



Listening Learning Leading

South Oxfordshire Strategic Housing Land Availability Assessment

Appendix 13: Thame

March 2011

THAME

Settlement	Thame		
Site Ref	THA1		
Other useful refs	Submitted sites 160 and 265 Option Ai in the Preferred Options Core Strategy Document		
Site address	Land at Barley Hill to the north of Thame		
Planning history	P60/M0697 and P59/M0995	Site for new premises including new Hide and Skin market, office & administrative block, fertilizer & feeding stuffs factory, fat melting & animal by-products processing plant	Refused (appeal dismissed)
Site size (hectares)	20.8		
Site description and current uses	Large open arable field which slopes steeply making the land much higher than the residential estate to the south of the site. Land rises to the NW.		
Site boundaries	Hedging along western boundary of the field at Moorland Lane.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> • Rugby Club to the South East • Residential to the South • Sewage works to the West • Agriculture to the North 		
Suitability for housing			
Policy restrictions	The proposed site would be on the edge of Thame. The policies in the South Oxfordshire Local Plan 2011 do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations	<ul style="list-style-type: none"> • Grade II agricultural land • Land slopes up from the road resulting in a prominent landscape. • Landscape assessment by Machin Bates Associates advised against the development of this area as would extend the town beyond the very definite urban edge associated with the A4129. • Transport assessment to be completed, if appropriate, through the LDF process 		
Suitability	Site is considered suitable in principle as it has no overriding constraints. However a detailed assessment of the suitability of this site that considers more criteria in assessing suitability as part of the LDF process is detailed in the Thame Background Paper.		
Availability and Achievability			
Availability	Intention known through site submissions 160 and 048, SHLAA responses and representations as part of the LDF process.		
Achievability	The site is a greenfield site with an intention shown. No constraints to deliverability have been identified as part of the LDF process.		
Overall assessment of the site	<ul style="list-style-type: none"> • The site is considered to be suitable in principle, available and achievable. • The site was not identified as a preferred option in the core strategy due to the constraints of the site when compared to other potential sites (see Thame Background Paper). The site was not taken forward as a strategic site for housing in the Submission Core Strategy. 		

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	<ul style="list-style-type: none">• Any The development of this site however has been will also be considered through the LDF Site Allocations process, during which its acceptability was will be judged by comparison with other potentially suitable sites.
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THAME

Settlement	Thame		
Site Ref	THA2		
Other useful refs	Submitted site 078 Part of site included in Option Aii of the Preferred Options Core Strategy Document		
Site address	Land at Thame Show ground		
Planning history	P07/E0597/O	Relocation of Thame Cattle Market & associated buildings, car parking, new access and ancillary activities.	Permitted at Appeal
Site size (hectares)	15.6		
Site description and current uses	Large open arable field which slopes steeply making the land much higher than the residential estate to the south of the site. Land rises to the NW.		
Site boundaries	Hedging along western boundary of the field at Moorland lane.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> • Rugby Club to the South East • Residential to the South • Moorend Lane Farm to the West • Agriculture to the North and East 		
Suitability for housing			
Policy restrictions	The proposed site would be on the edge of Thame. The policies in the South Oxfordshire Local Plan 2011 do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations	<ul style="list-style-type: none"> • Grade II agricultural land • Land slopes up from the road resulting in a prominent landscape. • Landscape assessment by Machin Bates Associates advised against the development of this area as would extend the town beyond the very definite urban edge associated with the A4129. • Transport assessment to be completed, if appropriate, through the LDF process 		
Suitability	Site is considered suitable in principle as it has no overriding constraints. However a detailed assessment of the suitability of this site that considers more criteria in assessing suitability as part of the LDF process is detailed in the Thame Background Paper.		
Availability and Achievability			
Availability	Intention known through site submissions 078, SHLAA responses and representations through the LDF process		
Achievability	The site is a greenfield site with an intention shown. No constraints to deliverability have been identified as part of the LDF process.		
Overall assessment of the site	<ul style="list-style-type: none"> • The site is considered to be suitable in principle, available and achievable. • The site was not identified as a preferred option in the core strategy due to the constraints of the site when compared to other potential sites (see Thame Background Paper). The site was not taken forward as a strategic site for housing in the Submission Core Strategy. 		

