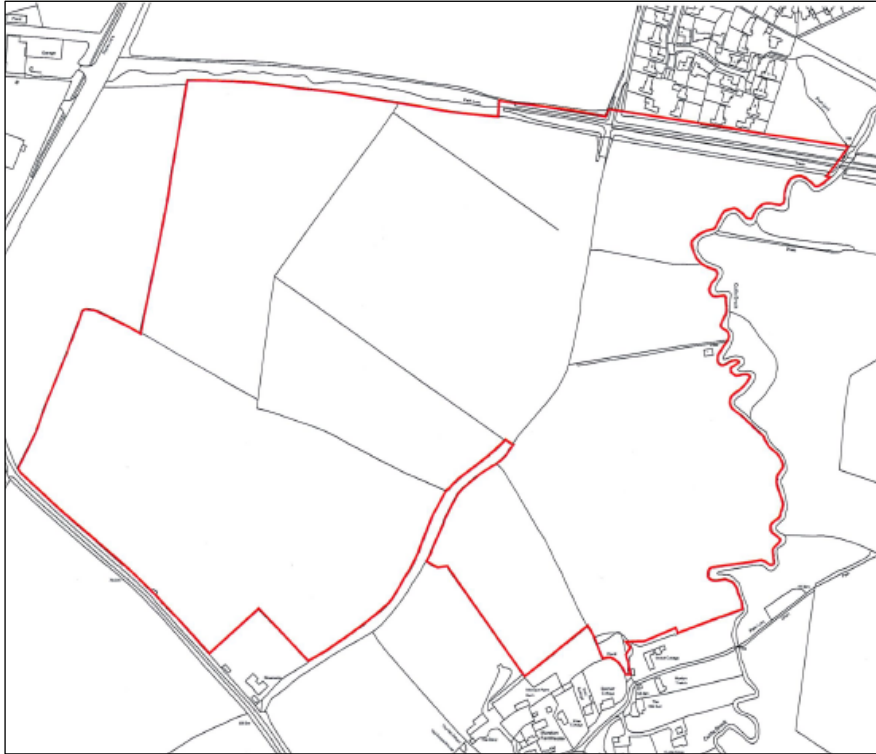


Figure 16. Map displaying the boundary of the Site at High Fields THA10 as submitted by Barton Willmore to the consultation

The representation notes that the site assessment work undertaken incorrectly states that the site did not pass the Phase 1 Landscape Capacity Assessment prepared by SODC and thus should not be ruled out on those grounds. They also disagree with the Phase 2 findings of that study, and make the following further points:

- Although the eastern extent of the Site is within Flood Zone 2, the extent of the developable area would not extend into this. The area of floodplain would form an extension to the Cuttle Brook corridor.
- Further work is being undertaken to confirm the agricultural land classification of the site, which is reported in the Site Assessment as being Grade 3.
- There are no greenspace designations associated with the site.
- The public right of way running through the site would be retained.
- Development would be designed such that it would be sympathetic to the setting of and relationship with the Moreton Conservation Area and listed buildings to the south of the site.

>> *Land at Moreton Road*

Ridge and Partners LLP (site promoters) challenge the assessment of the Land at Moreton Road, Moreton site (Figure 17). The site was rejected because it was deemed “too far outside Thame settlement boundary”. Ridge argue that the site is within suitable proximity to services and facilities in Thame and is therefore a sustainable development. They argue the site is within suitable walking and cycling distance from Thame and is located adjacent to a bus stop. Moreover, the site is located on a local highway network that provides direct, easy access to Thame and more widely sits in close proximity to the A418 which provides access to the M40.



Figure 17. Map displaying the boundary of the Land at Moreton Road, Moreton site, as submitted by Ridge and Partners to the consultation.

>> *Land east of Thame*

DLA on behalf of Hallam Land Management Ltd suggest that the Land east of Thame/south of Chinnor RFC site (Figure 18) should have been assessed as being suitable for development.

It is submitted that the site would be highly sustainable, performing well across a number of measures for this, such as public transport accessibility, strong placemaking principles, and ability to deliver community and green infrastructure for the town, and as such should be reconsidered a site suitable for development and put forward as a potential site.

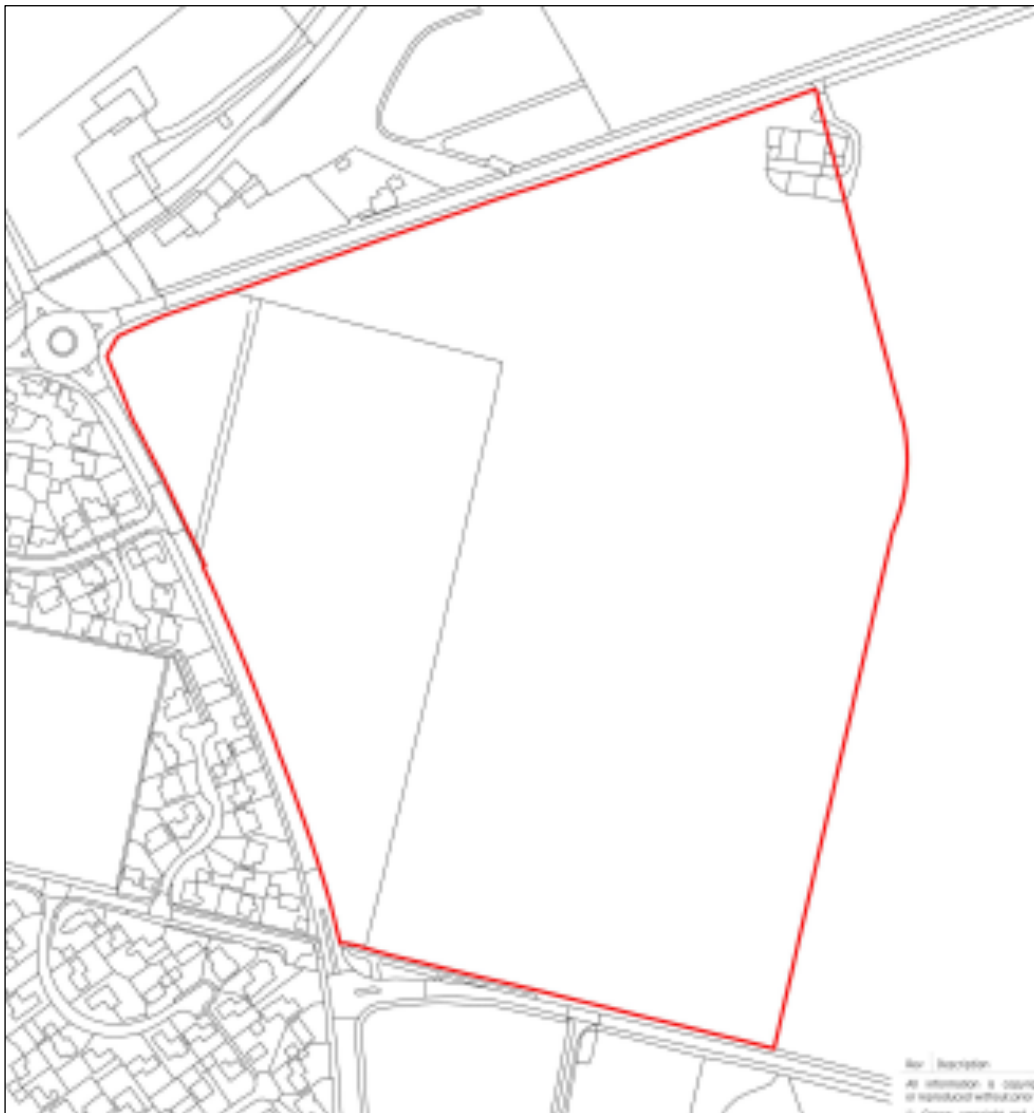


Figure 18. Map displaying the boundary of the Land east of Thame/Land south of Chinnor RFC, as submitted by Hallam to the consultation.

>> *Oakfield*

Ridge and Partners LLP put forward a site for residential development on a site known as Oakfield, located along Thame Park Road just South of Thame. The site is identified as having capacity for up to 4 dwellings, although the exact scale of development is being considered further following pre-application discussions with the Council.



Figure 19. Map displaying the boundary of the Oakfield, Thame site, as submitted to the consultation.

3.2 Employment Site Selection

Three employment sites were presented for comment. These were all located adjacent to each other, being to the east of Howland Road, east of Thame. This reflected the information submitted to the Thame Call for Sites which was more recent than the South Oxfordshire SHELAA. Within the SHELAA, the three sites, as well as adjacent land, were identified as one larger site. In the Call for Sites however, this land was subdivided into a series of parcels for consideration.

There was a mostly positive response to the possible employment sites, as summarised in Figure 20:

- Just over a fifth of all respondents were unsure as to whether development on each of the sites would be suitable
- Of the remainder, both the North of 'Windles' Site and East of Howland Road sites received more responses in support of these being potential development sites than against:
 - 53% of respondents agreed or strongly agreed with the North of 'Windles' site, compared to 25% against.
 - 48% of respondents agreed or strongly agreed with the East of Howland Road site, compared to 30% against
- There was no real preference for the Land south of Towersey Road (Cotmore Wells) site, with similar numbers of respondents being both in favour and against the site
 - 38% agreed or strongly agreed with this site, compared to 39% against

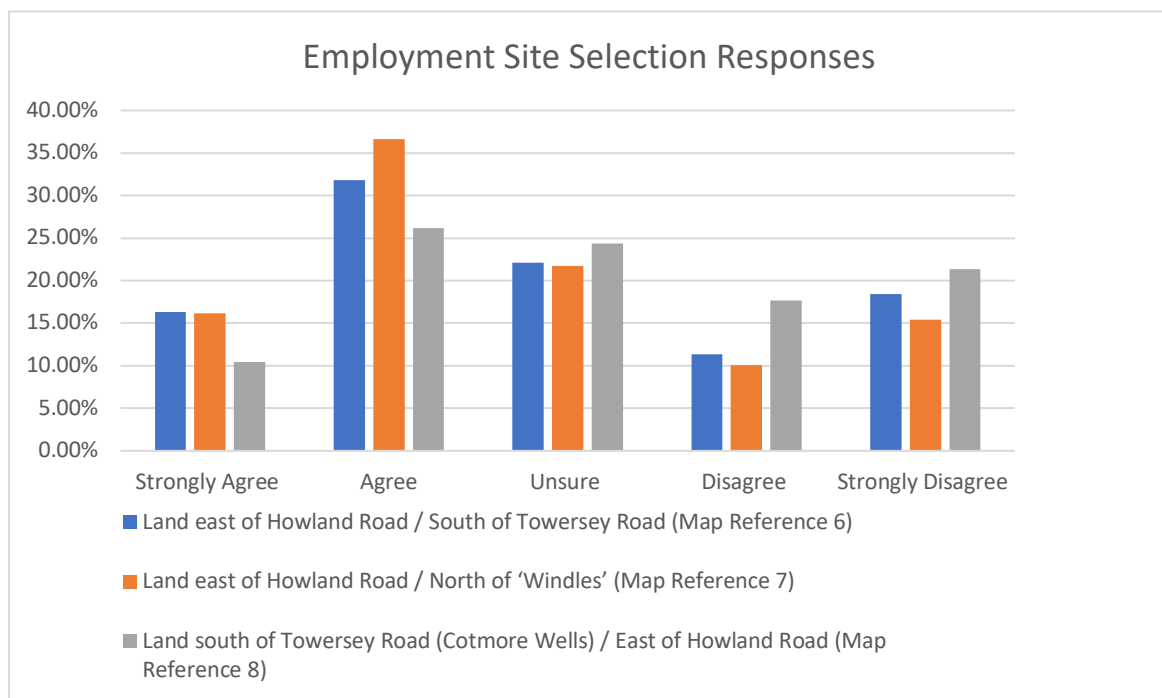


Figure 20. Chart displaying respondents' preferences for the potential sites for employment development

Land east of Howland Road / South of Towersey Road

Land east of Howland Road / South of Towersey Road (Figure 21) received mostly support, with 48% of responses being agree or strongly agree, compared to 29% that were either strongly disagree or disagree (Figure 22).



Figure 21. Map displaying the boundary of the Land east of Howland Road / South of Towersey Road site

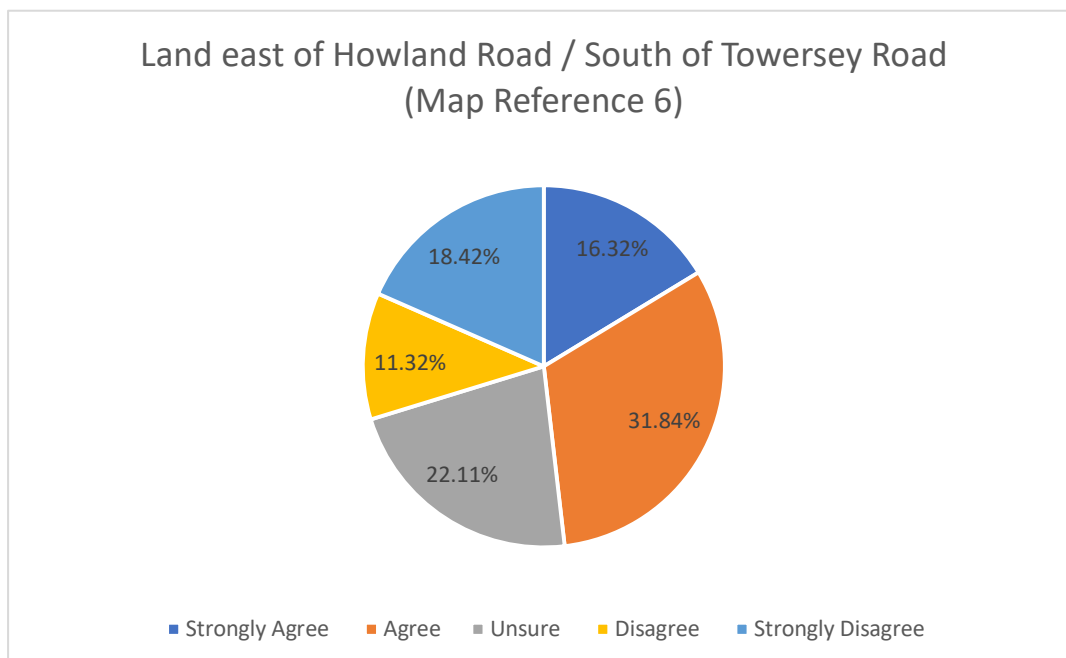


Figure 22. Chart displaying respondents' answers to Land east of Howland Road / South of Towersey Road

Comments from respondents can be summarised as:

- A number of respondents were happy with the site, feeling it was a logical extension of the existing employment area.
- However, as a counter-point to this, some respondents which raised concern that development in this location would act as a precedent for future development outside of the ring road, which could eventually blur the distinction between Thame and Towersey.
- Some other respondents commented on the proximity of the site to existing homes and that employment development here might detrimentally impact resident's quality of life.

