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APPLICATION BY COMMERCIAL ESTATES GROUP AND MR CHRISTOPHER HOLLAND FOR OUTLINE PLANNING PERMISISON FOR RESIDENTIAL DEVELOPMENT COMPRISING UP TO 175 RESIDENTIAL DWELLINGS (INCLUDING UP TO 40% AFFORDABLE HOUSING) WITH VEHICULAR ACCESS AND EMERGENCY ACCESS FROM THAME PARK ROAD, A PEDESTRIAN / CYCLE LINK TO JANE MORBEY ROAD, STRUCTURAL PLANTING AND LANDSCAPING, INFORMAL AND FORMAL OPEN SPACE INCLUDING RETAINED AGRICULTURAL LAND, CHILDREN'S PLAY SPACE, ALLOTMENTS, SURFACE WATER ATTENUATION AND ANCILLARY WORKS ON LAND WEST OF THAME PARK ROAD, THAME, OXFORDSHIRE.

REPORT TO THAME TOWN COUNCIL

AUGUST 2013

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1.0 Purpose of the Report

1.1 This Report has been prepared to assist Thame Town Councillors in their consideration of the application (P13/S2330/O) submitted by Commercial Estates Group and Mr Christopher Holland for outline planning permission for:

'Residential development comprising up to 175 residential dwellings (including up to 40% affordable housing) with vehicular and emergency access from Thame Park Road, a pedestrian /cycle link to Jane Morbey Road, structural planting and landscaping, informal and formal open space including retained agricultural land, children's play space, allotments, surface water attenuation and ancillary works' ('the Proposed Development')

on land west of Thame Park Road, Thame (and known throughout the Thame Neighbourhood Plan process as Site D).

1.2 In light of the policy context afforded by the Thame Neighbourhood Plan (TNP) and, in particular, the site specific matters set out in HA3 of Section 3 of the TNP, the Report makes specific recommendations in relation to the scheme whilst also identifying, in **Document 1**, a range of matters contained in the submitted documentation that require further clarification and consideration.

1.3 Accordingly, the Report is structured as follows:

- The Site and Surrounding Area
- The Proposals
- Development Plan Policy Context
- Key Planning Considerations

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2.0 The Site and Surrounding Area

2.1 The application site, the extent of which is shown outlined in red in Figure 1 below, extends to an area of 20.44 hectares and comprises agricultural land to the south of Thame. The site is bounded to the north by commercial and residential development with Thame Park Road to the east, the Cuttle Brook, associated flood plain and open fields to the south and agricultural fields to the west. The site excludes (as shown by shading in Figure 1) (i) the land and dwelling connected with Park Meadow Cottage, (ii) the land and dwelling known as Park Meadow Farm, (iii) the existing agricultural/commercial buildings connected with Park Meadow Farm, and (iv) the flood plain associated with the Cuttle Brook on the southern edge of the site.



Figure 1: The Application Site

2.2 The site slopes down from north-west to south-east, from a high point in the north-western corner of the site of 76.18 (AOD(N)) to a low point, adjacent to the Cuttle Brook, of 66.50 (AOD(N)) a fall of approximately 10.0m. The fall across the site is generally gradual, save for the central section of the site where there are artificial changes in level, a result of historic clay extraction from the site.

2.3 The site is generally open, comprising four improved and semi-improved grassland fields divided by a combination of hedgerows and fencing. An historic woodland copse extends north-south adjacent to the eastern boundary of the site (with Thame Park Road) with a second woodland grouping towards the western boundary of the site. There are four ponds across the site, generally associated with the woodland areas, with the existing array of agricultural/commercial buildings prominently located in the centre of the site and accessed via an unmade, and in places raised, driveway that extends from Thame Park Road to the south of Park Meadow Farmhouse.

3.0 The Proposal

- 3.1 As set out in Section 1.0, the application seeks planning permission for a residential development comprising up to 175 residential dwellings (including up to 40% affordable housing) with vehicular and emergency access from Thame Park Road, a pedestrian /cycle link to Jane Morbey Road, structural planting and landscaping, informal and formal open space including retained agricultural land, children's play space, allotments, surface water attenuation and ancillary works.
- 3.2 The application is submitted in outline with all matters reserved for future consideration, save for the proposed access(es) in to the site. The principal access would be from Thame Park Road to the south of Park Meadow Farmhouse (in the location of the existing track serving the agricultural /commercial buildings), which would be upgraded and widened southwards towards the existing woodland copse. A second emergency access on to Thame Park Road, which would not be available for general vehicular use but would be available as a cycle and pedestrian route, would be provided to the north of the main access, adjacent to the southern edge of the Croudace Homes development.
- 3.3 The application is accompanied by an extensive range of documents and material as described in **Document 2**. Most critically this includes a Composite Parameters Plan (PO13_RevK) that, notwithstanding the fact that only means of access is for consideration, provides the framework for the future development of the site.
- 3.4 As illustrated in Figure 2 below, the Composite Parameters Plan (CPP) indicates that the residential development area (which extends to 6.81 hectares and would accommodate up to 175 new homes of which up to 40% would be affordable) would be contained to the northern section of the site flanked by, and interspersed with, public open space extending to 3.1 hectares. The CPP (and associated Design and Access Statement/Design Brief) indicates varying densities across the development, with the western and southern edge constructed to 15-25 dwellings per hectare, and with the remainder at a density of 25-30 dwellings per hectare, albeit with an overall average density of 25

dwellingings per hectare. The Design and Access Statement also indicates that all dwellingings would be two-storey in scale, with ridge height parameters of between 6.5m and 9.0m and eaves heights varying between 4.5m and 6.5m. Vehicular access would be as described in paragraph 3.2, with pedestrian and cycle connection points at the main access, the emergency access, and on to Jane Morbey Road to the north of the site.

- 3.5 Allotments (0.33 hectares) are shown in the CPP to the south of the development edge, to the west of the retained agricultural / commercial buildings, with the southern fields retained in agricultural use. The supporting text in the Design and Access Statement (together with the illustrative masterplan) indicates the provision of publicly accessible routes through the southern fields, with the south-western field retained in agricultural use but with no public access. Reference is also made in the supporting documentation to the provision of a Community Orchard between the southern edge of the development and the allotments.



Figure 2: The Composite Parameters Plan

4.0 Planning Policy Context

4.1 Under the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 there is a statutory obligation to determine planning applications in accordance with the Development Plan unless material considerations indicate otherwise. This section of the Report therefore summarises the relevant Development Plan policies in the context of Section 38(6) of the Planning and Compulsory Purchase Act 2004, before going on to consider other material planning considerations, principally the policy context afforded by the National Planning Policy Framework.

The Development Plan

4.2 For the purposes of the Planning Application the relevant Development Plan framework is provided by:

- the South Oxfordshire Core Strategy (December 2012; SOCS)
- the Thame Neighbourhood Plan (July 2013; TNP)
- the saved policies of the South Oxfordshire Local Plan (January 2005; SOLP)

4.3 In the context of the Proposed Development, Tables 1, 2 and 3 set out in **Document 3** summarise the most relevant policies of each document.

4.4 Notwithstanding that each of the policies set out in the summary are of material relevance to the proposals, the key site-specific advice is contained in Section 3.0 and Policy HA3 of the TNP. This chapter of the TNP relates to each of the allocated sites and, for each, includes a Site Allocation Plan, an explanation of the Key Considerations affecting the site, a plan showing the policy requirements for the allocated sites, and details of those policy requirements.