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	<ul style="list-style-type: none">• Any The development of this site however has been will also be considered through the LDF Site Allocations process, during which its acceptability was will be judged by comparison with other potentially suitable sites.
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THAME

Settlement	Thame		
Site Ref	THA3		
Other useful refs	Site submission 80 Part of Option Aii in the Preferred Options Core Strategy Document		
Site address	Chinnor Rugby Club		
Planning history	P80/N0050/O	Agricultural showground, rugby pitches and storage buildings	Approved
Site size (hectares)	5.8		
Site description and current uses	Rugby club ground with clubhouse		
Site boundaries	Mixture of hedging and fences		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> Residential to the West of the bypass. Agricultural fields to the North, East and South. 		
Suitability for housing			
Policy restrictions	The proposed site would be on the edge of Thame. The policies in the South Oxfordshire Local Plan 2011 do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations	<ul style="list-style-type: none"> Site slopes upwards to the North West resulting in a prominent landscape Landscape assessment by Machin Bates Associates advised against the development of this area as would extend the town beyond the very definite urban edge associated with the A4129. Transport assessment to be completed, if appropriate, through the LDF process 		
Suitability	Site is considered suitable in principle as it has no overriding constraints. However a detailed assessment of the suitability of this site that considers more criteria in assessing suitability as part of the LDF process is detailed in the Thame Background Paper.		
Availability and Achievability			
Availability	Intention known through site submission 80 and representations as part of the LDF process		
Achievability	The site is a greenfield site with an intention shown. No constraints to deliverability have been identified as part of the LDF process.		
Overall assessment of the site	<ul style="list-style-type: none"> The site is considered to be suitable in principle, available and achievable. The site was not identified as a preferred option in the core strategy due to the constraints of the site when compared to other potential sites (see Thame Background Paper). The site was not taken forward as a strategic site for housing in the Submission Core Strategy. Any The development of this site however has been will also be considered through the LDF Site Allocations process, during which its 		

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	acceptability was will be judged by comparison with other potentially suitable sites.
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THAME

Settlement	Thame
Site Ref	THA4
Other useful refs	Site submission 160 and 265
Site address	Land East of Thame Rugby club adjacent to Kingsey Road
Planning history	No relevant planning history
Site size (hectares)	30.3
Site description and current uses	Agricultural field
Site boundaries	Mixture of hedging and fences
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> • Rugby club to the West • Residential to the West beyond rugby club. • Agricultural fields to the North, East and South.
Suitability for housing	
Policy restrictions	The proposed site would be on the edge of Thame. The policies in the South Oxfordshire Local Plan 2011 do not allow development which would extend the built-up area of settlements.
Physical problems or limitations	<ul style="list-style-type: none"> • Site slopes upwards to the North West resulting in a prominent landscape • Transport assessment to be completed, if appropriate, through the LDF process
Suitability	Site is considered suitable in principle as it has no overriding constraints. However a detailed assessment of the suitability of this site that considers more criteria in assessing suitability as part of the LDF process is detailed in the Thame Background Paper.
Availability and Achievability	
Availability	Intention known through site submission 084 and 160 SHLAA responses and representations as part of the LDF process
Achievability	The site is a greenfield site with an intention shown. No constraints to deliverability have been identified as part of the LDF process.
Overall assessment of the site	<ul style="list-style-type: none"> • The site is considered to be suitable in principle, available and achievable. • The site was not identified as a preferred option in the core strategy due to the constraints of the site when compared to other potential sites (see Thame Background Paper). The site was not taken forward as a strategic site for housing in the Submission Core Strategy. • Any The development of this site however has been will also be considered through the LDF Site Allocations process, during which its acceptability was will be judged by comparison with other potentially suitable sites.

