

THAME

Referendum 2025

INFORMATION FOR
RESIDENTS ABOUT TNP2

On Thursday, 6 February, residents of Thame will have the chance to vote in a referendum for the adoption of the Thame Neighbourhood Plan 2 (TNP2).

Some of the reasons why over 3,000* communities have Neighbourhood Plans.

**Data source: neighbourhoodplanning.org*

Increased Housing Targets: The revised National Planning Policy Framework (NPPF) has introduced mandatory housing targets for principal authorities, which means more pressure on local areas to accommodate new housing.

Local Control: Neighbourhood Plans allow communities to have a say in how their area develops, ensuring that development aligns with local needs.

Increased Development Pressure: Rejected plans can result in increased pressure for development, as local authorities may have to rely on broader, less specific planning policies.

Consequences of Not Having a Plan: Without a Neighbourhood Plan, communities may face unwanted housing projects and commercial developments, loss of local character, and a lack of control over the future of their area.

THE CHOICE IS 'YES' OR 'NO'

- What is in TNP2?
- What happens if Thame votes 'yes' or 'no'?
- What is proposed for the Cattle Market?
- Will TNP2 increase the risk of flooding?
- The timeline for TNP2

DETAILS INSIDE



Read more about TNP2 online:
thametowncouncil.gov.uk/tnp2



THAME
Town Council

Scan the QR Code to
watch a video about TNP2



THAME REFERENDUM

THURSDAY 6 FEBRUARY

Please note: Residents advised to vote at the Thame Snooker Club must now vote at Chinnor Rugby Club, Rectory Pavilion, Kingsey Rd OX9 3JL

What is in Thame Neighbourhood Plan 2?

TNP2 is a 156-page document – a brief outline and links to the full document can be found at www.thametowncouncil.gov.uk/tnp2

Here are some of the proposals:

- Like the first Neighbourhood Plan, TNP2 aims to keep Thame as a compact market town with a close relationship with the open countryside around it.
- Since 2011, the District Council has given Thame the task of finding room for 1,518 homes. The majority have been built or have planning permission. TNP2 has found sites for the remainder and these have been supported as preferred sites by local residents.
- The Plan recognises that access to and through older parts of the Town needs improving. This includes improving the existing network of walking routes and alleyways.
- The Plan provides a framework to encourage the provision of new and improved community facilities such as meeting halls and child nurseries.
- The Plan protects the Cuttle Brook's green corridor through the Town and open spaces valued by residents and visitors.
- Nature is also protected with presumptions that existing, established trees and hedgerows be kept and incorporated wherever possible.

TNP2 TIMELINE

First Consultation - Summer 2021

Over 12,000 letters are sent to homes and businesses in Thame, Chinnor, Moreton, and Long Crendon, asking for input. Over 500 comments received.

Second Consultation - Winter 2022

Hundreds of people visit the Town Hall to review sites and ideas. Over 900 comments received. Draft plan is prepared.

Third Consultation - Jun-Aug 2023

Preferred sites chosen and draft policies reviewed. Over 200 comments received.

May 2024 - Council submits plan to SODC.

June 2024 - After fourth consultation, SODC sends comments to independent examiner.

Nov 2024 - Independent examiner recommends TNP2 proceed to referendum.

What is proposed for the Cattle Market?

- Anyone developing at the Cattle Market will be expected to consider the Thame Masterplanning Report which accompanies the Plan when drafting their proposals.
- The site used to have a ban on building a supermarket – but TNP2 now encourages one (preferably a budget operator) of an appropriate scale.
- It will also be essential to keep and make attractive the pedestrian access to Barley Hill school and Lea Park, and keep the parking. The development will need to fit in well with the adjacent housing, too.
- The policy also encourages the provision of some open space, a hub for travel information and services, offices, housing, a hotel, and community uses. They won't all fit on the site but they are all things that would work well on the site.

What if the majority of people vote 'YES'?

The plan will become part of South Oxfordshire District Council's (SODC) suite of planning policies to help shape and determine planning applications in Thame.

This also means Thame will be granted 5 years' protection from any large housing development that is not compatible with TNP2.

What if the majority of people vote 'NO' or the vote is tied?

Planning applications will be decided without reference to the TNP2.

As South Oxfordshire District Council does not have a 5-year supply of housing land, national planning policy and the District's Local Plan will instruct committees and officers to remove most local controls on housing numbers and sites.

If the majority of people vote 'no', will you go back to the drawing board?

Thame Town Council would not be able to quickly go back and tweak the Plan. We would have to go back at least two – possibly three – consultation stages which would take a year or two.

In the two or so years it would take to create a new plan, Thame could have no upper limit to protect it from large applications for homes and employment land.

THAME REFERENDUM THURSDAY 6 FEBRUARY

See your Poll Card for details about your nearest polling station.
Stations are open from 7am to 10pm - remember to take your ID.

Will TNP2 Increase the Risk of Flooding in Thame?

- **A core objective of TNP2 is that development will not be proposed in areas prone to flood risk.**
- TNP2 has been reviewed four times, twice with flood authorities, and at no time has any flood specialist suggested that the Oxford Road site (or any of the other sites identified in TNP2) is incapable of housing the homes proposed in the plan.
- TNP2 used the most up-to-date mapping for flood risk, starting with information from the Environment Agency. The flood risk area was subsequently made larger due to information supplied by the applicant, but we have steered the housing away from it.
- All of the homes proposed in TNP2 will be built on sites of lowest probable flood risk, as defined by the Environment Agency and other authorities. As part of the planning process we believe the developers will have to show the homes will not be at undue risk of flooding from any water source between now and the next 100 years, even after taking into account the much higher rainfall events expected due to climate change.

Is the flood data up to date?

The Environment Agency will publish flood risk maps for planning use much later in the year. Any planning application will be expected to use the very latest information to keep the development out of known flood risk areas. Both TNP2 and Local Plan policy require it.

In the interim, the maps available on the EA website remain the ones that decision makers must use until new ones are officially published.

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Thame Snooker Club must now vote at Chinnor Rugby Club**
Rectory Pavilion, Kingsey Rd OX9 3JL

To view specified documents related to TNP2, visit the South Oxfordshire District Council website (Google "SODC Thame"), the Thame Leisure Centre, or SODC offices in Abingdon.

Details can also be found at thametowncouncil.gov.uk/tnp2 or scan the QR code on the right.



WHAT IS TNP2? WHAT IS IN THE PLAN?

WATCH THE VIDEO TO FIND OUT MORE...



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THURSDAY 6 FEBRUARY
EVERY VOTE COUNTS!