The site promoters also responded to the site, this is summarised at the end of the employment section of this report.

Land east of Howland Road / North of 'Windles'

Land east of Howland Road / North of 'Windles' (Figure 23) received a positive response from survey respondents. 53% of answers for this site were either strongly agree or agree, with only 25% being disagree or strongly disagree (Figure 24).



Figure 23. Map displaying the boundary of the Land east of Howland Road / North of 'Windles' site

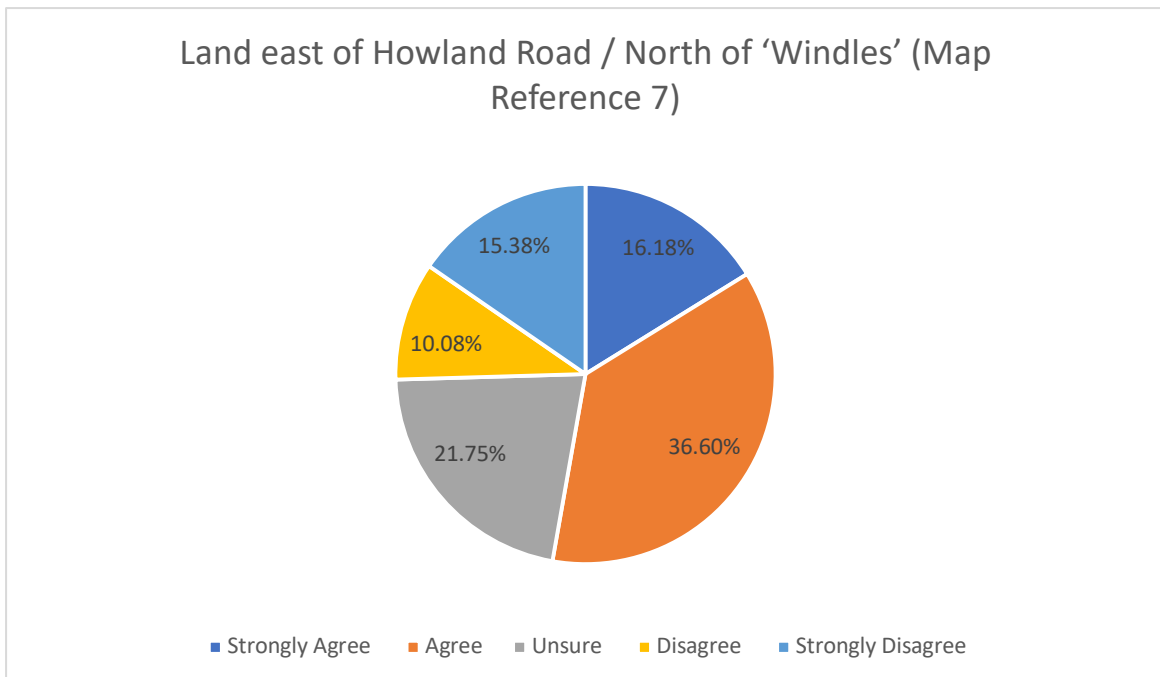


Figure 24. Chart displaying respondents' answers for the Land east of Howland Road / North of 'Windles' site

Comments from respondents can be summarised as:

- Many of the comments received in response to this site were a repeat of those outlined above in respect of the adjacent site.
- Several comments expressed support for the site as it directly adjoins the existing employment area and doesn't extend any further into the surrounding area.

The site promoters also responded to the site and this is summarised at the end of the employment section of this report.

Land South of Towersey Road (Cotmore Wells) / East of Howland Road

Land south of Towersey Road (Cotmore Wells) / East of Howland Road (Figure 25) was the least popular employment site among respondents. 36% of responses for this site were either strongly agree or agree, and 39% of responses were either disagree or strongly disagree (Figure 26).



Figure 25. Map displaying the boundary of the Land south of Towersey Road (Cotmore Wells) / East of Howland Road site

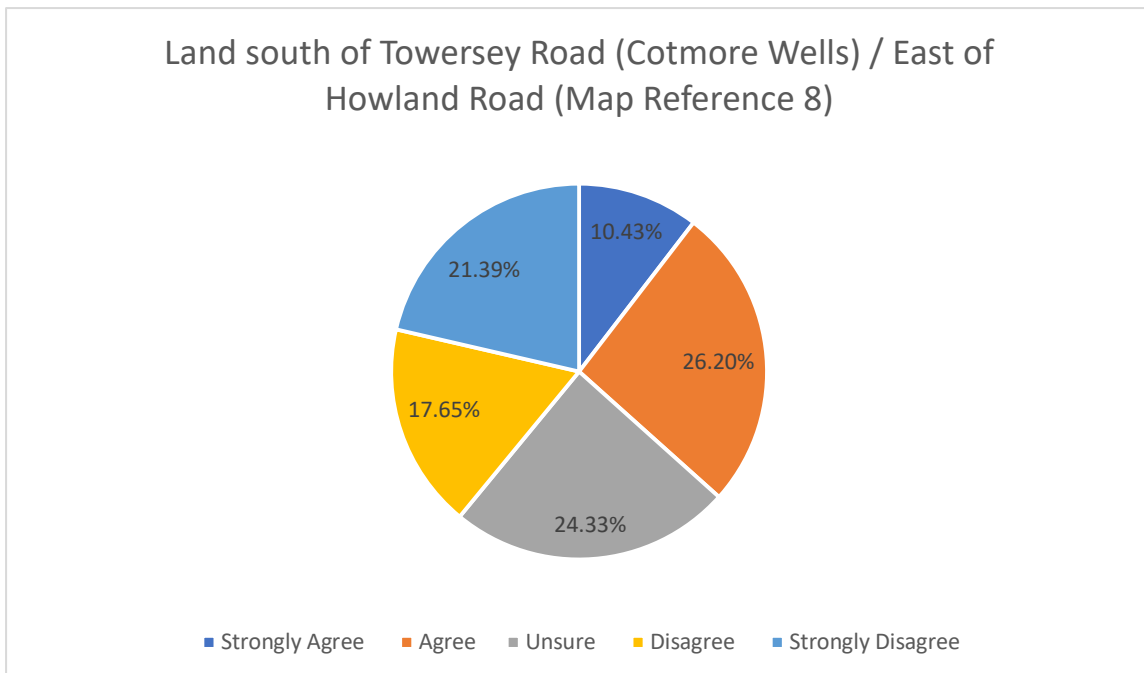


Figure 26. Chart displaying respondents' answers to the Land south of Towersey Road (Cotmore Wells) / East of Howland Road site

Comments from respondents can be summarised as:

- A key concern with this site was that it was felt that it extended too far into the surrounding countryside, and that it exceeded the existing pattern of development of the employment area to the south.
- A number of comments suggested they were only in support of this site if adjacent sites 6/7 were also to come forward for development

The site promoters also responded to the site, this is summarised at the end of the employment below.

Other employment sites and suggestions put forward

>> Wider area of land to east of Howland Road

Stoford's (site promoters) put forward reasoning for two more sites to be considered for potential employment development, these are located directly to the east of the three proposed sites as shown on Figure 27.



Figure 27. Collection of maps displaying the three suggested sites for employment development at consultation (top), and the two further sites submitted by Stoford's to the consultation.

The response suggests that it is incorrect to rule out the two additional parcels on the grounds of distance from the existing built-up area of Thame and that the sites have better access to facilities, including shops and the town centre, than other sites identified as being potentially suitable for housing. It is also suggested that the presence of the ridgeline to the east of the sites will mean that they will not encroach into the open countryside nor reduce the openness between Thame and Towersey.

Furthermore, Stoford's suggest there is a requirement in Thame more than the 3.9 hectares of employment land as set out in the Local Plan and that this can be satisfied through allocation of the additional parcels of land.

>> Land south of the A418

Savills suggest that Land South of A418, Thame site (Figure 28) should be considered as a site for potential employment development.

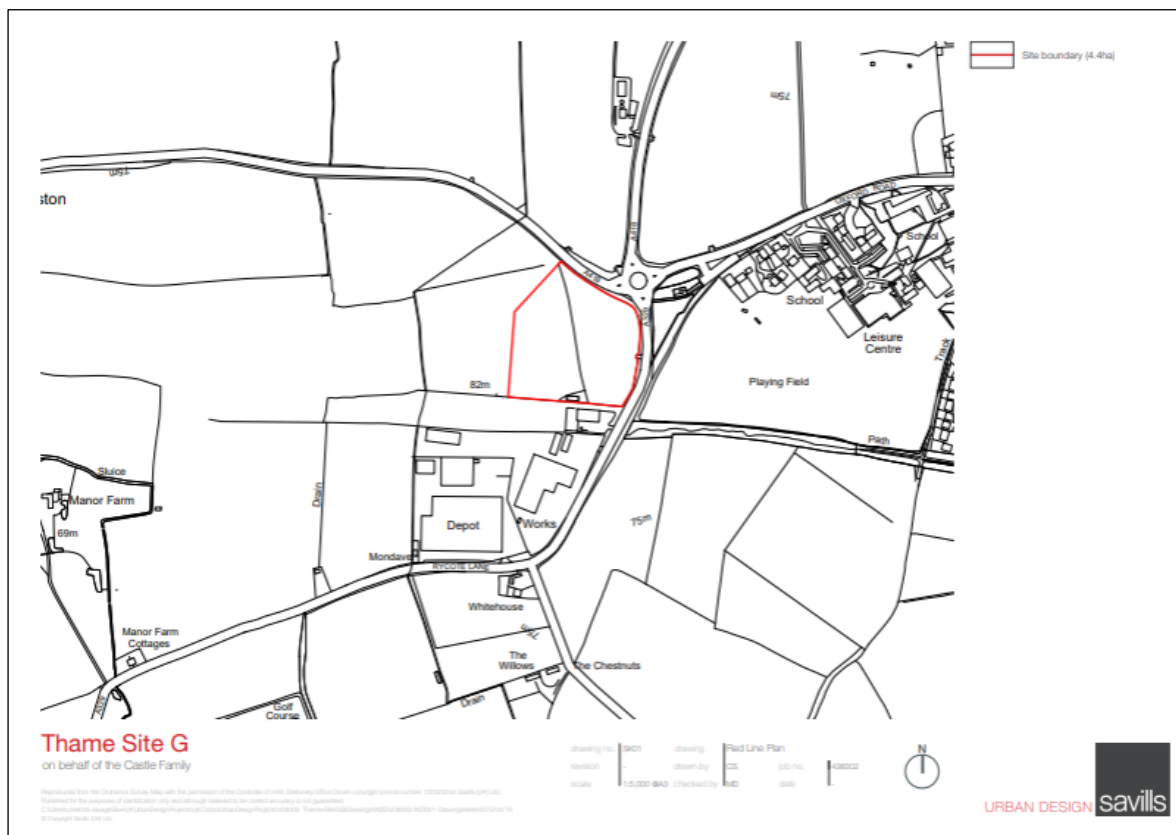


Figure 28. Map displaying the boundary of the Land South of A418, Thame site, referred to as Thame Site G in the image, as submitted by Savills to the consultation.

The responses notes that the site was rejected based on it not being well integrated with the existing residential development of the settlement of Thame as well as landscape impact, countryside encroachment, and the potential reduction in the compactness of Thame.

However, Savills suggest the site’s location west of Rycote Lane means that the site is immediately to the north of an existing employment area. It is therefore suggested by Savills that the site integrates very effectively with the existing employment offering. Furthermore, they state that the landscape impact and countryside encroachment are able to be mitigated with appropriate landscape buffers.

Finally, Savills argue that the proximity of the site to the bus route for the Sapphire 280 service by Arriva which links to Thame Oxford and Aylesbury means the site can contribute towards more sustainable patterns of movement.

3.3 Mixed Use/ Retail Site Selection

Respondents were asked their opinion on two sites designated for mixed use / retail purposes.

There was a positive response to the two possible mixed use / retail sites, as shown in Figure 29.

- Just over a fifth of all respondents were unsure as to whether development on each of the sites would be suitable
- Of the remainder of respondents, both the Goodsons Industrial Mews and Cattle Market sites received more responses in support of these being potential development sites than against
 - 64% of all respondents agreed or strongly agreed with the Goodsons Industrial Mews site, compared to 13% against
 - 50% of all respondents agreed or strongly agreed with the Cattle Market site, compared to 28% against.

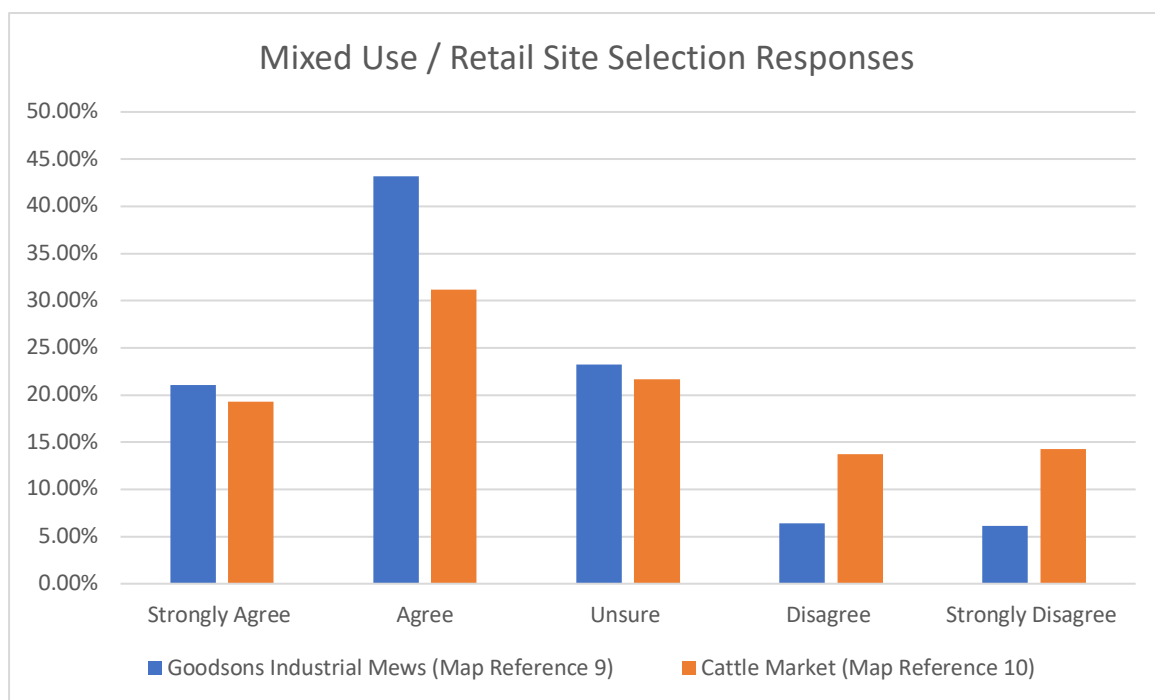


Figure 29. Chart displaying respondents' preferences for potential sites for mixed use / retail uses

Goodson Industrial Mews

Goodsons Industrial Mews (Figure 30) received a strong level of support from respondents. 64% of responses were either agree or strongly agree, compared to just 13% against (Figure 31).