THAME

Settlement	Thame		
Site Ref	THA5		
Other useful refs	Site submission 080, 160 and 265 Includes Option Bi in the Preferred Options Core Strategy Document		
Site address	Land to East of Thame in between Kingsey Road and Towersey Road .		
Planning history	P61/M0727	Site for houses (10-12 to the acre) with accesses	Refused
	P73/M1014	Construction of distributor road and housing development.	Refused
Site size (hectares)	37.1		
Site description and current uses	Flat arable field to the East of the bypass.		
Site boundaries	<ul style="list-style-type: none"> • Dense hedge along Southern and Northern boundaries • Post and rail fencing along road to the West • Open to the East. • A stream forms the Eastern border and has a mixed density hedge along it • Kingsey Road to the North • Towersey Road to the South 		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> • A4129 to the west with residential beyond • Agriculture to the East 		
Suitability for housing			
Policy restrictions	The proposed site would be on the edge of Thame. The policies in the South Oxfordshire Local Plan 2011 do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations	<ul style="list-style-type: none"> • Landscape assessment by Machin Bates Associates advised against the development of this area as would extend the town beyond the very definite urban edge associated with the A4129 • Grade II Agricultural Land • Transport assessment to be completed, if appropriate, through the LDF process 		
Suitability	Site is considered suitable in principle as it has no overriding constraints. However a detailed assessment of the suitability of this site that considers more criteria in assessing suitability as part of the LDF process is detailed in the Thame Background Paper.		
Availability and Achievability			
Availability	Intention known through site submission 080, 085 and 160, associated SHLAA responses and representations as part of the LDF process		
Achievability	The site is a greenfield site with an intention shown. No constraints to deliverability have been identified as part of the LDF process.		
Overall assessment of the site	<ul style="list-style-type: none"> • The site is considered to be suitable in principle, available and achievable. • The site was not identified as a preferred option in the core strategy due to the constraints of the site when compared to other potential sites (see Thame Background Paper). 		

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	<p>The site was not taken forward as a strategic site for housing in the Submission Core Strategy.</p> <ul style="list-style-type: none">• Any The development of this site however has been will also be considered through the LDF Site Allocations process, during which its acceptability was will be judged by comparison with other potentially suitable sites.
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THAME

Settlement	Thame		
Site Ref	THA6		
Other useful refs	Site submissions 79 and 80 Includes Option Bii from the Preferred Options Core Strategy Document		
Site address	Land at Cotmore Wells farm, Towersey Road, East of Thame		
Planning history	P64/M0722	Site for residential development & access	No decision
	P73/M0155	Erection of residential dwellings with roads & access	No decision
	P73/M1014	Construction of distributor road and housing development.	Refused
	P78/N0615	Extension to existing farmhouse	Permitted
	P84/N0402	Single storey conservatory extension.	Permitted
	P84/N0477	Five bay agriculture building.	Permitted
Site size (hectares)	19.8		
Site description and current uses	Cotwells Farm and surrounding pasture land. There is an access track running South from Towersey Road for approximately 360m to the farm buildings.		
Site boundaries	Trees and hedging		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> Residential and some industrial to the West of the site across the bypass Large industrial estate to the South Agriculture to the North and East. 		
Suitability for housing			
Policy restrictions	The proposed site would be on the edge of Thame. The policies in the South Oxfordshire Local Plan 2011 do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations	<ul style="list-style-type: none"> Southern part of the site is within the middle and outer hazardous zones of British Oxygen that is located to the South of the site as advised by the Health and Safety Executive. Undulating in character resulting in a prominent landscape. Landscape assessment by Machin Bates Associates advised against the development of this area as would extend the town beyond the very definite urban edge associated with the B4012. Transport assessment to be completed, if appropriate, through the LDF process 		
Suitability	The site is not considered suitable due to the amount of land on the site being within the advise against hazard zone as defined by the Health and Safety Executive.		

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Availability and Achievability	
Availability	Intention known through site submissions 079 and 080 and representations as part of the LDF process.
Achievability	The site is a greenfield site with an intention shown. No constraints to deliverability have been identified as part of the LDF process.
Overall assessment of the site	<ul style="list-style-type: none"> • Although this site is available and in principle it could be achievable the site is not considered to be suitable for development. • This was part of the contingency options identified in the Preferred Options Document in March 2009. However, this was before we received information on the HSE hazard zone. This was not identified as a strategic allocation in the Submission Core Strategy. The detailed reasons for this site not being taken forward are detailed in the Thame Background Paper. • Any The development of this site however has been will also be considered through the LDF Site Allocations process, during which its acceptability was will be judged by comparison with other potentially suitable sites.