4.5 As it relates to the application site, the key considerations identified in Policy HA3 are:

- To ensure that development of the three component parts of Site D (of which the application site is the largest) are co-ordinated;
- That no built-development may take place in the flood plain of the Cuttle Brook;
- That opportunities may exist to provide a pedestrian/cycle link to the Phoenix Trail along the eastern edge of the allotments;
- Opportunities exist for pedestrians and cyclists to access the Phoenix Trail via Jane Morbey Road;
- New development must improve pedestrian and cycle links to reduce reliance on private cars;
- The impact of development on long views of the site should be minimised

4.6 That being so, Policy HA3 sets out the following:

- 175 dwellings contained within the 8.5 hectares of extent of residential development area shown in Figure HA6 (see below)
- 13.2 hectares of publicly accessible open space as defined in Figure HA6 (see below)

4.7 The policy goes on to require the provision of a Design Brief setting out the principles for the development, including the following:

- The retention of the southern fields as publicly accessible open space to maintain the rural character of the area;
- Incorporation and reinforcement of existing landscape and biodiversity features;
- Suitable area of Site C or D for Burial Space (in respect of which the applicant, who also controls Site C, indicates such will be provided on Site C);
- Provision of a green corridor on the western edge of the development to soften views from the Thame-Moretton footpath and provide a connection between the open space to the south of the site towards the sites northern boundary;
- Creation of a positive frontage to Thame Park Road;
- Incorporation of a network of pedestrian links within the open space, linking Thame Park Road with the north-south connections;

- Linking the southern open space to Jane Morbey Road with a wide green corridor, enhancing biodiversity and the creation of a high quality environment;
- Improve pedestrian and cycle links via Thame Park Road and Jane Morbey Road;
- Buildings not to exceed two storey in height, with built form, street layout, landscape and dwelling density designed to minimise visual impact; and
- Design Brief to include allocated Site C.

4.8 Figure HA6 of the TNP is reproduced below.

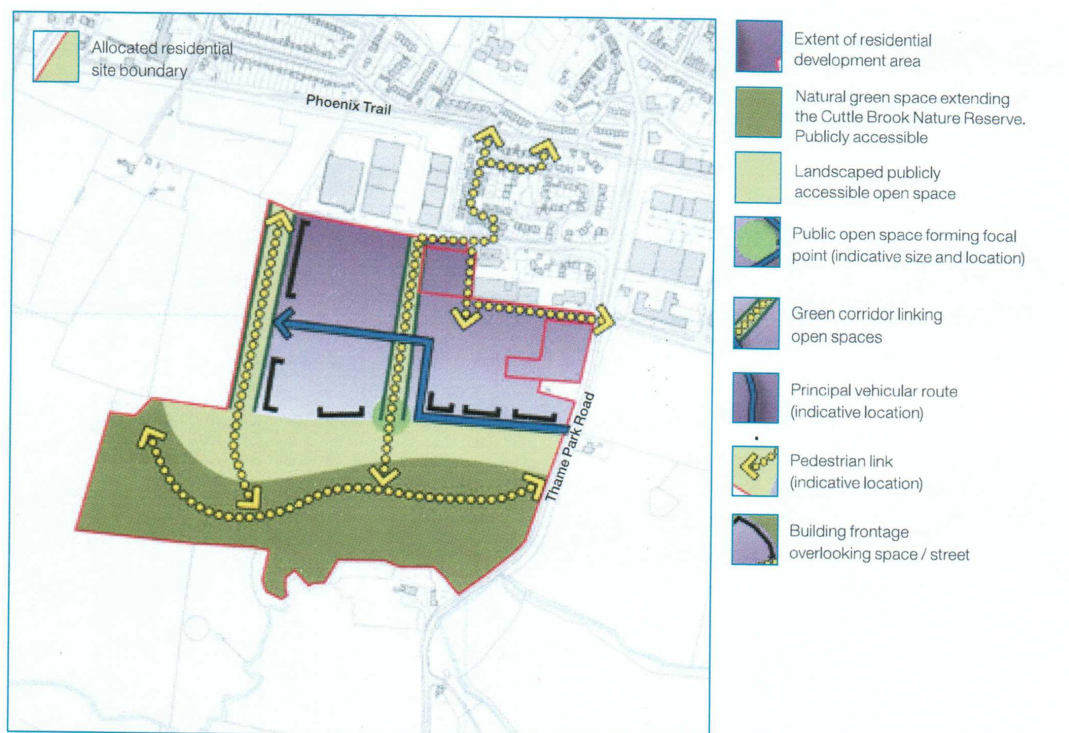


Figure 3: Fig HA6 of the Thame Neighbourhood Plan

4.9 The principal other material consideration to be taken in to account is the advice in the National Planning Policy Framework (NPPF). However, given that both the SOCS and TNP have been prepared to be in general conformity with the NPPF it is not considered necessary to review the matters set out in the NPPF in detail in this Report.

4.10 Nevertheless, it is worth noting that sustainable development is at the heart of the NPPF, with the economic, social and environmental roles that the planning system makes in achieving sustainable development highlighted. This includes, *inter alia*, the provision of a supply of housing, the creation of a high quality built environment, and the contribution of the planning system to the protection and enhancement of our natural, built and historic environment.

4.11 In addition, twelve Core Planning Principles are identified in the NPPF including that planning should, *inter alia*

- Proactively drive and support sustainable economic development to deliver the homes, businesses and industrial units that the country needs;
- Ensure high quality design and a good standard of amenity for existing and future occupants of land and buildings;
- Take account of the different roles and character of different areas;
- Contribute to the conservation and enhancement of the natural environment;
- Encourage the effective use of land; and
- Managing growth to make the fullest use of public transport, walking and cycling

5.0 Key Planning Considerations

5.1 This section of the Statement reviews the key planning considerations as they relate to the following matters, drawing reference to the relevant planning policy context set out in the preceding section as necessary:

- Principle of Development
- Composite Parameters Plan including:
 - General
 - Extent of built development
 - Density
 - Height and Scale
 - Access - including cycle and pedestrian links
 - Public Open Space
 - Publicly Accessible Open Space
 - Allotments
- Affordable Housing and Housing Mix
- Drainage and Flooding
- Transportation
- Noise
- Heritage Assets
- Ecology
- Socio-Economic
- Cumulative Impacts
- Section 106 / CIL

5.2 The supporting documentation also includes information and evidence in respect of a number of other matters, including Arboriculture, Service Supplies, Ground Conditions and Contamination and Air Quality, albeit for the purposes of this Report and the fact that such considerations will be assessed by technical specialisms as part of the planning application it has not been considered appropriate to set out these matters separately as part of this Report. Nevertheless, where such matters give rise to further issues of

clarity, these are set out in the list of other issues at **Document 1**. For the avoidance of doubt Landscape and Visual Effects are considered throughout the various matters assessed in the section dealing with the Composite Parameters Plan.

Principle of the Development

- 5.3 As set out in Section 4.0 of this Report, the site (Site D) is allocated in the TNP for 175 homes such that, subject to the detailed considerations set out below, the principle of the proposed development is considered acceptable.