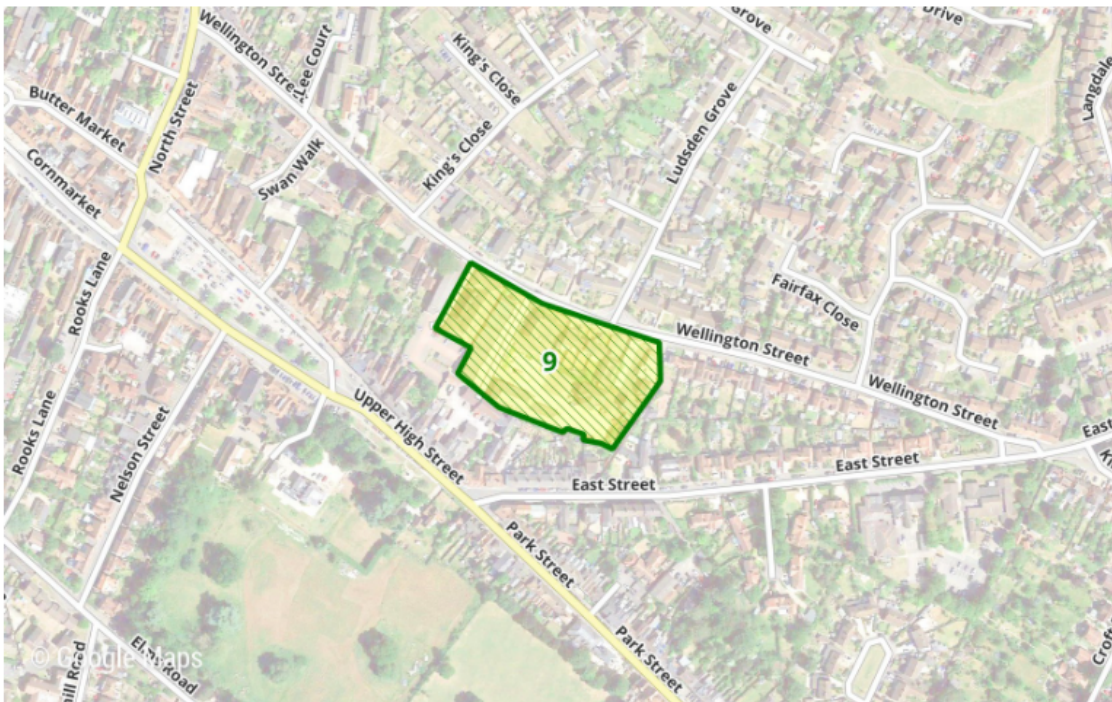


Figure 30. Map displaying the boundary of the Goodson Industrial Mews site

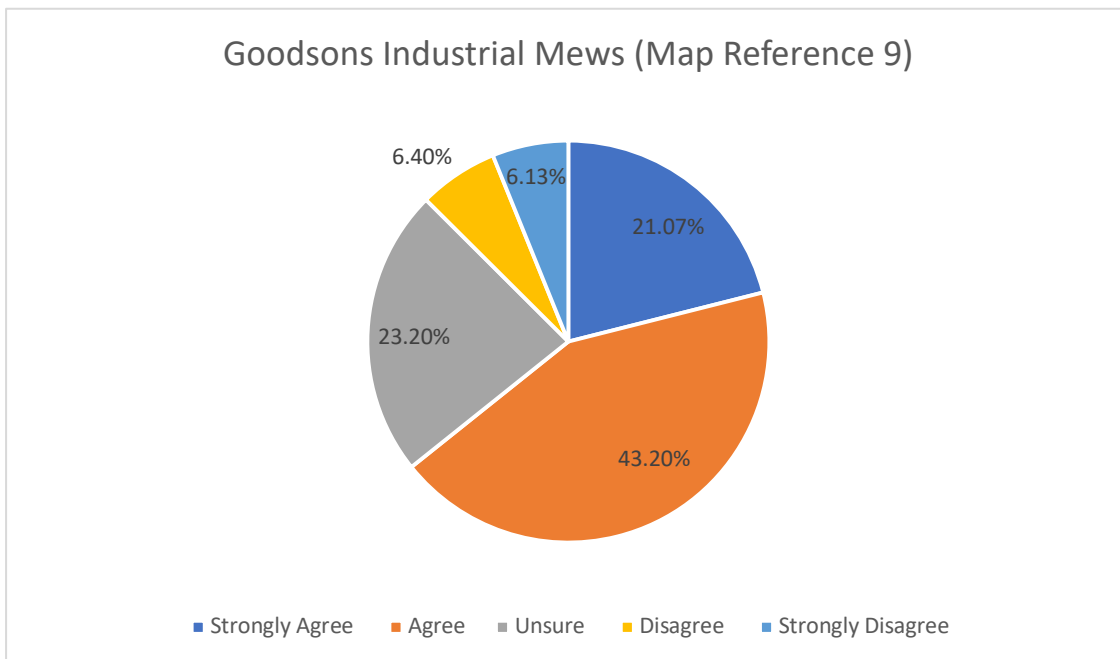


Figure 31. Chart displaying respondents answers for the Land south of Towersey Road (Cotmore Wells) / East of Howland Road site

Comments from respondents can be summarised as

- Multiple comments were made suggesting that Wellington Street would not be able to cope with any increased pressure, suggesting that congestion and incidents are already common here
- Respondents commented that any development would need to provide internal parking
- Others noted that the proximity of the site to the town centre makes it suitable for retail development, but less support was put forward for housing.

Cattle Market

The Cattle Market (Figure 32) site received a strong level of support, albeit slightly less than the Goodsons Industrial Mews site: 50% of responses were either agree or strongly agree, compared to 28% against (Figure 33).

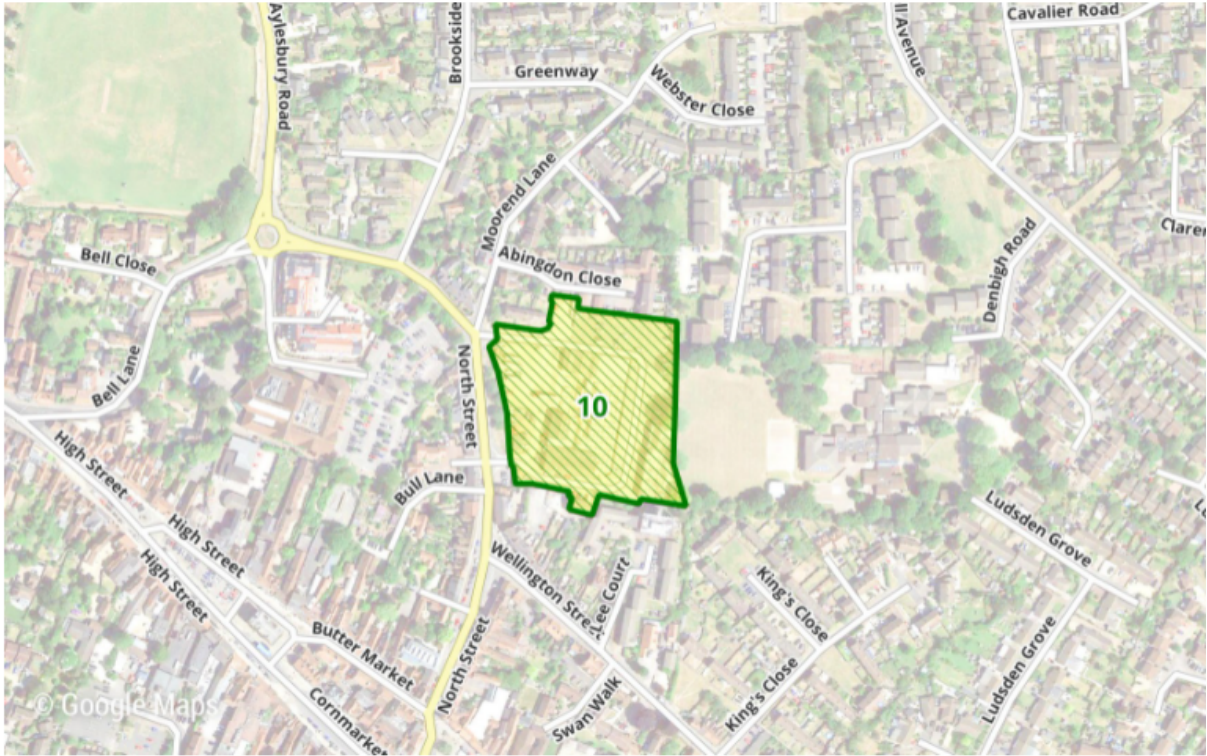


Figure 32. Map displaying the boundary of the Cattle Market site

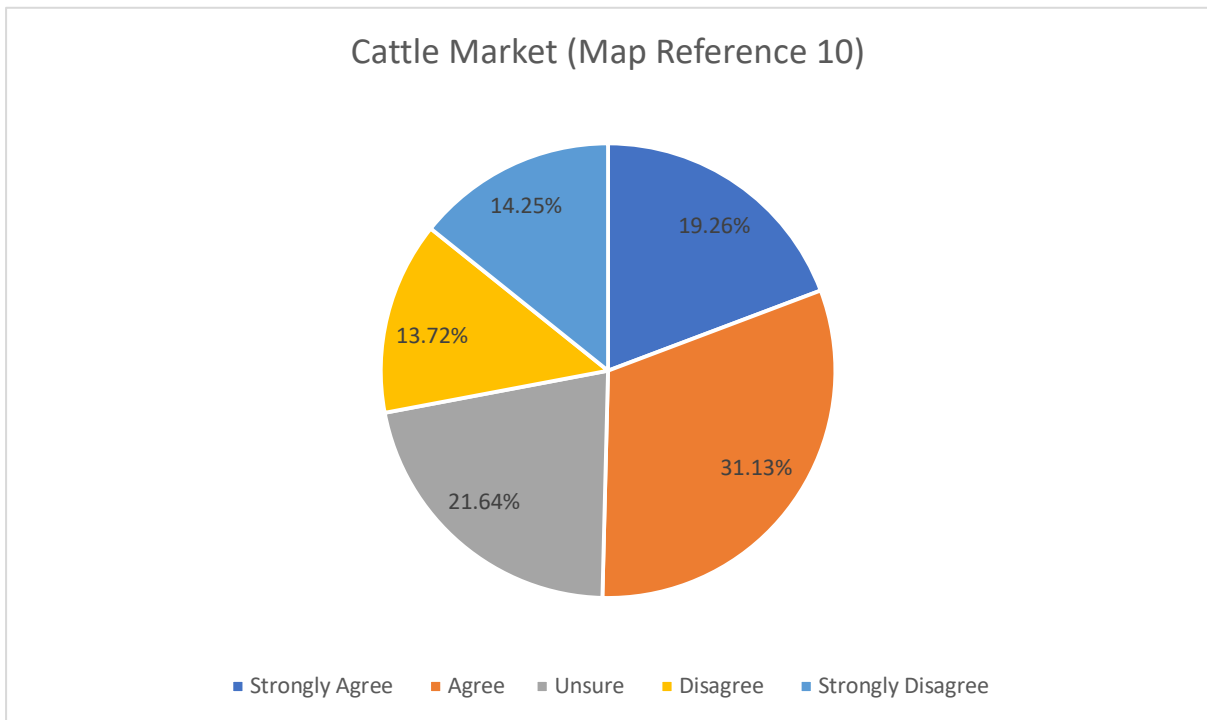


Figure 33. Chart displaying respondents' answers to the Cattle Market site

Comments from respondents can be summarised as

- Respondents noted that the site currently provides vital parking in Thame, being used by parents collecting children from school as well as for overflow parking for those visiting the town centre.
- The importance of the Cattle Market was disputed among respondents: while some felt it added to the character of Thame, others had no issue with it being removed, however most noted that it should be relocated somewhere fairly nearby.
- There were several comments made that suggested the site should be redeveloped for community use, for example to create an arts centre.

4. Summary and recommendations

Vision and Objectives

There was a positive response to the proposed vision and objectives, with at least 80% of responses to all objectives expressing agreement or strong agreement to these, with Objectives 2 and 5 receiving the highest level of support (97% and 98% respectively agreed or strongly agreed to these objectives:

- Objective 1 (Thame must continue to feel 'compact') received overwhelmingly positive support, but respondents did note that if development were to extend beyond Thame's ring road it would undermine the objective.
- For Objective 2 (Thame must continue to have a close relationship with the open countryside around it), respondents noted the importance of the Cuttlebrook Nature Reserve.
- Comments on Objective 3 (Thame must retain its markets) highlighted the importance of Thame's markets in giving its identity, but the general consensus was that respondents would be happy for the Cattle Market to be relocated away from its current location.
- Responses to Objective 4 (Thame must continue to act as a centre for the surrounding area, not just residents) suggested that the presence of independent retailers in the town play an important role in attracting residents from surrounding areas to visit Thame. It was also suggested that the availability of free-parking in the centre is important and that if removed or charged for this might deter visitors. This needs balance with wider comments made about the impact of parking and traffic in the centre.
- revealed some level of contention over the importance of free parking in Thame, as well as suggesting that independent retailers were crucial to achieve the objective
- For Objective 5 (Thame must remain attractive to residents and visitors), respondents noted that Thame's green spaces, historic centre, markets, independent shops, and proximity to the countryside make it an attractive place. Suggestions were also made as to what could be done to improve the attractiveness of the town. Comments include improve parking issues, introducing outdoor seating areas, and creating more pedestrianised areas.

Respondents were asked how the Plan should respond to changes since the first Neighbourhood Plan was made, including new development pressures, the climate emergency, and the impact of Covid-19. A key theme here was support for the introduction of electric vehicle charging points within Thame and other 'green' interventions. Others mentioned how the Covid-19 pandemic had increased the importance the surrounding countryside for them, and that the Plan should do whatever it could to preserve this. Similarly, a number of comments expressed support for improving walking/cycling routes within Thame and connecting into the surrounding areas of countryside. Many also noted how their working patterns had shifted to become more 'home-based', and that future development should be able to accommodate this shift.

Site selection

Housing

The CEG Site and Diagnostic Reagents sites were the most popular housing sites among respondents: both received over 50% of responses in favour, with less than 25% against. However, for the CEG site, responses suggest that that the entire site area would be unsuitable for development and that it should not extend south past the existing development to the west of the site.

The least popular sites were the Windmill Road and Moreton Lane sites, both received over 50% of responses against, and less than 25% in favour. These sites are located next to each other and both received strong concern about accessibility issues, as well as their potential impacts on the Phoenix Trail and surrounding countryside.

There was no real preference for the Land at 'Site F', with an even split between those in favour and against. Comments most noted that a portion of the site would not be suitable due to being located on a floodplain – but that small parts may be suitable.