THAME

Settlement	Thame		
Site Ref	THA7		
Other useful refs	Site submission 057		
Site address	Glebe land on southern edge of Thame next to B4445.		
Planning history	P56/M0023	Site for residential development and access	Refused
	P63/M0766	site for 5 houses and accesses	Refused
	P67/M0464	Oil storage building and general storage	Approved
Site size (hectares)	2.5		
Site description and current uses	Agricultural field		
Site boundaries	Hedging and trees		
Surrounding land uses and character of surrounding area	Worcester cottage and diagnostics re-agents to the West.		
Suitability for housing			
Policy restrictions	The proposed site would be on the edge of Thame. The policies in the South Oxfordshire Local Plan 2011 do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations	<ul style="list-style-type: none"> Site is within outer hazard zone of British Oxygen Oil pipeline crosses the site. With any development the pipeline must be located using trial holes on site. The pipeline is protected by the Land Powers (Defence) Act 1958 which states that no development may take place within 10 feet either side of the pipeline although there is a duty of care not to damage it even if works take place outside of that zone. Transport assessment to be completed, if appropriate, through the LDF process 		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		
Availability and Achievability			
Availability	<ul style="list-style-type: none"> Intention known through site submission 057 and SHLAA response. 		
Achievability	The site is a greenfield site with an intention shown. No constraints to deliverability have been identified as part of the LDF process.		
Overall assessment of the site	<ul style="list-style-type: none"> The site has been identified as suitable in principle, available and in principle achievable. The site was too small for a strategic allocation therefore not identified as a preferred option in the core strategy and not taken forward as a strategic site for housing in the Submission Core Strategy. Any The development of this site however has 		

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	<p>been will also be considered through the LDF Site Allocations process, during which its acceptability was will be judged by comparison with other potentially suitable sites.</p>
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THAME

Settlement	Thame		
Site Ref	THA8		
Other useful refs	Site submission 032 Option C in the Preferred Options Core Strategy Document		
Site address	Land to the south of Wenman Rd and to east of Thame Park Road		
Planning history	P79/N0680/O	Layout of roads and sewers to serve industrial estate	Refused
	947/12978	Site part of a much larger area submitted as part of the Local Plan 2011 for housing.	The Inspector concluded that no significant additional land allocations were needed in the district up to 2011.
Site size (hectares)	28.0		
Site description and current uses	Agricultural land currently in 4 separate parcels. It includes the dwelling, Oakfield adjacent to Thame Park road. At time of site visit one parcel used for sheep grazing and another for cows.		
Site boundaries	<ul style="list-style-type: none"> • Wenman industrial estate with a low wire fence and little landscaping to the North. • Thame Park Road and hedgerows to the West. • Cuttle Brook to the South, beyond which there is an established woodland and then Thame Park. 		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> • Employment to the North • Agriculture to the East and West • As highlighted in the Machin bates Landscape Assessment the site is visually contained by a framework of existing woodland, hedgerows and hedgerow trees. 		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none"> • Grade 3 Agricultural Land • The proposed site would be on the edge of Thame. The policies in the South Oxfordshire Local Plan 2011 do not allow development which would extend the built-up area of settlements. 		
Physical problems or limitations	<ul style="list-style-type: none"> • Approximately 4.7ha in flood zones 2 and 3 to the south • Oil pipeline crosses the site. With any development the pipeline must be located using trial holes on site. The pipeline is protected by the Land Powers (Defence) Act 1958 which states that no development may take place within 10 feet either side of the pipeline although there is a duty of care not to damage it even if works take place outside of that zone. 		