Composite Parameters Plan

General

- 5.4 The application is accompanied by a Design and Access Statement/Design Brief that sets out the design rationale and expected development principles for the development. This document needs to be read in the context of both the policies of the TNP and the SOCS, particularly policy CSQ4 of SOCS. Of particular relevance in this respect are the requirements, through the TNP and Policy CSQ4, that development proposals should respond to the distinctiveness and unique qualities of Thame and that a mechanism is put in place to deliver the vision at more detailed stages of the development process, such as through Design Coding.
- 5.5 Whilst the Design and Access Statement/Design Brief is a lengthy document it does, at the present time, lack some direct and clear referencing as to how the unique and distinctive qualities of Thame are to be reflected in the development and then a pathway to the delivery of this vision to the detailed stages of the development. It is anticipated that these matters, and securing commitment to more detailed elements of the design (to a level proportionate to an outline application) and which are capable of forming part of a Design Code (or similar document), will form part of the on-going negotiation. That being so, it should be recognised that a number of the

comments/issues outlined below would be subject to such negotiation through the processing of the application.

- 5.6 On the assumption that these issues can be resolved the expectation is that a Design Code (or similar document) would form part of any Section 106 Agreement on the land, thereby ensuring that those agreed principles are translated in to any future planning more detailed planning application on the site, be it a Reserved Matters application or any other application.

Extent of Built Development

- 5.7 Policy H6 of the TNP sets out that proposals for housing on the allocated sites should, *inter alia*, demonstrate how they meet the requirements set out in the diagrams in Section 3.0 of the TNP - in this case, Figure HA6 reproduced at Figure 3. Whilst, in this respect, the development boundaries in the CPP reflect, in broad terms, Figure HA6 there are some subtle, yet important differences. In particular, rather than following the linear definition to the boundaries of the development area given in Figure HA6, the residential development area as set out in the CPP has a more informal edge. This approach is welcomed since, combined with issues of density outlined below, it offers the opportunity to create (at the detailed design stage) soft edges to the development that ensure a better and more sympathetic interface with the open countryside.
- 5.8 Nevertheless, one of the consequences of this approach is that development extends closer to the western boundary of the site than illustrated in Figure HA6 such that the 'green corridor' intended along this edge is narrowed from 35-40m in Figure HA6 to, in places, less than 10.0m. This edge is particularly sensitive, not only because (at the present time) it is open and devoid of landscape features that would offer a context to the development, but also since the Landscape and Visual Effects Statement and the Heritage Assessment submitted with the application indicate that development along this edge (particularly the north-western edge) would have negative consequences in views from Moreton Conservation Area. Whilst the same assessment indicates (having regard to the effect of the existing commercial buildings to the north) that with suitable

- landscaping along this edge a positive impact from the Moreton Conservation Area would result, it is considered that the scope for such landscaping (and the green corridor intended through Policy HA3) is compromised by the significant incursion of built development in to this corridor when compared with Figure HA6 and the associated text.
- 5.9 In addition, the CPP indicates housing extending close to the retained agricultural/commercial buildings in the central section of the site. Although these buildings are authorised for either agricultural or light industrial purposes, and therefore containing uses that could happily co-exist with residential properties, the buildings are relatively large, utilitarian structures. It is considered that, in terms of the quality of residential environment created in the development, the provision of a landscaped buffer/corridor between the northern edge of these buildings and the proposed development would be beneficial and provide a more appropriate context and setting for the homes in closest proximity to these buildings.
- 5.10 If, as recommended, the extent of development area is reduced to accommodate these changes, the issue becomes one of how such could be achieved without raising densities across the site. In this respect, another difference between Figure HA6 and the CPP is that the former shows development extending up to the northern boundary with the adjoining commercial buildings, whilst the latter introduces a buffer of circa 25.0m depth. The evidence submitted with the application does not give a clearly evidenced justification for this buffer in design terms, whilst the noise report concludes that the commercial units to the north do not generate a level of noise that would require the housing to be off-set from this boundary for amenity reasons. That being so, it is considered that 're-allocating' the housing to this area which, by virtue of the relationship with surrounding development, could be at a reasonable density, would enable the alterations to be made without significant implications for density across the remainder of the site.

- 5.11 In view of such, it is suggested that these changes to the extent of development would ensure the proposals better reflect the requirements set out in Policy HA3 of the TNP and the associated framework plan.

Density

- 5.12 Although the above recommendations may result in finessing of density across the site, it is not anticipated that significant alterations would be necessary to the details shown on the CPP. To this extent, the CPP indicates a density of 15-25 dwellings per hectare (dph) along the western and southern edges of the development, and 25-30 dph elsewhere. The principle of this approach, securing a lower density of development towards the boundaries of the developable area where it adjoins open countryside, is considered appropriate, with the density framework, and the average density that would result on the site (25 dph) consistent with Core Strategy Policy CSH2 and the TNP.

Height and Scale

- 5.13 The Design and Access Statement submitted with the application indicates, in accordance with the TNP, that all buildings on the site would be two-storey in scale, with ridge heights of between 6.5m and 9.0m, and eaves heights of between 4.5m and 6.5m. Whilst it should be noted that these heights could, potentially, facilitate 2.5-storey scale buildings (i.e. accommodation contained in the roof of the dwellings), the range of heights given are not, in themselves, considered to be unacceptable when considered across the site as a whole. However, the Design and Access Statement does not seek to disaggregate the range of heights by location and, whilst variances in height are appropriate to avoid areas of uniformity, there is likely to be greater sensitivity to higher buildings (i.e. circa 9.0m) on the edges of the development where it adjoins open countryside.
- 5.14 In view of these matters it is therefore considered reasonable, and appropriate, to request further evidence and information as to the range of proposed heights across the development and particularly on the edges of the site where such provides a transition

to the open countryside. In accordance with Policy CSQ4 of the adopted Core Strategy, and subject to all other matters set out, in the event that an acceptable range of heights are demonstrated by geographic location, these could then be controlled to the detailed stage by an appropriate mechanism (eg Design Coding) as noted above.

Access - including cycle and pedestrian links

- 5.15 The CPP and associated plans forming part of the application indicate that the main vehicular access¹ serving the development would be off Thame Park Road, to the south of Park Farm Farmhouse - in the location of the existing access to the agricultural / commercial buildings. A single point of access at this point accords with the principles of the TNP and is considered appropriate. Notwithstanding, it should be noted that the widening of the existing access to the south will necessitate the removal of some of the trees on the northern edge of the woodland copse that extends southwards along the eastern edge of the site. The landscape / arboricultural reports submitted with the application indicate that the effect on the amenities and landscape qualities of the area would not be significant and that appropriate mitigation planting can be secured as part of the development.
- 5.16 An emergency vehicle access is also proposed on to Thame Park Road, on the northern edge of the site. This would also act as a cycle and pedestrian route linking on to the wider network, with a pedestrian and cycle route/connection also shown on to Jane Morbey Road to the north of the site. Whilst these arrangements are considered generally acceptable, it is considered that more detail and enhancement of such should be provided in the following respects:
- Greater indication in the CPP of the key cycle/pedestrian routes to give a clear commitment to the range of potential linkages across the development site, and with the adjoining development and open space to the south.

¹ which would also act as a pedestrian and cycle route.

- Consideration as to how such routes may link with future development of Site C and inclusion of details as to how such routes and linkages will be secured.
- Commitment to the provision, and availability, of a cycle/pedestrian route to the north-western corner of the site, adjacent to the allotments, to facilitate the future provision of a route to the Phoenix Trail, should this be considered appropriate (such also ensuring compliance with Figure HA6 of the TNP and reflecting the comments above in respect of the extent of the proposed development).