In terms of other sites put forward:

>> *High Fields:*

Having reviewed the Landscape Capacity Assessment, Phase 1 of that assessment does recommend that there *'may be potential for housing subject to landscape and visual mitigation and protection of the landscape setting to the River Thame'*. However, the Phase 2 assessment of the site concludes that:

- *It is not recommended that THA10 is considered any further as a potential developable area as development with a part of the area would adversely affect the whole.*
- *The strong intrinsic rural character and contribution the area makes to the setting of the rural village of Moreton and the wider landscape is important.*
- *The area is distinct from the urban fabric of Thame and is separated by a very well defined edge to the town.*
- *The site lies on ground falling away from the town where there is no precedent for development south of the old railway line / Phoenix Trail.*

The study is clear that the site is not appropriate for development. However, this could be further reviewed alongside other sites.

>> *Land at Moreton Road*

As above, this site could be further reviewed, though it is noted that it would involve development within Moreton, and thus outside the main built-up area of Thame and catchment of services and facilities, thus being contrary to the vision and objectives for Thame (that were strongly supported).

>> *Land east of Thame*

As above, this site could be further reviewed. As with the High Fields site, it was considered in the SODC Landscape Capacity Assessment. That recommends that development might be suitable, but only on a reduced area of land, and only in conjunction with smaller parcels north and south of this. It notes that, development, on its own, would appear incongruous, and that development of the whole area would involve a major expansion of Thame to the *'detriment of the town and its open landscape setting'*.

>> *Oakfield*

The Oakfield site has been put forward as having potential for four new dwellings. This scale of development (less than five homes) is typically captured by 'windfall' and rather than comprising a site allocation might instead be subject to wider policies in the Plan with regard to matters such as design, suitable uses, green space and accessibility etc. It is noted that there is a planning application for a public burial site on the immediately adjacent land. Due to matters of proximity, if approved, this may have implications for the potential for development of the Oakfield site.

Employment

Three potential employment sites were presented, comprising three adjacent parcels. The most popular sites were the two that protruded the least from the existing settlement pattern: 'North of Windles' and 'East of Howland Road'.

These both received more responses in support of them being potential development sites than against. For the 'North of Windles' site, 53% of responses agreed or strongly agreed, compared to 25% against, while 48% of responses were in favour of the 'East of Howland Road' site compared to 30% against.

The least popular site, Land south of Towersey Road (Cotmore Wells) received 38% of responses in support, and 39% against. Comments suggested this was because the site was not adjacent to and extended beyond the existing urban settlement boundary.

In terms of other sites put forward:

>> *Wider area of land to east of Howland Road*

Two further parcels of land were put forward for submission and which included the wider area forming part of the earlier submission to the SODC SHELAA. These could be further reviewed. The wider site was considered in the SODC Landscape Assessment. This recommends that development might be considered appropriate, but that it should be limited to the western edge of the site. This includes land to the south of the 'Cotmore Wells' site presented in the consultation, but not east of this. The Landscape Study notes the potential erosion on the separate identity between Thame and Towersey and the need for woodland planting on the eastern boundary.

>> *Land south of the A418*

This site was not assessed in the SODC Landscape Capacity assessment in the same way that land east of Howland Road was, but, as with other sites put forward through consultation, could be reviewed further. As with other sites, the relationship with the objectives would need to be considered.

Mixed use/retail

Both of the suggested mixed use sites received positive feedback, with 64% of all respondents agreed or strongly agreed with the Goodsons Industrial Mews site, compared to 13% against, and 50% of all respondents agreeing or strongly agreeing with the Cattle Market site, compared to 28% against.

The importance of the Cattle Market was disputed among some respondents: while some felt it added to the character of Thame, others had no issue with it being removed, but many noted that it could be relocated elsewhere.

Implications for next stages

The vision and objectives for Thame were strongly supported and provide a good basis for ongoing work on the review of the Neighbourhood Plan, particularly in terms of updating this to address climate change matters, integrating ideas and initiatives from the Thame Green Living Plan for example, into policies where appropriate, or as wider projects that the might be delivered (but which are not necessarily 'land use or development' related).

However, there is some tension between the objectives and how these are reflected within potential sites and locations for growth, particularly residential.

Although there is support for the compact, walkable nature of Thame and its relationship with the surrounding countryside and landscape setting, growth and development would impact upon this. The majority of respondents said they were against potential development to the south of Thame for new homes, citing reasons such as access constraints and impact on the countryside. But if these sites were not to come forward then alternatives need exploring. Several were put forward through the consultation, having previously been considered through the site assessment and selection process. These can be reconsidered, alongside the sites subject to this round of consultation. However, similar issues exist with these sites.

In terms of employment, there are questions about whether additional land is required for employment purposes, and where that should be provided. In the case of the sites submitted, all would contribute to the outwards expansion of Thame beyond the built-area.

For mixed-use / retail, both sites (the Cattle Market and Goodsons Mews) were broadly supported as sites, and should be taken forward for further review within the Neighbourhood Plan.

Appendix: Copy of display material and survey



TNP2 - THAME NEIGHBOURHOOD PLAN REVIEW

THAME
Town Council
BOARD 1/7

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:
www.thametowncouncil.gov.uk/thame-town-council/thame-neighbourhood-plan-revision/

To comment on the Neighbourhood Plan please complete the survey on the website by 23rd August 2021
Alternatively, a paper copy can be downloaded and returned to the Town Council.



SCAN FOR MORE INFO

TNP2 - THAME NEIGHBOURHOOD PLAN REVIEW



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.

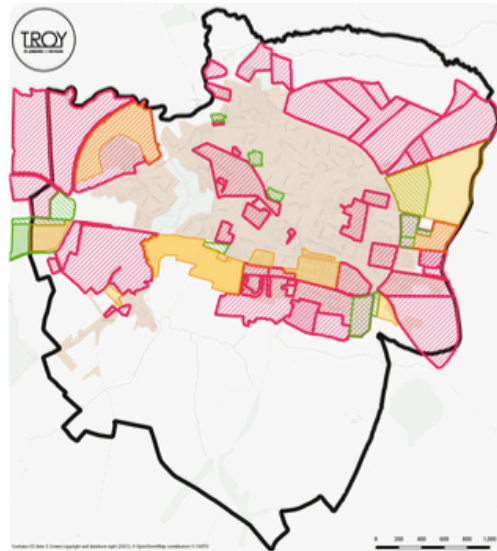
Landowners, developers and their agents have put forward a large number of potential sites for future growth and development in Thame. The Town Council has assessed these to determine which might be considered suitable for development, in principle.

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 favourable, 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

To find out more about the Neighbourhood Plan please visit the Town Council website:
www.thametowncouncil.gov.uk/thame-town-council/thame-neighbourhood-plan-revision/

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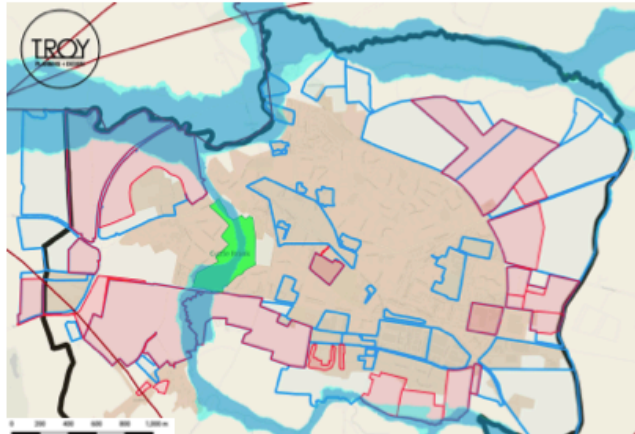
SCAN FOR MORE INFO

TNP2 - THAME NEIGHBOURHOOD PLAN REVIEW



MAPPING OF ASSESSMENT CRITERIA

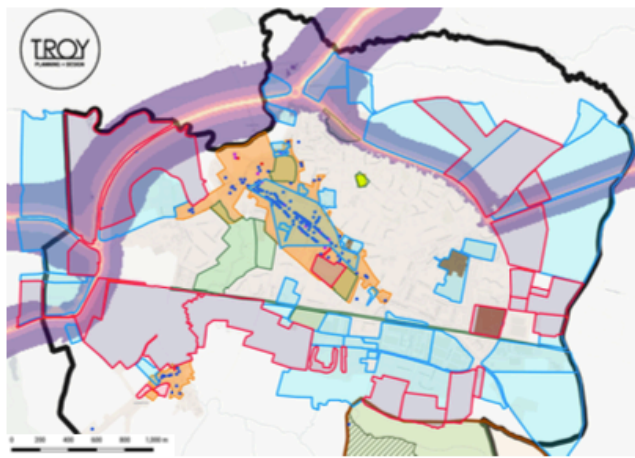
ENVIRONMENTAL CONSTRAINTS



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.

- | | |
|---|--|
| <ul style="list-style-type: none"> Thame Boundary Call For Sites SHELAA Sites Built Up Area | <p>ENVIRONMENTAL CONSTRAINTS</p> <ul style="list-style-type: none"> Flood Zone 2 Flood Zone 3 Ancient Woodland Local Nature Reserves SSSI Impact Risk Zones |
|---|--|

POLICY CONSTRAINTS



- | | |
|---|---|
| <ul style="list-style-type: none"> Thame Boundary Call For Sites SHELAA Sites Built Up Area Scheduled Monuments Conservation Target Areas - LP Policy ENV2 Protected Green Spaces - NDP Policy ESD01 Registered Parks and Gardens Brownfield Land Register Conservation Areas | <p>Road Noise</p> <ul style="list-style-type: none"> 55.0-59.9 dB 60.0-64.9 dB 65.0-69.9 dB 70.0-74.9 dB >=75.0 dB |
| <p>Listed Buildings</p> <ul style="list-style-type: none"> I II II* | <p><small>Contains OS data. © Crown copyright and database right (2021).
Environment Agency © 2021.
Natural England © 2021.
Historic England © 2021.
© OpenStreetMap contributors © CC-BY</small></p> |

To find out more about the Neighbourhood Plan please visit the Town Council website:
www.thametowncouncil.gov.uk/thame-town-council/thame-neighbourhood-plan-revision/
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SCAN FOR MORE INFO

TNP2 - THAME NEIGHBOURHOOD PLAN REVIEW

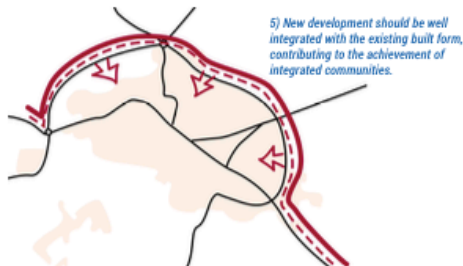
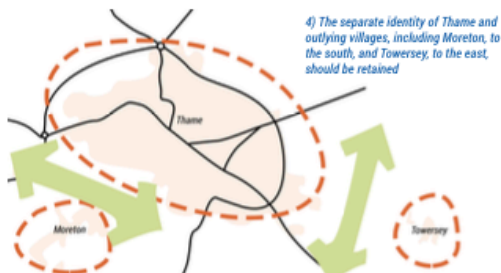
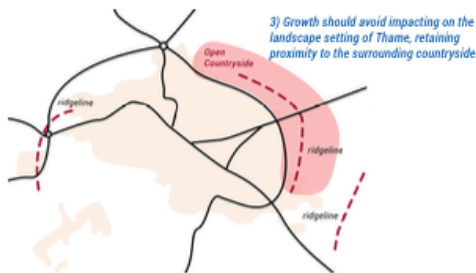
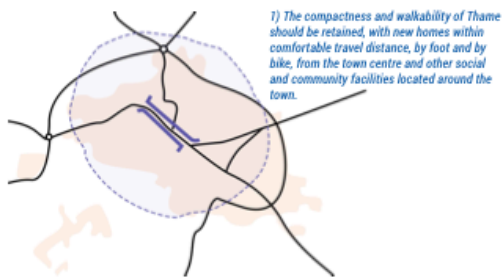


BOARD 4/7

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.



To find out more about the Neighbourhood Plan please visit the Town Council website:
www.thametowncouncil.gov.uk/thame-town-council/thame-neighbourhood-plan-revision/

To comment on the Neighbourhood Plan please complete the survey on the website by 23rd August 2021

Alternatively, a paper copy can be downloaded and returned to the Town Council.



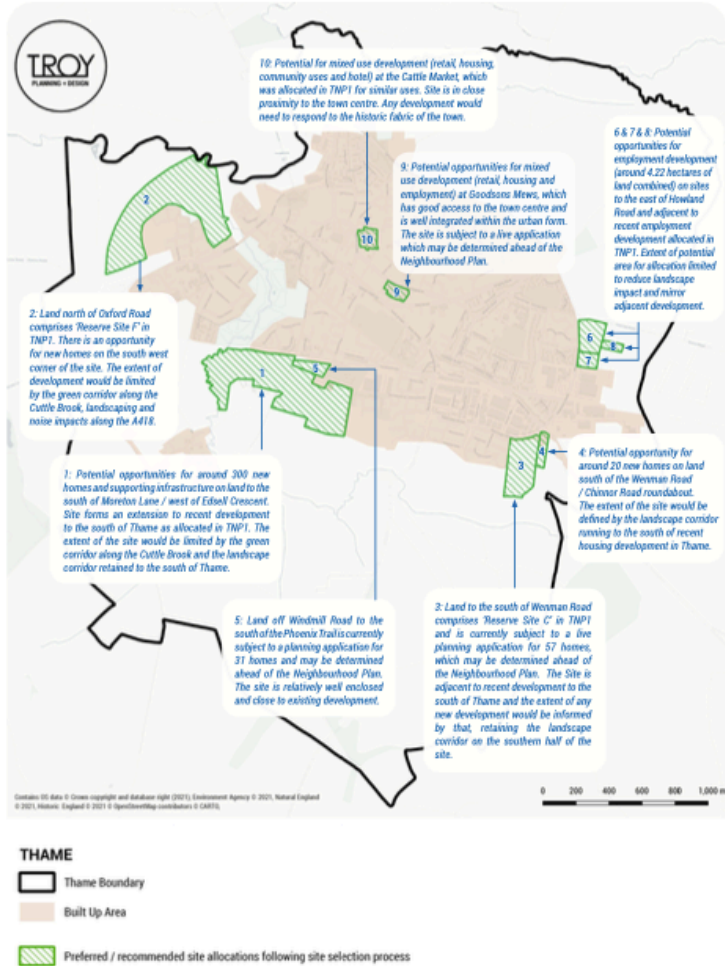
SCAN FOR MORE INFO

TNP2 - THAME NEIGHBOURHOOD PLAN REVIEW



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.



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TNP2 - THAME NEIGHBOURHOOD PLAN REVIEW



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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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 23rd 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.



To find out more about the Neighbourhood Plan please visit the Town Council website:
www.thametowncouncil.gov.uk/thame-town-council/thame-neighbourhood-plan-revision/

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SCAN FOR MORE INFO



NEIGHBOURHOOD PLAN REVIEW
QUESTIONNAIRE
PLEASE RETURN BY 23rd AUGUST 2021

INTRODUCTION

The current Neighbourhood Plan for Thame (TNP1) was 'made' in 2013 and forms part of the Development Plan which is used by South Oxfordshire District Council to help determine planning applications for development in Thame.