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	<ul style="list-style-type: none"> • Ecologically important landscape in the southern section near the Cuttlebrook. • Legally protected Red Kite present on the southern part of the site. • Transport assessment to be completed, if appropriate, through the LDF process
Suitability	Site is considered suitable in principle as it has no overriding constraints.
Availability and Achievability	
Availability	Intention known through site submission 032, SHLAA response and representations as part of the LDF process.
Achievability	The site is a greenfield site with an intention shown. No constraints to deliverability have been identified as part of the LDF process.
Overall assessment of the site	<ul style="list-style-type: none"> • Although this site is suitable in principle, available it is considered to be achievable. • This site was not identified as a preferred option in the Preferred Options Consultation Document. In addition it was not identified as a strategic allocation in the Submission Core Strategy. The detailed reasons for this site not being taken forward are detailed in the Thame Background Paper. • Any The development of this site however has been will also be considered through the LDF Site Allocations process, during which its acceptability was will be judged by comparison with other potentially suitable sites.

THAME

Settlement	Thame		
Site Ref	THA9		
Other useful refs	Submitted site number 032 and 074 Includes Option D in the Preferred Options Core Strategy Document		
Site address	Land South of Thame		
Planning history	P80/N0031/O	Land for residential, employment, shopping, education, social, community, recreation, open space and associated uses and including a new southern distributor road	Refused (appeal dismissed)
	P74/N0069/O	Residential development and ancillary buildings over approx. 150 acres including green belt and southern relief road for Thame.	Refused (appeal dismissed)
	Ref: 947/12978	Site part of a much larger area submitted as part of the Local Plan 2011 for housing. Banner Homes.	The Inspector concluded that no significant additional land allocations were needed in the district up to 2011.
Site size (hectares)	42		
Site description and current uses	Farm buildings to the East of the site. Retrospective planning permission granted in 2002 for the use of 2 of these buildings to light industrial use. Rest of site agricultural.		
Site boundaries	<ul style="list-style-type: none"> • Thame Park Road forms Eastern border • Open boarded low fence that separates the site from the Phoenix Trail to the North • Trees marking edge of site to the west near the Cuttle Brook • Mix of hedging and open chain fencing to the South 		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> • Employment and residential uses to the North • Agriculture on all other sides 		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none"> • MAFF data indicates the land is Grade II agricultural land however an intrusive survey of the land commissioned by the developer (CEG) indicates that minimal land in their ownership is of this quality. The section under option by Banner Homes has not had an on site survey to date. • The proposed site would be on the edge of Thame. 		

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	The policies in the South Oxfordshire Local Plan 2011 do not allow development which would extend the built-up area of settlements.
Physical problems or limitations	<ul style="list-style-type: none"> Approximately 1.9ha of site is within flood zones 2 and 3 to the south east. Transport assessment to be completed, if appropriate, through the LDF process
Suitability	Site is considered suitable in principle as it has no overriding constraints.
Availability and Achievability	
Availability	Intention known through site submissions 032 and 074, SHLAA responses and representations as part of the LDF process.
Achievability	Land in multiple ownership and under option by Banner Homes (western part of site) and Commercial Estates Group (Eastern part of site) however there are no overriding constraints to the achievability of the site identified.
Overall assessment of the site	<ul style="list-style-type: none"> This site has been identified as suitable in principle, available and achievable in principle. This was the preferred site for housing development for Thame in the Core Strategy Preferred Options Document in March 2009 but was not identified as the strategic allocation for Thame in the Submission Core Strategy. The detailed reasons for this site not being taken forward are detailed in the Thame Background Paper. Any The development of this site however has been will also be considered through the LDF Site Allocations process, during which its acceptability was will be judged by comparison with other potentially suitable sites.