Public Open Space

- 5.17 As shown on the CPP, some 3.1 hectares of the site would be provided as Public Open Space (POS; denoted in light green in Figure 2). Rather than being contained in a single block, the POS would extend across the site, generally around the periphery of the development in an irregular form, but also with the provision of a greenway through the centre of the development. Whilst the quantity of POS would comply with Development Plan policy, the layout and form indicated in the CPP is such that the POS would only meet the needs of informal recreation activities (eg walking) rather than formal sports provision (playing pitches). It is, therefore, anticipated that in accordance with Development Plan policy a financial contribution towards the provision and enhancement of playing pitches off-site would be secured through a Section 106 Agreement.
- 5.18 The POS as shown on the CPP is likely to include landscaped areas both existing (such as the central woodland area) and proposed (such as landscaping on the western site boundary). The provision of such, combined with the general extent and layout of the POS - which is connected but could also become fragmented if not designed and maintained appropriately - will require careful consideration at the design stage.
- 5.19 It should also be noted that the block studies and illustrative masterplan contained in the Design and Access Statement include the provision of additional areas of open space within the development blocks, albeit these are not shown in the CPP. Whilst these areas may need to be re-considered in light of the comments above in connection with

the extent of the development area, confirmation should be provided by the applicant that these areas (if they remain) will also be provided as POS.

Publicly Accessible Open Space

5.20 Policy HA3 of the TNP refers specifically to the need for the development to provide some 13.2 hectares of publicly accessible open space, be it through the landscaped areas formed as part of the development, or the retained natural/agricultural land to the southern extent of the site. The CPP indicates that, in addition to the 3.10 hectares of POS, Agricultural Open Space on the southern section of the site would provide a further 10.64 hectares of open space.

5.21 Whilst the CPP does not indicate the provision of public routes through the agricultural land, the illustrative masterplan contained in the Design and Access Statement suggests a number of routes would be made available. However, it should be noted that:

(a) No routes are proposed along the edge of the Cuttle Brook, nor how such routes could link with a similar riverside walk on Site C (together with an appropriate crossing point of Thame Park Road). Whilst it is recognised that this land (the southern section of the allocated site up to the Cuttle Brook) is excluded from application site, the land is within the control of the applicant and that being so the provision of such routes could be secured. This would ensure compliance with Policy ESDQ9 of the TNP.

(b) The details contained in the application indicate that there would be no public access to the south western field of the application site. This field has an area of approximately 4.5 hectares and, when combined with the southern extent of the site excluded from the application site area, reduces the amount of Agricultural Open Space currently showing as publicly accessible to 4.6 hectares. Combined with the POS, some 7.7 hectares of publicly accessible open space would be provided. This is considerably less than the 13.2 hectares of publicly accessible land identified in Policy HA3 of the TNP.

- 5.22 In the absence of any justification for the exclusion of the south-western field, the terms of Policy HA3 of the TNP, and the 'Green Living' principles that flow through the TNP, it is considered that discussions should take place with the applicant to secure public access to the south-western field to better ensure compliance with the TNP. Such discussions should, as noted, also include the creation of riverside walks along the southern extent of the allocated site and the provision of linkages to similar walks on Site C.

Allotments

- 5.23 The CPP indicates the provision of 0.33 hectares of allotments on the southern section of the site. The extent of allotments accords with the requirements of the TNP whilst, subject to the provision of appropriate pedestrian and cycle links as part of the development, the location of the allotments are considered reasonable and appropriate. It is anticipated that timing of the delivery of the allotments would be secured as part of any Section 106 Agreement connected with the application.

Affordable Housing and Housing Mix

- 5.24 The description of the proposed development refers to the provision of 'up to 40% affordable housing' - equivalent to 70 homes - in accordance with the policies of the SOCS and TNP. This approach is reinforced in the Planning Statement, albeit reference therein to further 'discussions with SODC and TTC' in respect of the provision of 'up to' 40% indicates that the level of provision of affordable housing may remain a matter for debate. Nevertheless, the policy position is clear and it would be for the applicant to clearly evidence and demonstrate why this level of provision could not be achieved.
- 5.25 In addition, it should be noted that Policy H10 of the TNP requires schemes of this size to prepare a Thame-Specific Affordable Housing and Dwellings Mix Strategy as a mechanism to ensuring that the type, size and tenure form of the dwellings on the site best address local needs. It is accepted that in the case of outline applications on the

larger allocated sites it is not possible to be specific as to the type, size and tenure form of proposed dwellings that may come forward, and that such should be deferred to the first subsequent Reserved Matters application (or Full Application). This, through the processing of those applications, should then set the framework for the type, size and tenure mix of the dwellings and the location of each across the development. The process for ensuring such should be set out in the terms any Section 106 Agreement connected with the current application.

Drainage and Flooding

- 5.26 The application is accompanied by a Flood Risk Assessment (FRA) and statement in respect of the Water Environment.
- 5.27 The former indicates that the whole of the site is located in the catchment area of the Cuttle Brook, albeit that the extent of the developable area of the site as shown in the CPP falls in Flood Zone 1 (i.e. outside the flood plain). That being so, the FRA focuses on the strategy for dealing with surface water drainage.
- 5.28 In this regard, the FRA acknowledges that there has been no detailed assessment of ground conditions on the site and, that being so, the favoured approach of dealing with surface water at source (through soakaways, porous pavements and infiltration trenches) has not been fully explored. Given such, the FRA and related documentation promotes (as the next best alternative) the provision of an attenuation basin on the southern section of the site, adjacent to the Cuttle Brook, that would 'store' surface water from the development, and control release back in to the Cuttle Brook. This attenuation basin (which would be an above ground feature) would cover an area of approximately one acre and with a capacity of 2,600 cubic metres. The provision of such would reduce run off rates from the existing (greenfield) level by up to 69% and as such, ensures the development would not increase the risk of flooding downstream.
- 5.29 The Environment Agency will be consulted in relation to the application and will consider, in detail, the appropriateness of the drainage strategy (which would be

- provided, in full, prior to the occupation of each phase of the development). Nevertheless, clarification should be provided by the applicant as to (a) why it has not been possible to assess ground conditions and hence the suitability of at source techniques for dealing with surface water and (b) that the reduction in run off rates from the site would not have any implications for the ecological interest of the downstream Cuttle Brook.
- 5.30 With reference to foul drainage, the documentation submitted with the application indicates that a new pumping station is likely to be required in the south-eastern section of the site (details of which could be controlled by planning condition), with foul drainage connecting with the existing system (via the main access road and Thame Park Road) at the junction of Wenman Road and Thame Park Road. At this point is an existing pumping station in respect of which Thames Water have only limited information and have indicated that there may be associated capacity constraints. The capacity of the pumping station will require further assessment but, in a worst-case scenario, should capacity prove insufficient, the evidence submitted with the application suggests that foul water could be kept on site for up to 24 hours before being pumped to the sewage treatment works, and that Thames Water are agreeable to such.
- 5.31 In respect of the treatment works, Thames Water (TW) have indicated that for the development site alone there is sufficient capacity available. However, TW have drawn attention to the fact that a number of other development sites have made enquiries in respect of the capacity of the treatment works and, at this stage, there is no evidence confirming or otherwise that the capacity of the works is sufficient to accommodate the cumulative effect of the 775 dwellings allocated in the TNP. Whilst this is a matter that may be considered by TW in their assessment of the proposals, it is reasonable and appropriate that the matter be fully explored at this stage to establish whether an upgrade is likely to be required in order to accommodate 775 dwellings and, if there is, then the cost of such can be proportionately split between a number of the allocated sites and secured by way of the Section 106 Agreement.