However, following the adoption of the new South Oxfordshire Local Plan (SOLP) in December 2020 there is a need to update TNP1 to reflect new policies and pressures. It is equally important that this update is also reflective of your views on the future for Thame. A review of the Neighbourhood Plan is thus now taking place (TNP2).

The most significant challenge for TNP2 is the need to identify additional land for development: the Local Plan states that a minimum of 339 new homes need delivering in Thame, along with a minimum of 3.5 hectares of employment land as well as space for new retail uses.

The Neighbourhood Plan cannot be used to prevent homebuilding. But, as with TNP1, it can proactively shape the location of any new development, and establish principles that influence good design and high quality new development.

Initial work has been undertaken on potentially suitable sites for future development in Thame, which we are now seeking your views on.

We would also like to know if you have any ideas or suggestions for incorporation in the new Neighbourhood Plan, so that it can be as successful as the made Plan.

Please do let us know what you think by completing the survey.

This survey is open until 23rd August 2021.

PART 1: VISION AND OBJECTIVES

1) To what extent do you agree with the vision and objectives of TNP1?

A vision statement and set of core objectives were developed with the local community as part of TNP1 and form the foundation of the Plan. The vision statement is as follows:

*“Thame must maintain its character as a **real** market town.”*

It is proposed to retain the vision in the new TNP2. The vision encapsulated a series of overarching objectives which are outlined in the table below. We want to understand whether these are still relevant.

Please let us know how you feel about the objectives by ticking the relevant boxes below.

	Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
Objective 1. Thame must continue to feel ‘compact’					
Objective 2. Thame must continue to have a close relationship with the open countryside around it					
Objective 3. Thame must retain its markets					
Objective 4. Thame must continue to act as a centre for the surrounding area, not just residents					
Objective 5. Thame must remain attractive to residents and visitors					



2) Do you have any comments on the vision and objectives, including any ideas you might have for updated or new objectives?

The Vision: "Thame must maintain its character as a real market town."	
Objective 1: Thame must continue to feel 'compact'	
Objective 2: Thame must continue to have a close relationship with the open countryside around it	
Objective 3: Thame must retain its markets	
Objective 4: Thame must continue to act as a centre for the surrounding area, not just residents	
Objective 5: Thame must remain attractive to residents and visitors	

3) General ideas for policies and projects in TNP2?

In the 8 years since TNP1 was made we are now facing new development pressures, a climate emergency has been declared and we have experienced economic and social pressures during the COVID-19 pandemic. How should we respond to these in TNP2? Are there any changes to TNP1 you think we should consider, or new topics that you think should be included within TNP2? Please outline these below.



PART 2: SITE SELECTION

A number of sites have been put forward for development in and around Thame. The suitability of these have been assessed following guidance published by MHCLG and by Locality as part of their suite of resources prepared to support Neighbourhood Planning groups.

A shortlist of potentially suitable sites has been identified. The process is summarised on the information panels and reports available alongside this survey. We'd like to know your views on the shortlisted sites for development.

4) What are your views on the potential development sites that have been identified in Thame?

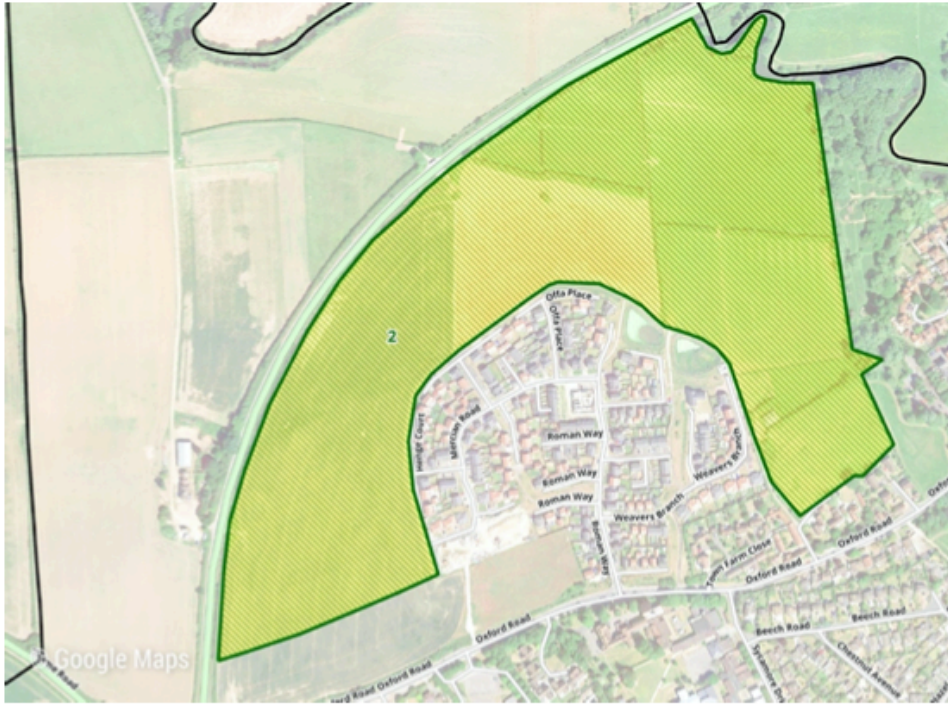


Potential Site Location	Potential Use	How do you feel about this as a potential development site	Do you have any comments on the potential for development at this location and appropriate uses
Land South of Moreton Lane/Land South of Thame (Map Reference 1)	Housing	Strongly Agree	
		Agree	
		Unsure	
		Disagree	
		Strongly Disagree	



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QUESTIONNAIRE
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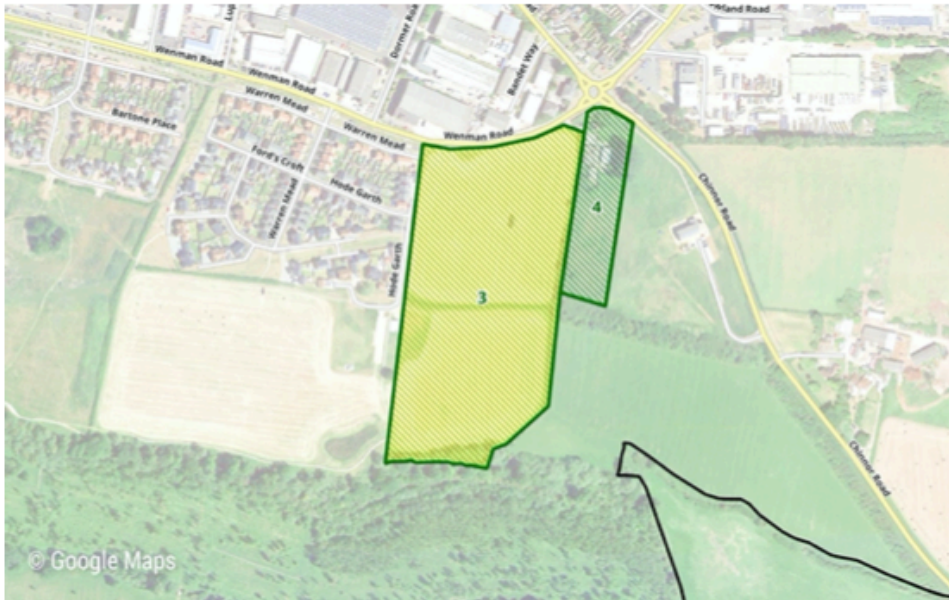


Potential Site Location	Potential Use	How do you feel about this as a potential development site		Do you have any comments on the potential for development at this location and appropriate uses
Land at Site F, North of Oxford Road (Map Reference 2)	Housing	Strongly Agree		
		Agree		
		Unsure		
		Disagree		
		Strongly Disagree		



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QUESTIONNAIRE
PLEASE RETURN BY 23rd AUGUST 2021



Potential Site Location	Potential Use	How do you feel about this as a potential development site	Do you have any comments on the potential for development at this location and appropriate uses
CEG Site (Map Reference 3)	Housing	Strongly Agree	
		Agree	
		Unsure	
		Disagree	
		Strongly Disagree	



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NEIGHBOURHOOD PLAN REVIEW
QUESTIONNAIRE
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Potential Site Location	Potential Use	How do you feel about this as a potential development site		Do you have any comments on the potential for development at this location and appropriate uses
Land South of Chinnor Road/Diagnostics Reagents (Map Reference 4)	Housing	Strongly Agree	<input type="checkbox"/>	
		Agree	<input type="checkbox"/>	
		Unsure	<input type="checkbox"/>	
		Disagree	<input type="checkbox"/>	
		Strongly Disagree	<input type="checkbox"/>	



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QUESTIONNAIRE
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Potential Site Location	Potential Use	How do you feel about this as a potential development site		Do you have any comments on the potential for development at this location and appropriate uses
Land off Windmill Road (Map Reference 5)	Housing	Strongly Agree	<input type="checkbox"/>	
		Agree	<input type="checkbox"/>	
		Unsure	<input type="checkbox"/>	
		Disagree	<input type="checkbox"/>	
		Strongly Disagree	<input type="checkbox"/>	



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QUESTIONNAIRE
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Potential Site Location	Potential Use	How do you feel about this as a potential development site	Do you have any comments on the potential for development at this location and appropriate uses
Land east of Howland Road/south of Towersey Road (Map Reference 6)	Employment	Strongly Agree	
		Agree	
		Unsure	
		Disagree	
		Strongly Disagree	



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Town Council

NEIGHBOURHOOD PLAN REVIEW
QUESTIONNAIRE
PLEASE RETURN BY 23rd AUGUST 2021



Potential Site Location	Potential Use	How do you feel about this as a potential development site	Do you have any comments on the potential for development at this location and appropriate uses
Land east of Howland Road/north of 'Windles') (Map Reference 7)	Employment	Strongly Agree	
		Agree	
		Unsure	
		Disagree	
		Strongly Disagree	



THAME
Town Council

NEIGHBOURHOOD PLAN REVIEW
QUESTIONNAIRE
PLEASE RETURN BY 23rd AUGUST 2021



Potential Site Location	Potential Use	How do you feel about this as a potential development site	Do you have any comments on the potential for development at this location and appropriate uses
Land south of Towersey Road (Cotmore Wells) / East of Howland Road (Map Reference 8)	Retail/Mixed-use	Strongly Agree	
		Agree	
		Unsure	
		Disagree	
		Strongly Disagree	



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QUESTIONNAIRE
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Potential Site Location	Potential Use	How do you feel about this as a potential development site	Do you have any comments on the potential for development at this location and appropriate uses
Goodsons Industrial Mews (Map Reference 9)	Retail/Mixed-use	Strongly Agree	
		Agree	
		Unsure	
		Disagree	
		Strongly Disagree	



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NEIGHBOURHOOD PLAN REVIEW
QUESTIONNAIRE
PLEASE RETURN BY 23rd AUGUST 2021



Potential Site Location	Potential Use	How do you feel about this as a potential development site		Do you have any comments on the potential for development at this location and appropriate uses
Cattle Market (Map Reference 10)	Retail/Community /Mixed- Use	Strongly Agree	<input type="checkbox"/>	
		Agree	<input type="checkbox"/>	
		Unsure	<input type="checkbox"/>	
		Disagree	<input type="checkbox"/>	
		Strongly Disagree	<input type="checkbox"/>	

5) Do you have any further comments on the potential sites?

Comments

 THAME Town Council	NEIGHBOURHOOD PLAN REVIEW QUESTIONNAIRE PLEASE RETURN BY 23rd AUGUST 2021
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PART 3: YOUR DETAILS

It is important to understand the demographics of those undertaking the survey to establish trends in different genders, age categories or stakeholders in Thame to provide a plan for the community. Please tell us the following:

6) Gender

Male	Female	Other	Would rather not say
------	--------	-------	----------------------

7) Age

Under 18	18-25	26-35	36-45	46-55	56-65	Over 65	Would rather not say

8) Are you:

A Resident of Thame	
A Visitor to Thame	
An Employee in Thame	
A business or organisation in Thame (if so, please provide the name of organisation)	
An agent, landowner, or developer (if so, please provide the name of organisation, and whom you are acting on behalf of)	
Other (please specify)	

KEEP IN TOUCH

9) If you would like to be kept updated on the Neighbourhood Plan, please provide your email address:

--

DATA PROTECTION

Data is being collected by Troy Planning and Design on behalf of Thame Town Council. Data in this questionnaire will be analysed to inform the contents of the Neighbourhood Plan. Anonymous data may be shared as evidence that the Plan reflects the aspirations of the community. Email addresses will only be used as stated and will not be shared with third parties.

If you wish your data to be removed or to change your contact preferences, please email: info@troyplanning.com. Please see our privacy and data retention terms at: <https://troyplanning.com>.

Thame Neighbourhood Plan Review: TNP2

Consultation Summary:

Vision, Objectives and Sites

September 2021

Thame Town Council

Thame Neighbourhood Plan (TNP2)

Consultation Statement, February 2024

Volume 2a: Report of consultation on the Vision, Objectives
and Development Sites

Thame Town Council

Town Hall

High Street

Thame, OX9 3DP

www.thametowncouncil.gov.uk

THAME TOWN COUNCIL

NEIGHBOURHOOD PLAN (TNP2)

CONSULTATION STATEMENT

FEBRUARY 2024

VOLUME 2b: REPORT OF
CONSULTATION ON THE
CHARACTER AREA STUDY

Thame Town Council

Thame Neighbourhood Plan (TNP2)

Consultation Statement: February 2024

Volume 2b: Report of consultation on the
Character Area Study



Thame Town Council

Town Hall

High Street

Thame, OX9 3DP

www.thametowncouncil.gov.uk



TNP2 Consultation Summary Character Area Study

September 2021





THAME
Town Council

PREPARED ON BEHALF OF:

Thame Town Council

TNP2 Consultation Summary – Character Area Study

September 2021



PREPARED BY:

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Contents

1. Introduction	1
2. Response rate	2
3. Character Area Survey.....	4
4. Town Centre and Employment Areas.....	12
5. Wider comments.....	16
6. Summary.....	17
Appendix: Copy of Survey Form	19

1. Introduction

In August 2021, alongside the consultation on the Neighbourhood Plan's vision, objectives, and site selection, consultation on Thame's character areas was undertaken. The purpose of this was to help understand residents' views on the character area within which they live: what they considered to be positive features of the area, what concerns they had about new development, how this might be shaped and how character might be strengthened or enhanced. The consultation also sought to understand the views on the character areas which have town-wide significance, including the historic core (town centre) and employment areas.

This consultation allows for an evaluation of the effectiveness of policies in respect of design quality and character of the built environment, to identify those qualities that new development should be sensitive and respond positively to.