THAME

Settlement	Thame		
Site Ref	THA10		
Other useful refs	Submitted site number 211		
Site address	Land to south of Sustrans route.		
Planning history	P80/N0031/O	Residential and associated urban development, including land for residential, employment, shopping, education, social, community, recreation, open space and associated uses and including a new southern distributor road.	Refused (appeal dismissed)
	P74/N0069/O	Residential development and ancillary buildings over approx.	Refused (appeal dismissed)
	P64/M0834	Site for residential development and access	Refused (appeal dismissed)
Site size (hectares)	35.6		
Site description and current uses	Area includes land South of sustrans route and West up to the Rycote Lane. Very boggy, evidence of flooding at time of site visit.		
Site boundaries	<ul style="list-style-type: none"> • Hedgerow marking the sustrans route to the North of the site. • Cuttle Brook to the East • Open to the South. 		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> • School playing field to the North • Industrial use to the West • Cuttle Brook nature reserve to the East • Agriculture to the South 		
Suitability for housing			
Policy restrictions	The proposed site would be on the edge of Thame. The policies in the South Oxfordshire Local Plan 2011 do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the LDF process		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		
Availability and Achievability			
Availability	Intention known through site submission 211		
Achievability	The site is a greenfield site with an intention shown. No constraints to deliverability have been identified as part of the LDF process.		

THAME

Overall assessment of the site	<ul style="list-style-type: none">• This site has been identified as suitable in principle, available and achievable in principle.• The site was not identified as a preferred options in the Preferred Options Consultation Document. It also was not identified as a strategic allocation in the Submission Core Strategy. The detailed reasons for this site not being taken forward are detailed in the Thame Background Paper.• Any The development of this site however has been will also be considered through the LDF Site Allocations process, during which its acceptability was will be judged by comparison with other potentially suitable sites.
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THAME

Settlement	Thame		
Site Ref	THA11		
Other useful refs	Submitted site 103 Core strategy option F		
Site address	Up to the A418 by pass on the western edge of Thame.		
Planning history	P72/M0514	Erection of 240 houses on 28.42 acres.	Refused
	P72/M0515	Erection of 130 houses on 16 acres.	Refused
	P74/M0126	64 acres of development including dwellings, primary school, shopping facilities, public house and public open space.	Refused
	P86/N0868/O	Industrial development	Refused (appeal withdrawn)
	P89/N0307/O	Construction of petrol filling station, family restaurant, coffee shop, lodge accommodation, tourist information centre and associated car, coach, HGV parking and ancillary facilities.	Refused (appeal withdrawn)
	Refs 345/10779 & 880/12521	Site was submitted for a housing allocation as part of the Local Plan 2011 by JM Castle and Son.	The Inspector concluded that no significant additional land allocations were needed in the district up to 2011.
Site size (hectares)	33.9		
Site description and current uses	Agricultural land		
Site boundaries	<ul style="list-style-type: none"> • A418 bypass to the North West. • Cuttle Brook to the North East with trees along the border • Oxford Road to the South • Adjoins a short ribbon of housing development on the Northern side of Oxford Road. 		

THAME

Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> Residential development, Lord Williams School and Leisure Centre to the South A418 to the North with agricultural land beyond. Agricultural land the North East and South West.
Suitability for housing	
Policy restrictions	<ul style="list-style-type: none"> Part of site is Grade 3 agricultural land Archaeological restraint reference DOX16056 on part of site. The proposed site would be on the edge of Thame. The policies in the South Oxfordshire Local Plan 2011 do not allow development which would extend the built-up area of settlements.
Physical problems or limitations	<ul style="list-style-type: none"> Approximately 8.4ha of Northern part of site in flood zones 2 and 3 Ecologically important landscape in the flood zone area Legally protected species present on the flood zone area of the site including Noctule Bat, Common Pipistrelle, Soprano Pipistrelle and Brown Long-eared Bat. Transport assessment to be completed, if appropriate, through the LDF process
Suitability	Site is considered suitable in principle as it has no overriding constraints. There is an area within flood zone 2 and 3 however it is considered that enough land remains that is outside of the flood zones for the site to remain suitable in principle.
Availability and Achievability	
Availability	Landowner intention known through site submission 103 SHLAA responses and representations as part of the LDF process.
Achievability	<ul style="list-style-type: none"> Site is in single ownership and is under option with Regeneration Homes Ltd Both parties have demonstrated the deliverability of this site in the Thame Concept Masterplan. This details that they expect to begin to build on the site in 2013.
Overall assessment of the site	<ul style="list-style-type: none"> The site has been identified as suitable, available and achievable. The site was added as a preferred option as part of the Thame consultation on sites as part of the Core Strategy Review in October 2010. It has now been allocated as the strategic site for Thame in the Submission Core Strategy. The detailed reasons for why this site was chosen over other potential sites are detailed in the Thame Background Paper. Any The development of this site however has been will also be considered through the LDF Site Allocations process, during which its acceptability was will be judged by comparison with other potentially suitable sites.