- 5.32 Information is also submitted with the application setting out the potential impact of the development on the Water Environment during construction and after construction, and mitigation for such at each stage of the development process.

Transportation

- 5.33 The details submitted with the application include, *inter alia*, an assessment of the impact of the proposals on the capacity of the surrounding highway network, the acceptability of the proposed access arrangements, the provisions to be made in respect of construction traffic (through a Construction Environment Management Plan), and the mechanisms by which more sustainable means of travel will be encouraged in future residents (through a Travel Plan co-ordinated and monitored by the developer for a five year period). Whilst these details will be scrutinised by Oxfordshire County Council as Highway Authority, from an initial review a number of matters of clarification arise, namely:

- Why the analysis of traffic generation on the surrounding highway network does not take account of, or consider, the likely cumulative effects arising from the proposed development together with committed development on Site C, Park Meadow Cottage, Jane Morbey Road and Site B. Consequently, the analysis does not identify whether any mitigation measures are required as a result of the combined effect of the development or, if they are, the mechanisms to secure delivery of such.
- Whether the proposals take account of the planned priority changes at the junction of Wenman Road with Thame Park Road and the effect thereof.
- Whether the development, in combination with other committed development in the locality, would be sufficient to secure public transport (bus) enhancement and, if so, the mechanisms for delivery of such.
- The level and extent of any financial contribution towards Public Transport enhancements.

- Whether 2011 Census Data indicates an increase, relative to 2001 Census Data, of the proportion of trips being made by rail and whether, in accordance with Policy GA3 of the TNP, the development will make a financial contribution towards the provision of the cycle/pedestrian link to Haddenham and Thame Parkway.

5.34 These matters are set out further in the list of outstanding issues attached at **Document 1**.

Noise

5.35 As indicated previously, the application is accompanied by a Noise Assessment that considers and assesses noise levels at two locations - (i) adjacent to the eastern boundary with Thame Park Road and (ii) the northern boundary with Jane Morbey Road. The results indicate that traffic noise is the most relevant noise source, albeit at Jane Morbey Road such noise levels are less than at Thame Park Road. Nevertheless, in both respects the evidence demonstrates that the effect of such would not compromise (subject to appropriate measures being incorporated in to the fabric of the building) the quality of residential environment being created.

5.36 There are, however, three points of clarification required:

- Noise generated through the use of the existing agricultural/commercial buildings on the site (that are to be retained) has not been assessed. Given (at present) the proximity of the residential development to these buildings in the CPP and witnessed activities on the site (that would appear to be more akin to a B8 use with use by HGV's), it is considered that the noise impacts arising from such should be fully assessed.
- The Statement refers to the impact of construction noise and advises that the greatest impacts will occur within 200m of the centre of the site, and then advises that the closest dwellings are more than 200m away. On the basis that the 'centre of

the site' is taken for these purposes to be the centre of the development area then it is likely that some of the houses at the recent Croudace development would be within 200m and should be appropriately considered.

- The Statement advises that construction activities would be limited to times when they would have least disturbance. However, the CEMP indicates working activities until 21:00 on weekdays. This apparent discrepancy should be clarified.

Heritage Assets

- 5.37 A detailed heritage assessment is submitted with the application and, in terms of site specific heritage assets, identifies two principal features - (i) a ridge and furrow cultivation on the southern fields, and (ii) the remnants (in terms of earthworks) of a mid-late Nineteenth Century brickworks with associated clay pits extending east-west across the southern section of the site. Whilst the Statement advises that the provision of the allotments would have some impact on the ridge and furrow cultivation, that impact would not be significant, with no loss of heritage interest arising from the necessary alterations to ground levels in relation to the former brickworks. Nevertheless, the report recommends that a condition to ensure a phased programme of archaeological work on the site and this is considered a reasonable, and proportionate, approach to the level of heritage interest currently identified.
- 5.38 The impact of the development on a number of off-site heritage assets, including Thame and Moreton Conservation Areas and related listed buildings are also considered. The Report identifies, as noted previously, some effects in views from Moreton Conservation Area and recommends that landscaping along the north-western boundary (the extent of which is reviewed in paragraph 5.8) should be carried out in advance of any ground works on this section of the site. These comments, it is considered, reinforce the case for the amendments to the extent of the development area identified in the CPP and noted in paragraph 5.8.

Ecology

- 5.39 An extensive range of ecological reports are submitted with the application which identifies that the most significant features of the site are the bat assemblage and the Great Crested Newt population, both of which are considered to be of 'District Value'. Other ecological interests on the site (such as hedges, woodland, ditches, the Cuttle Brook, breeding birds, winter birds and badgers) have a 'Local Value' or 'Site Value' of lesser significance.
- 5.40 The reports indicate a range of measures intended to mitigate any ecological impacts of the development such as:
- The provision of three additional ponds on the southern section of the site (excluding the attenuation basin);
 - The provision of a species rich hedgerow on the western boundary of the site;
 - The retention of existing ditches on the site;
 - The creation of new woodland areas, tree planting and landscaping; and
 - The implementation of a hedge laying programme across the site.
- 5.41 The acceptability of these findings and the proposed mitigation works, full details of which would be provided in a Landscape and Ecology Management Plan (and which could be controlled by planning condition), will be considered by the District Council's Countryside Officer as part of the planning application process.
- 5.42 Nevertheless, the only matter of clarification required in respect of the ecological submissions (at this stage) is whether the construction of the principal access road in to the development would have any implications for the foraging area of the Great Crested Newt population that have been identified as being present in the pond to the south of the main access road.

Socio-Economic

- 5.43 The details submitted with the application indicate the following:
- That the development would provide 38-48 job opportunities for a four year period, equivalent to 15-19 full-time jobs, a proportion of which would be from local sources;
 - There would be 4 full-time 'induced' jobs as a result of the development;
 - The overall population arising from the development would be 436 persons, of which 365 would be economically active.
- 5.44 The Socio-Economic report, which has close synergies with the level and extent of financial contributions to be secured through a Section 106 Agreement by way of mitigation for the development does, however, include some errors. In particular -
- The report refers to four primary schools in Thame and, for the purposes of the analysis, includes Tetsworth Primary School. By correctly excluding Tetsworth Primary School from the analysis the number of surplus primary school spaces in Thame reduces by circa 30 spaces to 56 pupil spaces, of which it is anticipated the proposed development would generate 40 primary school age pupils. Accordingly, and when taken in conjunction with other committed development, it is evident that there will be a shortage of primary school places in Thame and that the development should make a proportionate contribution to increasing primary school capacity.
 - The analysis of existing sports and playing pitches includes a number of errors that over-estimates the currently available supply of formal sports pitches/provision in the Town.
- 5.45 It is considered that these apparent errors should be rectified and the implications of the development on such revised and re-considered accordingly.

Cumulative Impacts

- 5.46 A Cumulative and Residual Effects Statement is submitted with the application which includes within it commentary as to the cumulative effect of the proposed development in combination with other committed development (i.e. that allocated for residential development in the TNP). However, the Statement is of surprising brevity and lacks rigour and analysis to enable evidenced conclusions to be drawn that would assist the process of ensuring the correct, and proportionate, mitigation is put in place as part of the development. Further, and notwithstanding such brevity, no consideration appears to have been given to the effect of committed commercial development on Site B, particularly in relation to the effect on traffic movements and highway conditions. It is considered that these matters require further assessment and consideration.