This consultation took the form of a questionnaire that was able to capture feedback electronically as well as by hand. All summary information material, including consultation boards, were also made available to view via the Town Council website as well as at a series of drop-in events and exhibitions held at the Town Council offices.

The consultation was advertised through the Thame Town Council website, through social media, by emails sent to those who had opted in to updates, and through banners placed around the town advertising the consultation.

2. Response rate

A total of 99 responses to the questionnaire were received, the vast majority of which (89%) were from residents. Other respondents included local businesses / organisations, people visiting the area or living nearby, and employees of the area.

There were slightly more responses from men (56%) compared to women (42%) with only a handful (2%) declining to respond to the question.

In terms of the age of respondents, there was a very limited response from those people aged under 26 (just one response in total), even the representation from those aged under 36 was limited with only nine responses. There was a fairly even split between those in the, 46-55, 56-65 and over 65 age groups.

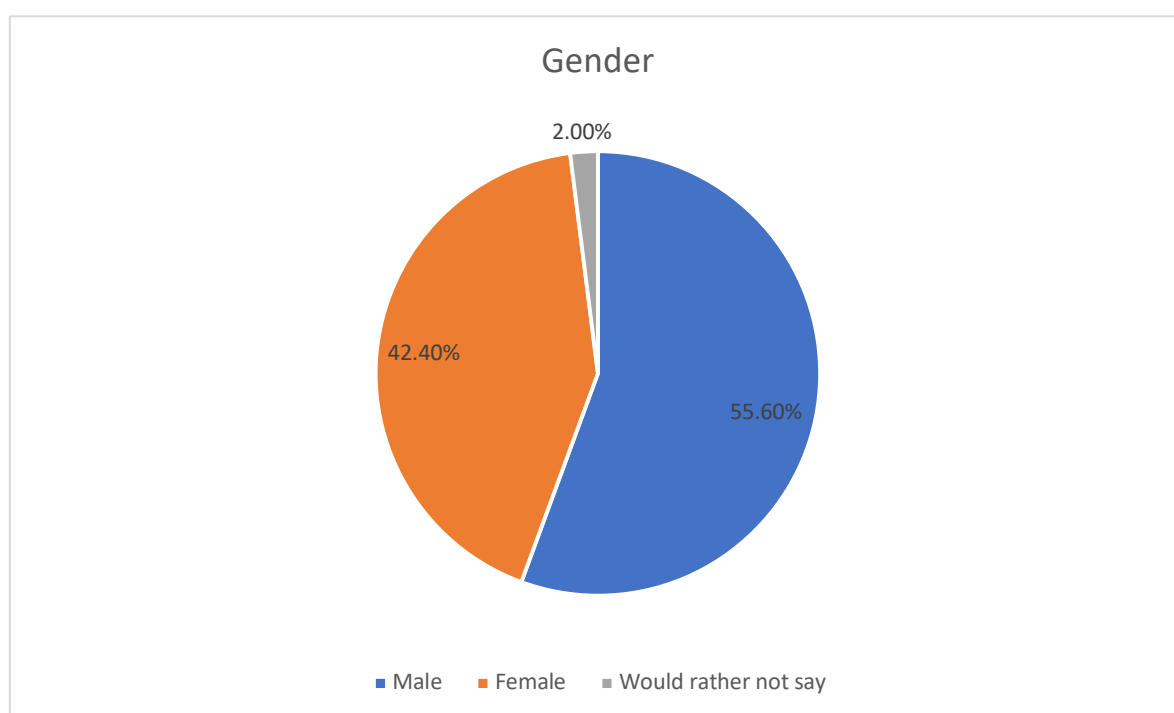


Figure 1. Gender breakdown of respondents to the character area questionnaire

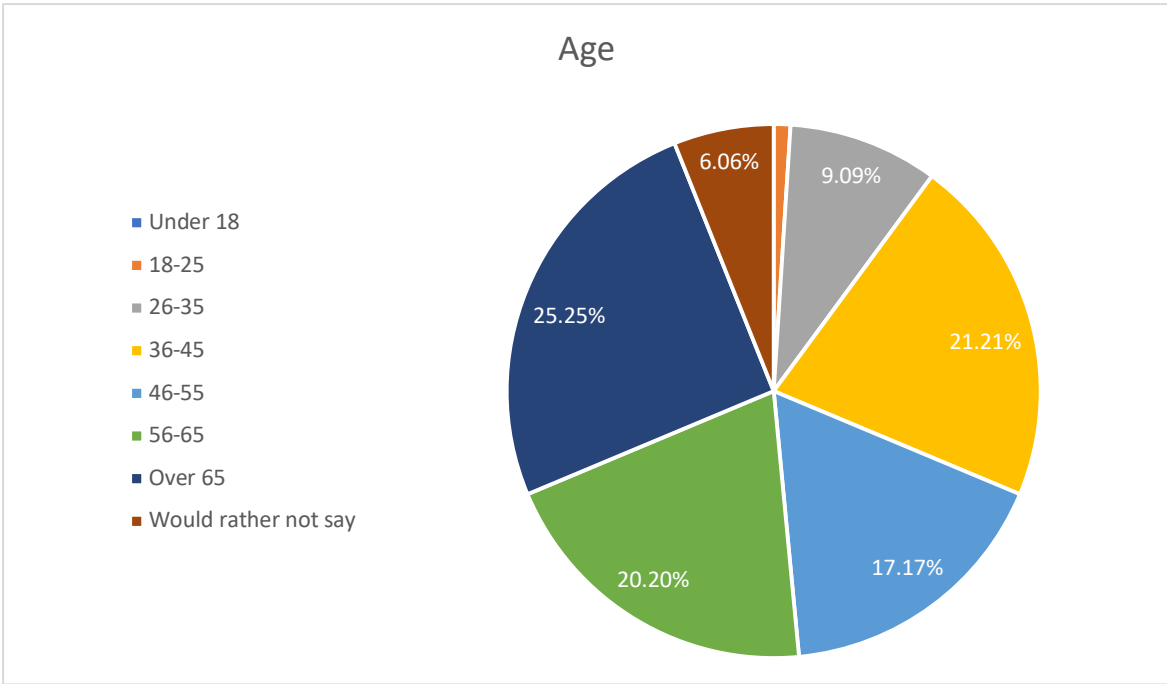


Figure 2. Age breakdown of respondents to the character area questionnaire

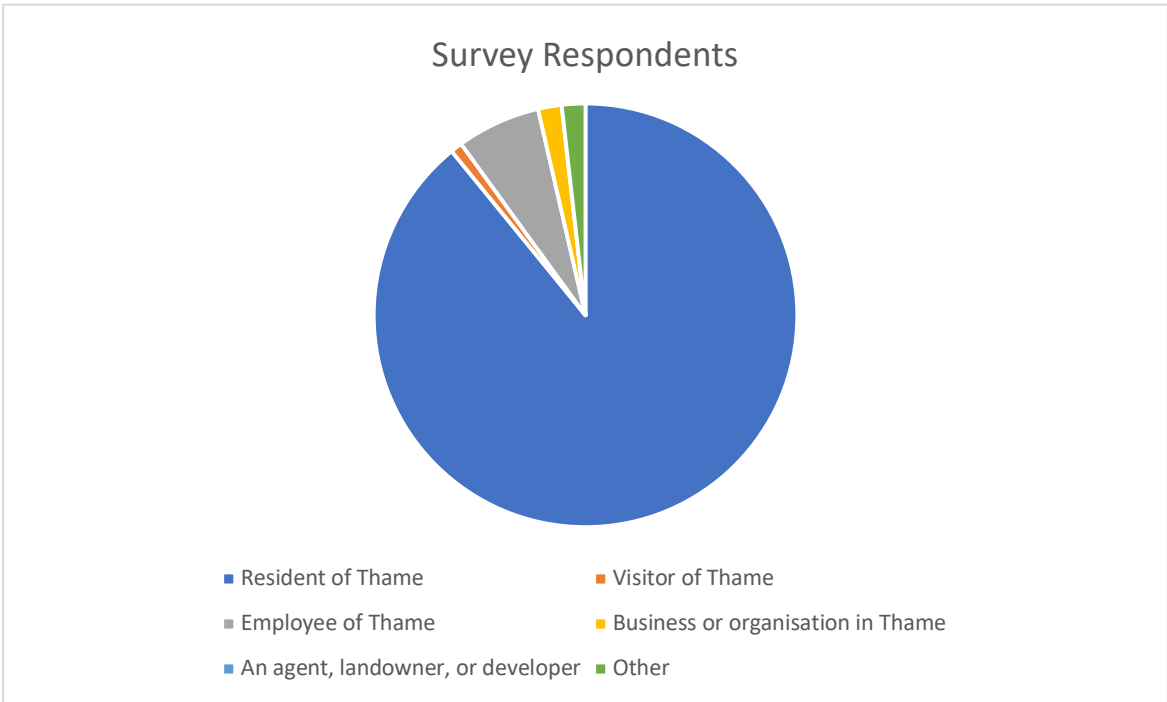


Figure 3 . Breakdown of respondents based on their relationship to Thame

3. Character Area Survey

Respondents were first asked to state which character area, based on a map provided (Figure 4), they lived in. The chart below (Figure 5) provides a breakdown of responses. There was a fairly even mix of respondents who lived in the Town Centre, Lea Park, Southern Thame, East Thame, and the Post 2013 areas of housing. There were fewer respondents from Chiltern Vale, Moreton Village, and the Employment areas, however it is felt this reflects their generally smaller size compared to other character areas.

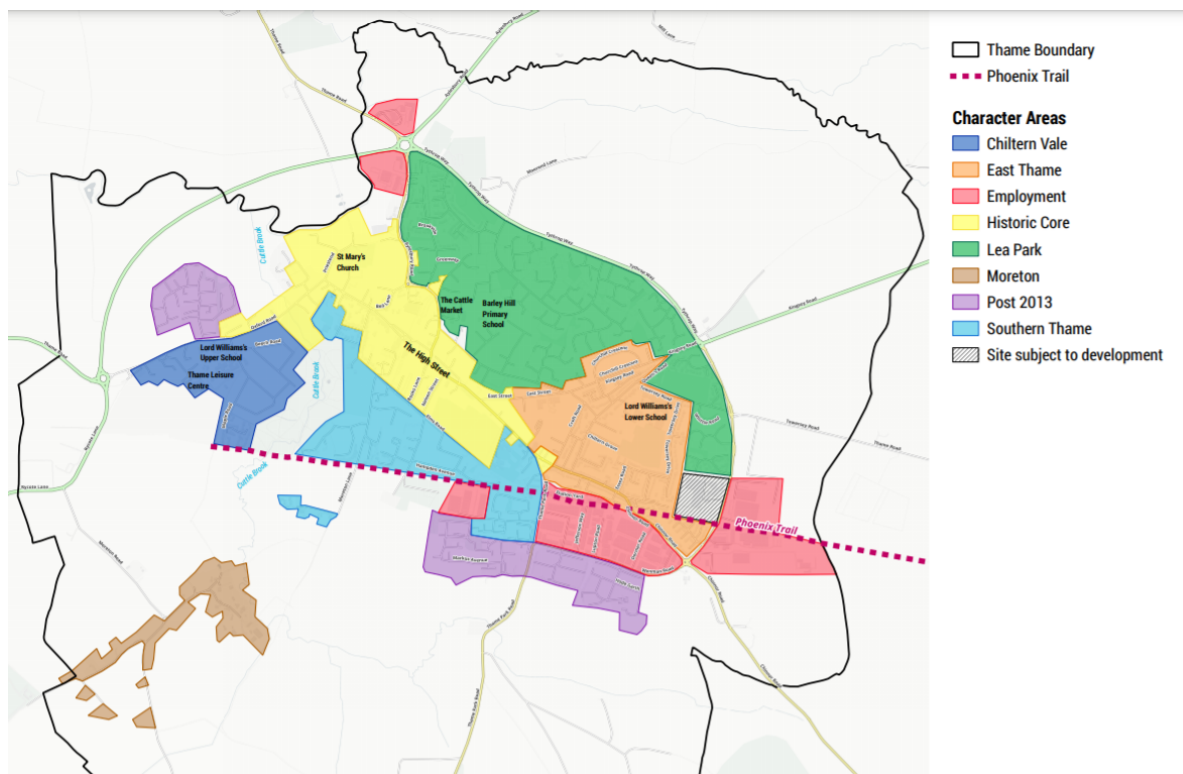


Figure 4. Map displaying the boundaries of Thame's character areas

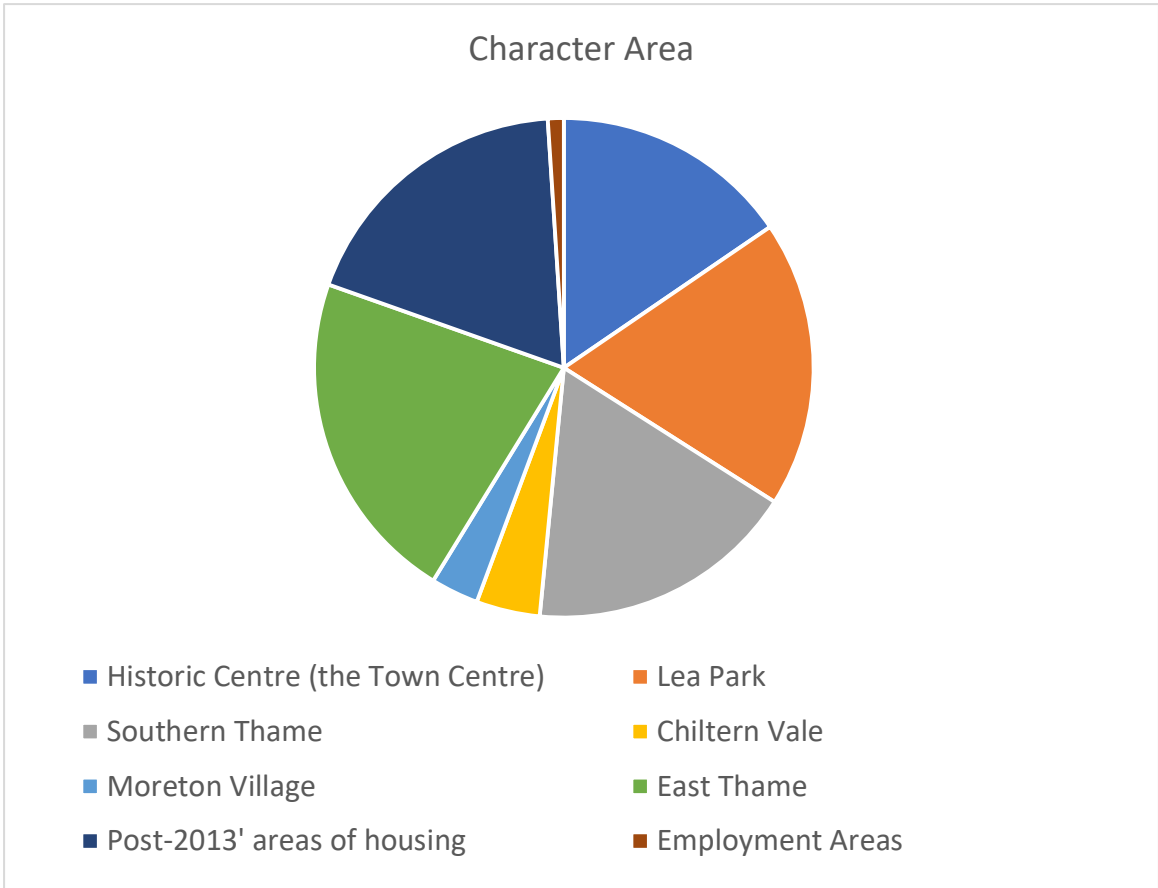


Figure 5. Breakdown of respondents based on where they live in Thame

Respondents were asked to respond to three questions about the character area they lived in. The questions were:

1. Please provide up to three words or phrases that you think best describe the character of the area you live in.
2. What are the positive features of the built environment in your character area? Please provide up to three words or phrases.
3. Are there any negative features that detract from the character of the built environment? Please provide up to three words or phrases.