Section 106 Agreement

- 5.47 Whilst there will, inevitably, follow a process of negotiation in relation to any Section 106 Agreement, the Planning Statement submitted with the application suggests the following Heads of Terms:

- Provision of up to 40% affordable housing (75% affordable rented and 25% intermediate housing).
- Financial contributions to education provision (if required)
- 0.33 hectares of allotments and management thereof
- On-site public open space and management thereof
- 10% of dwellings to meet lifetime homes standards
- Layout and management of a Community Orchard
- Contribution towards the production of a Sports Facilities Strategy for Thame
- Contribution to support a Green Living Plan and the appointment of a Green Living Plan Co-ordinator.

- 5.48 There are, however, other S106 commitments given in the supporting documentation that are not reflected in the summary provided by the Planning Statement, including -

- Financial contribution towards public transport provision;
- Financial contribution towards healthcare provision;
- Financial contribution towards community facilities provision.

5.49 In addition there are a number of other on-site and off-site measures (some of which have been outlined in this Report) that will need to be discussed and agreed with the applicant in order to ensure the proper planning of the development and surroundings and to ensure consistency with the TNP policies and other Development Plan policies.

6.0 Recommendation

6.1 It is recommended that a holding objection be raised in relation to the Planning Application subject to the resolution of the following matters -

- Evidence of how the distinctive qualities of Thame will be incorporated in to the development and detailed mechanisms for the delivery of such;

- Re-consideration of the Composite Parameters Plan and associated technical evidence and justification in relation to:
 - The re-alignment of the western edge of the built development to create a corridor that reflects the framework plan set out in the TNP.
 - Minor re-alignment of the southern edge of the built development to provide a buffer with the adjoining agricultural/commercial buildings.
 - Extend the built development to the north of the site, subject to not compromising the corridor along the western edge of the site.
 - Details of maximum building heights by location identified in the CPP.
 - Inclusion of, and Increased provision of, publicly accessible routes, including through the south-western field and riverside walks, together with onward connections to Site C.
 - Provision of a potential cycle/pedestrian linkage point in the north-western corner of the site.

and;

- the further consideration of any additional supporting material submitted in relation to the above matters, and in providing the clarification and confirmation of the range of issues set out in Document 1 hereto.

DOCUMENT 1

FURTHER MATTERS OF CLARIFICATION / CONSIDERATION

- Confirmation that the areas of open space shown in the illustrative masterplan within the development blocks is to be Public Open Space for the purposes of the Composite Parameters Plan.
- Indication as to why it has not proved possible to assess ground conditions and the suitability of at source techniques for dealing with surface water.
- Evidence that the reduction in surface water run off rates from the site would not have any adverse implications for the ecological interest of the downstream Cuttle Brook.
- Establish whether an upgrade of the Sewage Treatment Works will be necessary to accommodate the cumulative effects of planned development in the TNP.
- Further consideration of the cumulative effects of planned development in the TNP on the local highway network
- Evidence as to whether the proposals take account of, and consider the effects of, the planned priority changes at the junction of Wenman Road with Thame Park Road;
- Whether the development, in combination with other committed development in the locality, would be sufficient to secure public transport (bus) enhancement and, if so, the mechanisms for delivery of such.
- The level and extent of any financial contribution towards Public Transport enhancements, including provisions towards a cycle/pedestrian link to Haddenham and Thame Parkway.

- Assessment of potential noise generation from the existing agricultural/commercial buildings on the site and the implications thereof.
- Further assessment of construction noise given that existing residential development would be within 200m of the centre of the development area.
- Clarification in respect of the apparent discrepancies in submitted documentation between hours of working.
- Evidence that the southwards widening of the access road to serve the development would not have any ecological implications in respect of the foraging area of Great Crested Newts in pond P1.
- Evidence of the cumulative impact of development on Service Supplies.
- Confirmation that high speed fibre network will serve the development.
- The Landscape and Visual Effects Statement refers to a density of 5 dwellings per hectare, which is not proposed. This contradiction, and the conclusions that flow therefrom, should be re-considered.
- The Landscape and Visual Effects Statement refers to the provision of Riverside Walks which is not currently shown, but is included in the recommendations.
- The Landscape and Visual Effects Statement refers to a landscape corridor along the southern edge of the site - information should be presented as to how this 'ties in' with the retained agricultural use of this land.
- Evidence as to why no designated crossing points (for pedestrians and cyclists) are proposed across Thame Park Road linking the site with Site C, or contributions thereto. Such should also include an analysis of the potential for onward linkages to

the public footpath network through Thame Park, how these could be delivered (where possible) and contributions thereto.

- Evidence as to why Public Transport routes can not be enhanced (as suggested) in combination with surrounding planned development.
- Re-consideration and examination of the Socio-Economic affects of the development, especially in relation to the errors in respect of Primary School Provision and Formal Sports Pitch provision.
- The Air Quality Assessment concludes that dust during the construction process will not adversely impact on residential dwelling these would be 'screened by employment uses on the northern boundary'. This appears to ignore the residential development on the northern edge of the site (Croudace Homes and Limmings Lane) together with Park Meadow Cottage and Park Meadow Farm and should be re-considered.
- To provide further consideration and evidence as to the landscape and related impacts arising from street light and lighting in general within the proposed development.
- At various locations within the submitted documentation assessments are referenced against earlier versions of the Composite Parameters Plan and illustrative masterplans.

DOCUMENT 2

LIST OF DOCUMENTATION SUBMITTED WITH THE APPLICATION

Formal Documentation:

- Planning Application Forms / Certificates
- Site Location Plan (Drawing Ref: P010_Rev G)
- Composite Parameter Plan (Drawing Ref: PO13_Rev K)
- Proposed Site Access Arrangements (Drawing Ref: 10011 / HL / 01 / Rev B)

Supporting Material / Documentation

- Existing Site Survey (Drawing Ref: 10168CV-08)
- Illustrative Masterplan (Drawing Ref: M008_Rev B)
- Design and Access Statement / Design Brief (incorporating the requirements of the Core Strategy and the Thame Neighbourhood Plan)
- Arboricultural Assessment (including Tree Survey)
- Transport Assessment [including Travel Plan] (as Appendix E1 of the Environmental Statement)
- Landscape and Visual Impact Statement (as Chapter C of the Environmental Statement)
- Sustainability Report (as Appendix B3 of the Environmental Statement)
- Flood Risk Assessment (as Appendix D1 of the Environmental Statement)
- Air Quality Assessment (as Chapter G of the Environmental Statement)
- Geo-Environmental Phase 1 Desk Top Study (as Appendix J1 of the Environmental Statement)
- Noise Assessment (as Chapter F of the Environmental Statement)
- Ecological Appraisals dated April 2008 and October 2010 (as Appendix I1 and I10 of the Environmental Statement)
- Environmental Statement

- Planning Statement (including Affordable Housing Statement and Section 106 draft Heads of Terms)
- Statement of Community Involvement
- Service Supply Statement
- Validation Checklist

DOCUMENT 3

South Oxfordshire Core Strategy

Policy	Summary
CS1	<p>Presumption in Favour of Sustainable Development:</p> <p>Advises that applications that accord with the Development Plan will be approved without delay, unless material considerations indicate otherwise.</p>
CSS1	<p>The Overall Strategy:</p> <p>Identifies Thame as one of the higher order settlements suitable for additional development.</p>
CSM2	<p>Transport Assessments and Travel Plans</p> <p>Requires the submission of a Transport Assessment where new development, either individually or in combination with other planned development, would have transport implications. In addition all major development will require the provision of a Travel Plan.</p>
CSH1	<p>Amount and Distribution of Housing</p> <p>States, in Table 7.3, that 775 new homes will be provided at Thame in the period up to 2026/27.</p>
CSH2	<p>Density:</p> <p>Seeks a minimum density of 25 dwellings per hectare (net) in residential development proposals, except where this would have an adverse effect on the character of the area.</p>
CSH 3	<p>Affordable Housing:</p> <p>Seeks 40% affordable housing on qualifying sites (such as the application site), with 75% of affordable units social rented and 25% intermediate housing. All such housing should meet required standards and be of a size and type meeting the requirements of those in housing need.</p>
CSH4	<p>Meeting Housing Needs:</p>

	States that a mix of dwelling types and sizes will be sought on all new residential developments. On sites such as the application site, 10% of market housing should be designed to achieve Lifetime Homes standards with, in the case of affordable housing, all ground floor properties designed to achieve this standard. In addition, the provision of dwellings for those with special need will be sought as part of the affordable housing provision.
CSTHA 1	<p>The Strategy for Thame</p> <p>States that proposals for development in Thame should be consistent with the strategy, which is to, inter alia:</p> <ul style="list-style-type: none"> • Identify land for 775 new homes; • improve accessibility, car parking, pedestrian and cycle links; • Support schemes which enhance the quality of the town's environment; • Support the schools, health and other service providers meet their accommodation needs.
CSTHA2	<p>New Allocations at Thame</p> <p>Advises that the Neighbourhood Plan for Thame will allocate land for 775 new homes.</p>
CSQ2	<p>Sustainable Design and Construction:</p> <p>Advises that on schemes of the scale proposed:</p> <ul style="list-style-type: none"> • 20% of energy demand should be from decentralised and renewable or low carbon energy sources; • Development should achieve at least Code Level 4 of the Code for Sustainable Homes; • Sustainable Urban Drainage Schemes should be implemented in accordance with current policy and good practice; • Proposals should incorporate measures that address issues of adaptation to climate change.
CSQ3	<p>Design:</p> <p>Permission will be granted for development that is of a high quality and inclusive design. Development should:</p> <ul style="list-style-type: none"> • Respond positive to and respect the character of the site and its

	<p>surroundings;</p> <ul style="list-style-type: none"> • Improve the quality of the public realm, with a clear structure of open spaces; • Provide Green Infrastructure where available; • Create safe communities and reduce the likelihood and fear of crime; • Create a distinctive sense of place; • Ensure high levels of accessibility; and • Be adaptable to changing requirements and constructed with materials appropriate to the area.
CSQ4	<p><i>Design briefs for Greenfield Allocations and Major Development Sites</i></p> <p>Proposals for such should be accompanied by a Design Brief that includes a Vision, a Masterplan and a Design Brief.</p>
CSG1	<p><i>Green Infrastructure</i></p> <p>States that, where appropriate, development proposals will be required to contribute to the delivery of green infrastructure.</p>
CSB1	<p><i>Conservation and Improvement of Biodiversity</i></p> <p>Seeks to avoid the loss of biodiversity and achieve a net gain of biodiversity across the District</p>
CSI1	<p><i>Infrastructure Provision</i></p> <p>Advises that new development must be served by, and supported by, appropriate on and off-site infrastructure and services. Permission will only be granted where infrastructure and services to meet the new development is in place, or mitigation provided to ensure such is in place within an agreed timescale.</p>

Table 1: Relevant SOCS policies.

Thame Neighbourhood Plan

Policy	Summary
H1	<p>Allocate Land for 175 homes</p> <p>Identifies those sites allocated for housing development, including the Application Site (Site D) for 175 homes.</p>
H4	<p>Integrate Allocated Sites</p> <p>Advises that new homes within allocated sites should be well connected within the site and with the wider town.</p>
H6	<p>Design of new development to be of high quality</p> <p>Housing on allocated sites should be of a high quality and designed to reflect Thame's character. Proposals should meet the requirements set out for each site in Section 3 of the TNP and adhere to the policies for good quality design.</p>
H7	<p>Provide New Facilities</p> <p>Requires provision of, or contributions to, facilities in accordance with Policy D1 of the TNP.</p>
H8	<p>Provide Affordable Housing</p> <p>On sites where there is a net gain of three or more dwellings, affordable housing should be provided in accordance with the Core Strategy. This should be integrated with the market housing, and of a type and size to meet Thame specific needs.</p>
H10	<p>Provide a Thame-Specific Affordable Housing and Dwelling Mix Strategy</p> <p>Schemes of the scale proposed should submit a Thame-Specific Affordable Housing and Dwelling Mix Strategy, identifying housing needs within Thame and how the proposed development addresses those needs.</p>
GA1	<p>New Development to provide good pedestrian and cycle connections to the town centre and other local destinations:</p>

	Proposals on allocated sites should deliver good pedestrian and cycle connections as part of a comprehensive approach to movement that encourages walking and cycling.
GA3	<i>Developer Contributions required to support the provision of a cycle route to Haddenham and Thame Parkway Rail Station:</i> Advises that contributions will be sought from all new developments to fund the design and delivery of a cycle route to the rail station.
GA6	<i>New development to provide parking on site for occupants and visitors</i> Development outside the town centre must provide on-site parking in accordance with the District Council's standards.
CLW1	<i>Allocate Land for a new community facility</i> Expects developer contributions from all new homes towards the funding of a community facility.
CLW2	<i>Actively involve local people in on-going consultation</i> Encourages community involvement in development proposals prior to the submission of an application, demonstrated through the Statement of Community Involvement. The Sports Facility Strategy and Green Living Plan, to be funded by developers, must include consultation with local people.
CLW4	<i>Contributions required from developers of new housing to fund additional healthcare facilities:</i> States that financial contributions will be required from developers of new housing sites to fund additional healthcare services.
ESDQ2	<i>Allocated Sites to provide open space in locations specified in Section 3.</i> Publicly accessible open space must be provided in the locations required by the site specific policies in Section 3.0.
ESDQ3	<i>Provide New Allotments</i> Allocated residential sites to provide allotments, including 0.33 hectares connected to Site D.