Respondents were then asked whether they had any ideas for improvements for their character areas, again respondents were asked for up to three ideas, but for this question they could be more detailed in their responses.

Responses are summarised in the following sections and include the use of word clouds. Where a word or phrase was repeated frequently in responses this appears more prominently in the word cloud.

Historic Core (the Town Centre)

The responses indicate that the things the residents of the Town Centre feel describe the character of their area best are:

- Its strong historic identity.
- The friendly and welcoming atmosphere, and with this the sense of community.
- The regular markets.

The positive features of the built environment in their character area (Figure 6) include:

- Historic features and buildings.
- High quality and well-designed buildings, noting the varying materials used and the individuality that comes with this.
- The fact that the area is well-maintained and kept attractive.

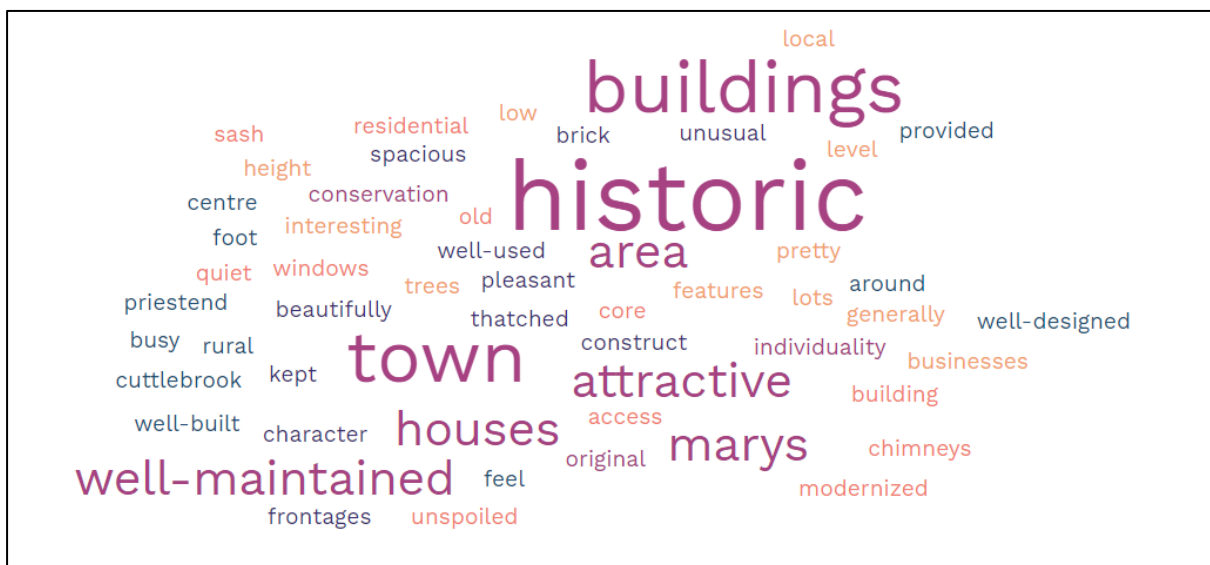


Figure 6. Word cloud of responses to what residents would say the positive features of the Town Centre are

Most answers regarding the negative features of the built environment in their character area were centred around the high level of traffic and congestion on the high street.

Ideas for improvement included:

- Introduce more pedestrianised areas.
- Encourage more green features in new development.
- Introduce traffic calming measures to help reduce congestion and speeds.
- Improve the parking opportunities for residents, those who live in the area without off-street parking often struggle to find a space.

Lea Park

The responses indicate that the things the residents of the Lea Park feel describe the character of their area best are:

- Its atmosphere, which residents describe as friendly, calm and peaceful
- Family-centred

The positive features of the built environment in the Lea Park character area (Figure 7) include:

- The spacious layout of the estate.
- The large number of green spaces and green features.
- The proximity to the town centre, reducing the need for car travel into the high street.

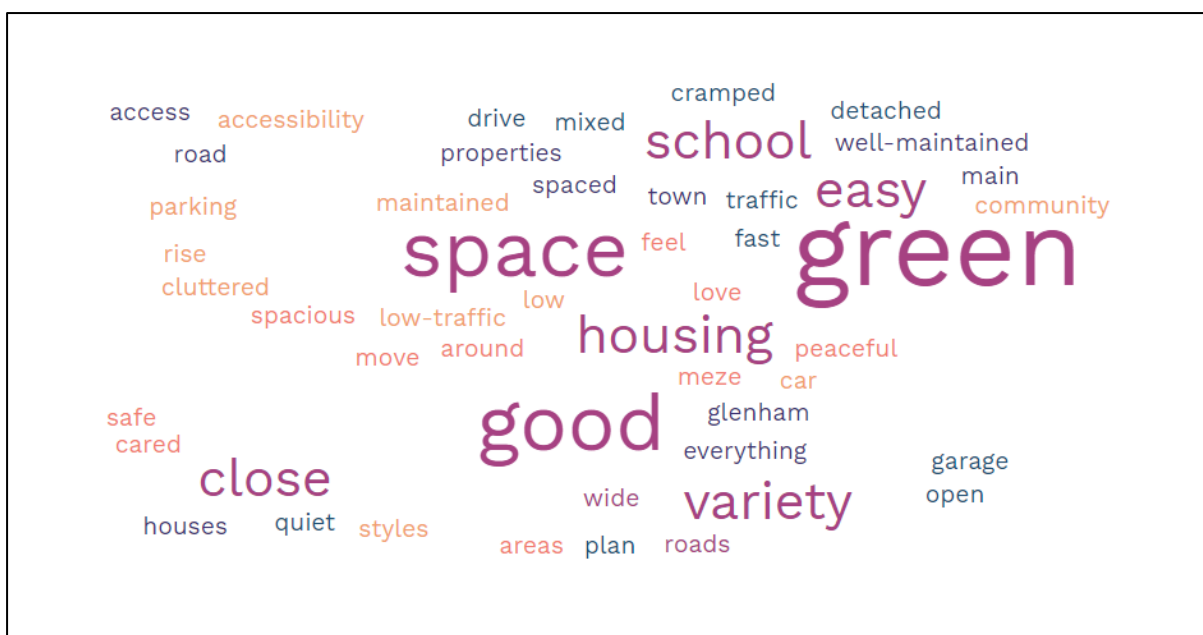


Figure 7. Word cloud of responses to what residents would say the positive features of Lea Park Character Area are

The most common negative features of the built environment cited by respondents were the lack of available parking spaces at peak times and traffic issues.

Ideas for improvement included:

- Introduce better street maintenance, in particular to tidy up weeds and manage the estates open spaces
- Improve / introduce cycle/pedestrian infrastructure

Southern Thame

The responses indicate that the things the residents of the Southern Thame feel describe the character of their area best are:

- The strong sense of community.
- The quiet feel of the area.
- Good access to the Phoenix Trail and wider countryside.

The positive features of the built environment in the Southern Thame character area are illustrated in the word cloud in Figure 8 and include access and proximity to green spaces, nature and the surrounding countryside.

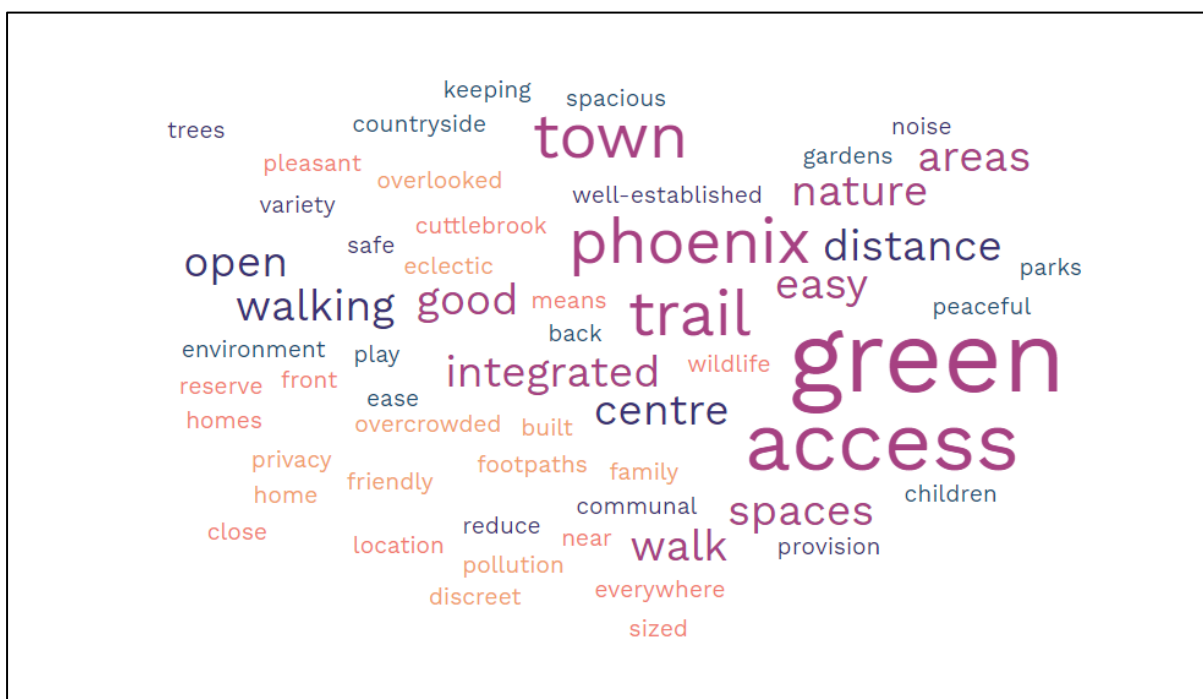


Figure 8. Word cloud of responses to what residents would say the positive features of Southern Thame are

The most common negative features of the built environment in their character area, as listed by respondents, were issues finding parking spaces and the condition of the roads.

Ideas for improvement included:

- Improve the condition of road surfaces.
- Preserve the area's open spaces, parks and play areas.
- Maintain/improve access to the Phoenix Trail.

Post-2013 areas of housing

The responses indicate that the things the residents of the newer 'post-2013 housing areas' (i.e.: those areas built since the first Neighbourhood Plan was 'made') feel describe the character of their area best are:

- The friendly atmosphere.
- Modern design.

The positive features of the built environment in this character area are presented in Figure 10 and include proximity to Thame's countryside and green spaces, and the integration of greenery within the streets in these areas.

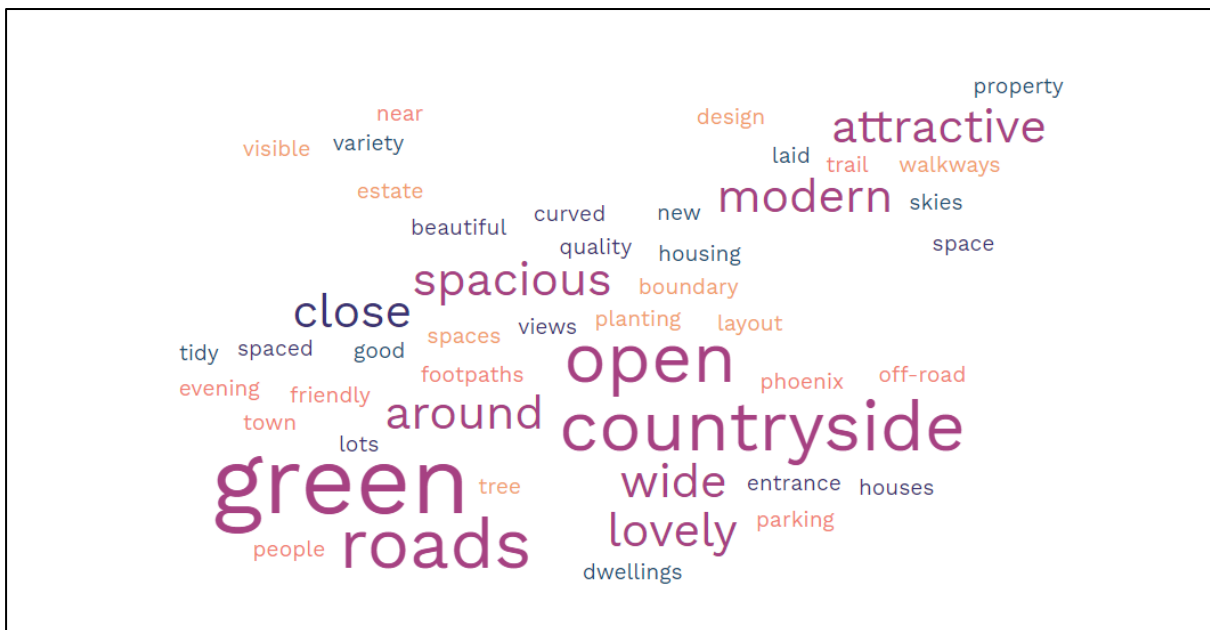


Figure 10. Word cloud of responses to what residents would say the positive features of the post-2013 areas of housing are

The negative features of the built environment in the character area were cited as:

- That the area generally feels unfinished, and needs 'polishing' off.
- That residents felt too far away from the Town Centre, commenting that it was too far to walk or cycle into town (but which may be linked to a lack of infrastructure connecting these areas to the town centre – see for example, the comment for improvement below).

Ideas for improvement included:

- Incorporate green spaces into new developments.
- Introduce better pedestrian / cycle connection into Thame town centre and to the Phoenix Trail Better.

Chiltern Vale

There were only a limited number of responses from residents of Chiltern Vale, and not enough to produce a useful word cloud. However, based upon the responses received, it is considered that the area is best described as being a quiet and pleasant residential area.

The positive features of the built environment in the Chiltern Vale character area were cited as:

- Quality design of houses, which come in a variety of building materials.
- Green and leafy streets, coupled with easy access to the Cuttle Brook Nature Reserve.

The negative features of the built environment in the character area were reported as:

- Poor quality road surfaces.
- Overflow parking from Lord Williams school which produces congestion issues.