ESDQ5	<p>Provide New Burial Space on Site C or D.</p> <p>New burial space must be provided as part of the development on allocated housing sites C or D.</p>
EDQ9	<p>Sites C, D and F to provide riverside walks within natural green space.</p> <p>Development proposals must on the above sites must include public routes adjacent to the Cuttle Brook.</p>
ESDQ10	<p>Produce a Sports Facility Strategy</p> <p>Developer contributions will be sought to fund a Sports Facilities Strategy and the subsequent implementation of sports facilities.</p>
ESDQ11	<p>Incorporate Sustainable Urban Drainage in to New Development:</p> <p>Sustainable Urban Drainage Systems should be included in new development to reduce surface water run-off.</p>
ESDQ12	<p>Applications for New Development to Provide a Drainage Strategy</p> <p>All allocated and windfall sites must be accompanied by a Drainage Strategy.</p>
ESDQ13	<p>New Dwellings: Code for Sustainable Homes:</p> <p>All new development will be expected to meeting the requirements set out in the Core Strategy in respect of the Code for Sustainable Homes.</p>
ESDQ14	<p>Produce a Green Living Plan:</p> <p>Developer contributions will be sought from allocated sites to develop a Green Living Plan, such contributions to fund a Green Living Plan coordinator who will be responsible for producing the Plan.</p>
ESDQ15	<p>Developers must demonstrate in a Design and Access Statement how their proposed development reinforces Thame's Character</p> <p>Sets out a requirement that Design and Access Statements should demonstrate how the proposed development reinforces Thame's character having regard to the policies and guidance set out nationally and locally</p>
ESDQ16	<p>Development must relate well to its site and its surroundings:</p>

	Proposals should respond to the specific character of a site and its surroundings, maintaining or enhancing its strengths and addressing weaknesses.
ESDQ17	<i>Development must make a positive contribution towards the distinctive character of the town as a whole</i> Development should incorporate design principles that reflect the most successful parts of the town.
ESDQ18	<i>New development must contribute to local character by creating a sense of place appropriate to its location:</i> New residential areas should be designed to create a sense of place by ensuring that the character varies within the development.
ESDQ20	<i>Building style must be appropriate to the historic context:</i> The design of new buildings should reflect the design principles of their time in order to contribute to the varied character of the town.
ESDQ21	<i>Development proposals, particularly where sited on the edge of Thame or adjoining Cuttle Brook, must maintain visual connections with the countryside</i> Requires that views along streets and/or open spaces to the countryside must be created in new developments.
ESDQ22	<i>The visual impact of new development on views from the countryside must be minimised:</i> The Design and Access Statement must include an assessment of views to and from the proposed development, with visual impact minimised through the site layout, buildings and landscape.
ESDQ23	<i>Streets within new development must be designed as pleasant places to be:</i> New residential streets should be designed with an equal emphasis on all modes of transport.
ESDQ24	<i>Pedestrian and Cycle Routes must link together potential destinations, such as new housing and the town centre:</i>

ESDQ26	<p><i>Design New Buildings to reflect the three-dimensional qualities of traditional buildings:</i></p> <p>Building should be designed as a three-dimensional whole, with various design guidance incorporated.</p>
ESDQ27	<p><i>Design in the 'forgotten' elements from the start of the design process:</i></p> <p>Sets out how detailed design elements must be integrated in to the scheme from an early stage.</p>
ESDQ28	<p><i>Provide Good Quality Private Outdoor Space:</i></p> <p>All new dwellings should be provided with a private outdoor garden amenity space, or a shared amenity area.</p>
ESDQ29	<p><i>Design Car Parking so that it fits with the character of the proposed development:</i></p> <p>Sets standards and requirements in respect of the provision of parking for new development.</p>
D1	<p><i>Provide appropriate new facilities:</i></p> <p>Development must provide, or contribute to, off-site facilities as required by the Delivery Strategy and by Core Strategy CSI1.</p>

Table 2: Relevant TNP Policies

South Oxfordshire Local Plan (Saved Policies)

Policy	Summary
C4	<p><i>The landscape setting of Settlements</i></p> <p>Advises that development which would damage the attractive landscape setting of the settlements of the district will not be permitted.</p>
C6	<p><i>Biodiversity Conservation</i></p> <p>In considering proposals for development, the maintenance and enhancement of the biodiversity resource of the district will be sought.</p>
C8	<p><i>Species Protection</i></p> <p>Development that would have an adverse effect on a site supporting a specially protected species will not be permitted, unless damage to the ecological interest can be prevented through the use of planning conditions or planning obligations.</p>
C9	<p><i>Landscape Features</i></p> <p>States that any development that would cause the loss of landscape features will not be permitted where those features make an important contribution to the local scene, and/or provide all or part of an important wildlife habitat and/or have important historical value.</p>
CON 7	<p><i>Proposals Affecting a Conservation Area</i></p> <p>Planning permission will not be granted for development which would harm the character or appearance of a conservation area. Proposals for development outside a conservation area which would have a harmful effect on the conservation area will not be permitted.</p>
CON 12	<p><i>Archaeology and historic building analysis and recording</i></p> <p>Advises that before the determination of an application for development which may affect a site of archaeological interest or potentially of</p>

	archaeological importance, provision should be made for an archaeological field evaluation.
EP1	<p>Prevention of Polluting Emissions</p> <p>Proposals which would (by reason of smell, fumes, smoke, soot, ash, dust, grit, or other forms of polluting emissions) have an adverse effect on people and other living organisms, the atmosphere, the land, underground water supplies or watercourses will not be permitted, unless effective mitigation measures will be implemented.</p>
EP2	<p>Noise and Vibrations</p> <p>Proposals which would by reason of noise or vibrations have an adverse effect on existing or proposed occupiers will not be permitted, unless effective mitigation measures will be implemented.</p>
EP7	<p>Groundwater Protection</p> <p>Development that may have an adverse effect upon groundwater resources will not be permitted unless effective preventative measures are taken to ensure that the quality and quantity of these resources are maintained.</p>
D1	<p>Good Design and Local Distinctiveness</p> <p>The principles of good design and the protection and reinforcement of local distinctiveness should be taken into account in all new development through, <i>inter alia</i></p> <ul style="list-style-type: none"> (i) the provision of a clear structure of spaces; (ii) respecting existing settlement patterns; (iii) providing for a choice of routes and transport modes to, from and within the development; (iv) providing a development that users find easy to understand through the use of landmarks, vistas and focal points; (v) providing landscape structure as a framework for new development; (vi) respecting the character of the existing landscape; (vii) providing good quality site and building design and appropriate materials; and (ix) providing well-designed external areas.
D12	<p>Public Art</p> <p>On all housing developments in excess of 1 hectare and on all employment or commercial developments in excess of 2,000 square metres gross floorspace, a contribution towards public art will be sought.</p>

R2	<p>Formal Recreation</p> <p>When granting planning permission for new residential development, developers will be required to provide outdoor playing space for the new residents to a minimum standard of 2.4 hectares per 1000 persons.</p>
R6	<p>Informal Recreation</p> <p>When granting planning permission for new residential development, developers will be required to provide public open space for informal recreation to meet the needs of the new residents in accordance with an amount appropriate to the locality and the size of the development proposed.</p>
T1	<p>Transport Requirements for New Development</p> <p>Proposals for all types of development will, where appropriate:</p> <ul style="list-style-type: none">(i) provide for a safe and convenient access to the highway network;(ii) provide safe and convenient routes for cyclists and pedestrians;(iii) be accessible by public transport and have a safe walking route to nearby bus stops or new bus stops and appropriate infrastructure should be provided;(iv) be served by an adequate road network which can accommodate traffic without creating traffic hazards or damage to the environment;(v) where new roads, pedestrian routes, cycleways and street lighting are to be constructed as part of the development, be constructed to adoptable standards and be completed as soon as they are required to serve the development; and(vi) make adequate provision for those whose mobility is impaired.
T2	<p>Transport Requirements for New Development</p> <p>Proposals for development will, where appropriate, make provision for:</p> <ul style="list-style-type: none">(i) loading, unloading, circulation and turning space;(ii) parking for people with disabilities;(iii) the parking of vehicles in accordance with the Council's maximum parking standards;(iv) measures to reduce the need for vehicle parking where appropriate; and(v) cycle parking in accordance with the Council's standards.