Ideas for improvement included:

- Improve the condition of road surfaces.
- Introduce parking control measures.

Moreton Village

As with the Chiltern Vale area, responses from residents of Moreton were limited. However, based upon those received, it is considered that the area is best described as having a real sense of community and having a rural nature.

The positive features of the built environment in the Moreton character area were considered to be:

- The number of listed buildings in the area, which contributed to a feeling of historic character.
- Mixed variety of high-quality houses.
- Access to green spaces.

The negative features of the built environment in the character area thought to be:

- Some of the 'newer built' houses in the area did not match the historic character of buildings throughout the village.

Ideas for improvement included:

- Introduce traffic calming measures to reduce speed
- Improve footpaths and cycle paths



Figure 15. Word cloud of responses to what residents would say the positive features of the Employment areas are

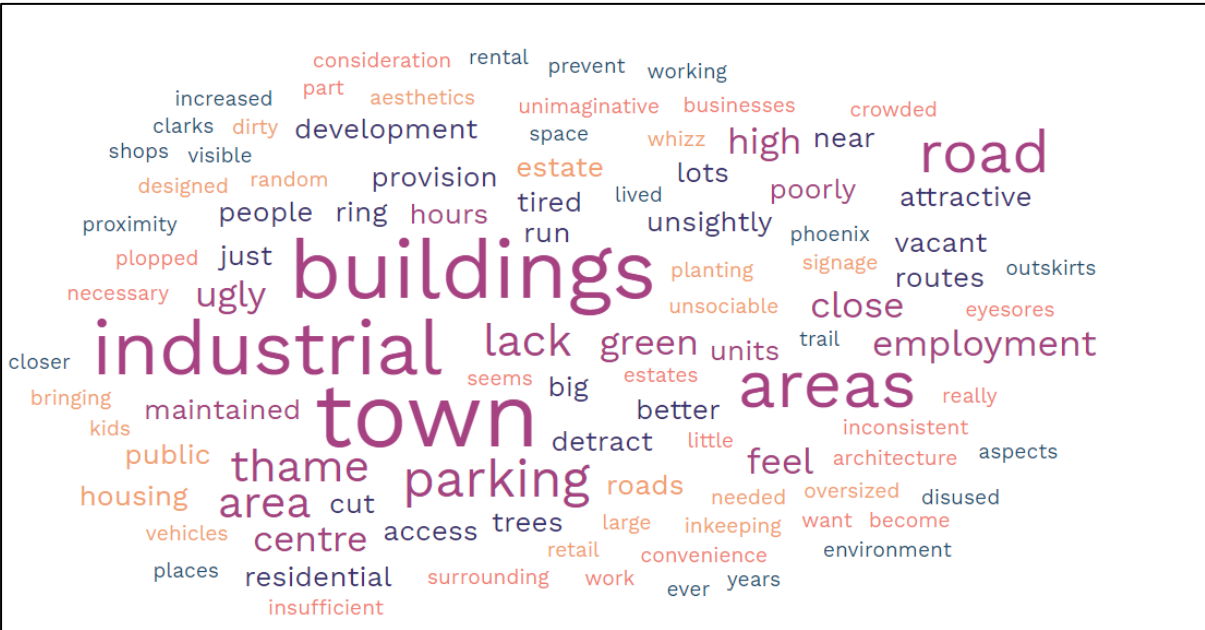


Figure 16. Word cloud of responses to what residents would say the negative features of the Employment areas are

5. Wider comments

Respondents were asked if they had any other comments on the character of Thame as a whole, including any wider opportunities for change that might benefit the town as a whole

The key themes that emerged from the responses were:

- The need to maintain Thame's identity as a market town / avoid losing its identity as a market town.
- Support for improving cycle and pedestrian connection both into Thame Town Centre and the surrounding countryside.
- Support for the above point was linked to the high number of concerns over increasing traffic in the town centre and the prioritisation that seems to be given to vehicles.
- The desire to introduce more pedestrianised and outdoor seating areas on the High Street.
- The importance of Thame's connection to the surrounding countryside, with many suggesting this connection should be reinforced, particularly through improvements to the Phoenix Trail.
- The need to be environmentally conscious and for the Neighbourhood Plan to respond to the Thame Green Living Plan.

6. Summary

Town Centre

Those who lived within the historic core felt that it was defined most strongly by its historic identity, the welcoming atmosphere, and its regular markets. The high quality buildings and well-maintained public spaces were listed as the biggest positive features of the area. Meanwhile, issues with traffic detracted from the quality of the area. Ideas for improvement included introducing more pedestrianised areas, green features and traffic calming measures, as well as improving parking opportunities for residents without off-street parking.

Responses from those who lived outside of the town centre followed a similar pattern in their answers. They noted the value in the walkability of the town centre, and how compact it was. They also highlighted the importance of the independent retailers on the High Street. Similar to residents of the area, responses acknowledged the issues of congestion and parking in the High Street, particularly on market days.

Ideas for improvement included developing more pedestrianised areas, improving cycle infrastructure, traffic calming measures, and support for independent retailers.

Lea Park

Responses from Lea Park residents indicated that the area is best defined by its friendly atmosphere and family-centred community. Positive features of the character area include the estate's spacious layout, the large number of green spaces, and its proximity to the town centre. The most common issue in Lea Park appears to be the lack of available parking spaces at peak times and traffic issues. Furthermore, ideas for improvement include better street maintenance and improving cycle/pedestrian infrastructure.

Southern Thame

Southern Thame is considered to be best characterised by its quiet atmosphere and proximity to the Phoenix Trail and wider countryside, with the latter point being noted as the key positive feature of the area. Negative features included issues finding parking spaces at peak times and the general condition of the roads. Ideas for improvement included improving the condition of the roads, preserving the area's open spaces, and to maintain/improve access to the Phoenix Trail.

East Thame

Residents from East Thame felt the quiet atmosphere and historic residential buildings were what described the area best. Positive features of the area were reported as being the high-quality houses and tendency for properties to have large rear gardens. Negative features included lack of access to green spaces and, for those without private driveways, parking. Ideas for improvement included street greening, improved cycle infrastructure, and developing a new community green space. Some respondents suggested that the character area was not correctly defined and should revert to that shown in TNP1.

Post-2013 areas of housing

Residents described these areas as having a modern design and friendly atmosphere. Positive features include proximity to Thame's countryside and the spacious street layout. However, residents reported that the area generally felt a little unfinished, and that they were distant from the Town Centre. Ideas for improvement included incorporating green spaces into new development and introducing better pedestrian/cycle connections into the town centre.

Chiltern Vale

Chiltern Vale was described by its residents as a quiet residential area. The positive features included the high-quality design of buildings and green streets, which connected well with the Cuttlebrook Nature Reserve. Negative features included poor quality road surfaces and parking issues during peak school times. Ideas for improvement focused on improving the conditions of the roads and introducing parking control measures.

Moreton Village

Responses from residents of Moreton Village felt the community feel and rural nature of the village best described it. The positive features of the area included the number of listed buildings, the mixed variety of high-quality houses, and good access to green spaces. Negative features suggested by residents were that the newer built houses did not match the historic character of the traditional buildings. Ideas for improvement focused on traffic calming measures and improved footpaths and cycle paths.

Employment Areas

For the employment area, responses indicated that while it was felt the buildings were not particularly attractive, they did serve their function well. Furthermore, respondents felt there was good accessibility to the area both from the ring road and the town centre, and that there was sufficient parking.

Ideas for improvement included making sure any future employment development was clearly separated from residential areas. Several responses suggested creating natural barriers/screens on the edge of development. Others suggested introducing smaller units and providing for public spaces for outdoor seating.

Wider Comments

General comments from respondents highlighted the importance in maintaining Thame's identity as a market town. There was also strong support for improving cycle and pedestrian connections across the town. There was a significant amount of concern over the level of car use in the town centre, with many responses suggesting a need for areas of pedestrianisation and outdoor seating in the town centre. Other comments highlighted the need for the Neighbourhood Plan to respond to the threat of climate change, as well as reinforcing Thame's connection to the countryside, particularly through improvements to the Phoenix Trail.

Appendix: Copy of Survey Form



INTRODUCTION

The current Neighbourhood Plan for Thame (TNP1) was 'made' in 2013 and forms part of the Development Plan which is used by South Oxfordshire District Council to help determine planning applications for development in Thame.

However, following the adoption of the new South Oxfordshire Local Plan (SOLP) in December 2020 there is a need to update TNP1 to reflect new policies and pressures. It is equally important that this update is also reflective of your views on the future for Thame. A review of the Neighbourhood Plan is thus now taking place (TNP2).

Through this review we are looking at the effectiveness of policies in respect of design quality and character of the built environment, to identify those qualities that new development should be sensitive and respond positively to.

The character of the built environment relates to but is not limited to matters 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.

A set of character areas has been identified, building upon those identified in TNP1.

We would like to know your views on the character of the area within which you live: what do you consider to be positive features and qualities of the area, and what concerns do you have, if any, about the impact of new development.

We are also seeking your views on those character areas of town-wide significance, including the historic core (the town centre) and employment areas.

Your views 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.

This survey is open until 23rd August.

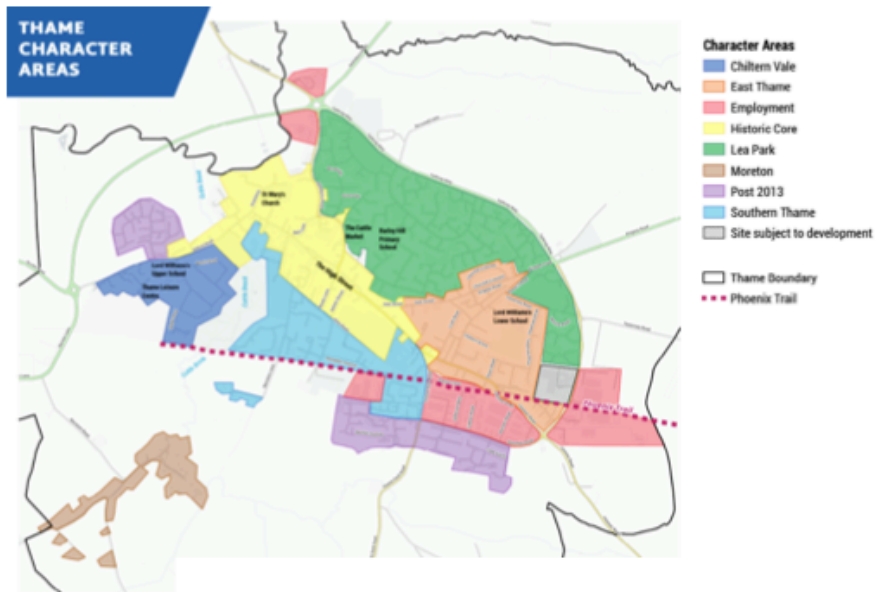


PART 1: YOUR CHARACTER AREA

1) Which Character Area do you live in?

The map below identifies the defined character areas in Thame. Based on this, please tell us which area you live in:

Character Area	Please tick which area you live in (please tick only one):
Historic Core (the Town Centre)	
Lea Park	
Southern Thame	
Chiltern Vale	
Moreton Village	
East Thame	
'Post-2013' areas of housing	
Employment Areas	





2) Please provide up to three words or phrases that you think best describe the character of the area you live in.

1	
2	
3	

3) What are the positive features of the built environment in your character area? Please provide up to three words or phrases.

1	
2	
3	

4) Are there any negative features that detract from the character of the built environment? Please provide up to three words or phrases.

1	
2	
3	

5) Do you have any ideas for improvements in your character area? This could relate to the area as it is now, or be aspects for consideration in new development proposals or other initiatives. Please suggest up to three.

1	
2	
3	



PART 2: THE HISTORIC CORE (TOWN CENTRE)

The town centre represents the 'historic core' of Thame and is used by all residents. We'd like to know your views about the character of the built environment in the Town Centre.

If you have indicated that you live in this character area and have already completed the questions in Part 1 you can skip to Part 3.

- 6) Please provide up to three words or phrases that you think best describe the character of the town centre.

1	
2	
3	

- 7) What are the positive features of the built environment in the town centre? Please provide up to three words or phrases.

1	
2	
3	

- 8) Are there any negative features that detract from the character of the town centre? Please provide up to three words or phrases.

1	
2	
3	



- 9) Do you have any ideas for improvements in the town centre? This could relate to the area as it is now, or be aspects for consideration in new development proposals or other initiatives. Please suggest up to three.

1	
2	
3	

PART 3: EMPLOYMENT AREAS

There are a number of employment areas in Thame, including activities such as light industrial and manufacturing uses, storage and distribution.

We'd like to know your views about the character of the built environment in the Town Centre.

If you have indicated that you live in this character area and have already completed the questions in Part 1 you can skip to Part 4.

- 10) Please provide up to three words or phrases that you think best describe the character of the employment areas in Thame.

1	
2	
3	

- 11) What are the positive features of the built environment in the employment areas? Please provide up to three words or phrases.

1	
2	
3	



12) Are there any negative features that detract from the character of the employment areas? Please provide up to three words or phrases.

1	
2	
3	

13) Do you have any ideas for improvements in the employment areas? This could relate to the area as it is now, or be aspects for consideration in new development proposals or other initiatives. Please suggest up to three.

1	
2	
3	

PART 4: THE WIDER AREA

14) If you have any other comments on the character of Thame as a whole, including any wider opportunities for change that might benefit the town as a whole, please comment below:

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PART 5: YOUR DETAILS

It is important to understand the demographics of those undertaking the survey to establish trends in different genders, age categories or stakeholders in Thame to provide a plan for the community. Please let us know the following:

15) Gender

Male	Female	Other	Would rather not say
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16) Age

Under 18	18-25	26-35	36-45	46-55	56-65	Over 65	Would rather not say

17) Are you:

A Resident of Thame	
A visitor to Thame	
An Employee in Thame	
A business or organisation in Thame (if so, please provide the name of organisation)	
An agent, landowner, or developer (if so, please provide the name of organisation, and whom you are acting on behalf of)	
Other (please specify)	

KEEP IN TOUCH

18) If you would like to be kept updated on the Neighbourhood Plan, please provide your email address:

DATA PROTECTION

Data is being collected by Troy Planning and Design on behalf of Thame Town Council. Data in this questionnaire will be analysed to inform the contents of the Neighbourhood Plan. Anonymous data may be shared as evidence that the Plan reflects the aspirations of the community. Email addresses will only be used as stated and will not be shared with third parties.

If you wish your data to be removed or to change your contact preferences, please email: info@troyplanning.com.

Please see our privacy and data retention terms at: <https://troyplanning.com>.

Thame Neighbourhood Plan Review: TNP2

Consultation Summary:

Character Areas

September 2021

Thame Town Council

Thame Neighbourhood Plan (TNP2)

Consultation Statement, February 2024

Volume 2b: Report of consultation on the Character Area Study

Thame Town Council

Town Hall

High Street

Thame, OX9 3DP

www.thametowncouncil.gov.uk