THAME

Settlement	Thame		
Site Ref	THA12		
Other useful refs	Site submission 56		
Site address	Old Waitrose Site		
Planning history	P09/E0444	Subdivide warehouse into two separate units. Create new retail area within the main warehouse area.	Permitted
	P08/E0941	Subdivide warehouse into 2 separate units. Create new retail area within the main warehouse area. New glazed entrance screens and new cladding to west elevation and part of south elevation	Permitted
Site size (hectares)	0.8		
Site description and current uses	Currently used as a warehouse		
Site boundaries	Mixture of trees and fencing		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> • River Thame and agricultural fields to the North • Residential to East and West • Cricket Ground to the South 		
Suitability for housing			
Policy restrictions	The site is in an existing employment use which is protected by Policy E6 of the South Oxfordshire Local Plan 2011.		
Physical problems or limitations	<ul style="list-style-type: none"> • North West tip of site within flood zone 2 and 3 • Transport assessment to be completed, if appropriate, through the LDF process 		
Suitability	Site is considered not to be suitable in principle as it has an existing employment use on the site. It would need to be demonstrated the requirements of E6 had been met.		
Availability and Achievability			
Availability	Intention known through site submission 056.		
Achievability	The site is a brownfield site currently housing an employment site. However no overriding constraints to achievability have been identified.		
Overall assessment of the site	<ul style="list-style-type: none"> • The site has been identified as unsuitable in principle, available and in principle achievable. • The site was too small for a strategic allocation therefore not identified as a preferred option in the core strategy and not taken forward as a strategic site for housing in the Submission Core Strategy. • Any The development of this site however has been will also be considered through the LDF Site Allocations process, during which its acceptability was will be judged by comparison with other potentially suitable sites. 		

THAME

Settlement	Thame		
Site Ref	THA13		
Other useful refs	Site submission 056		
Site address	Church Farm, Thame		
Planning history	P07/E1669	Creation of a community football club comprising of a clubhouse, floodlit main pitch and all weather training pitch	Permitted
	P89/N0068	Erection of petrol filling station, motorists restaurant and construction of accesses, access road, car parking, laying out of picnic area and landscaping	Withdrawn
	P67/M0869	Petrol filling station with garage and showroom or kiosk	No Decision
Site size (hectares)	4.7		
Site description and current uses	Land used for agricultural and sports uses owned by Oxfordshire County Council.		
Site boundaries	Trees and hedging		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> • Agricultural fields to the North • Service station, burger king and travel lodge adjacent to the roundabout to the West • Recreation field and sewerage treatment works to the South. 		
Suitability for housing			
Policy restrictions	The proposed site would be on the edge of Thame. The policies in the South Oxfordshire Local Plan 2011 do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the LDF process		
Suitability	The site is considered not to be suitable in principle due to the potential loss of the sports provision on the site. This would need to be replaced under current policy.		
Availability and Achievability			
Availability	Intention known through site submission 056 and SHLAA response. However, there is a scheme to develop a major football facility on the site and the County Council would lease the land to Thame Football Partnership. Until the project has legally completed the County wish to keep the site submission. When project is completed land will no longer be available.		
Achievability	The deliverability of this site is not clear due to the project proposed on the site and the need for the existing use to be replaced. As a result the site is not thought to be deliverable.		
Overall assessment of the site	<ul style="list-style-type: none"> • The site has been identified as unsuitable in principle, and not achievable due to the questions over its availability. • The site was not identified as a preferred option in the 		

THAME

	<p>core strategy and not taken forward as a strategic site for housing in the Submission Core Strategy.</p> <ul style="list-style-type: none">• Any The development of this site however has been will also be considered through the LDF Site Allocations process, during which its acceptability was will be judged by comparison with other potentially suitable sites.
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THAME

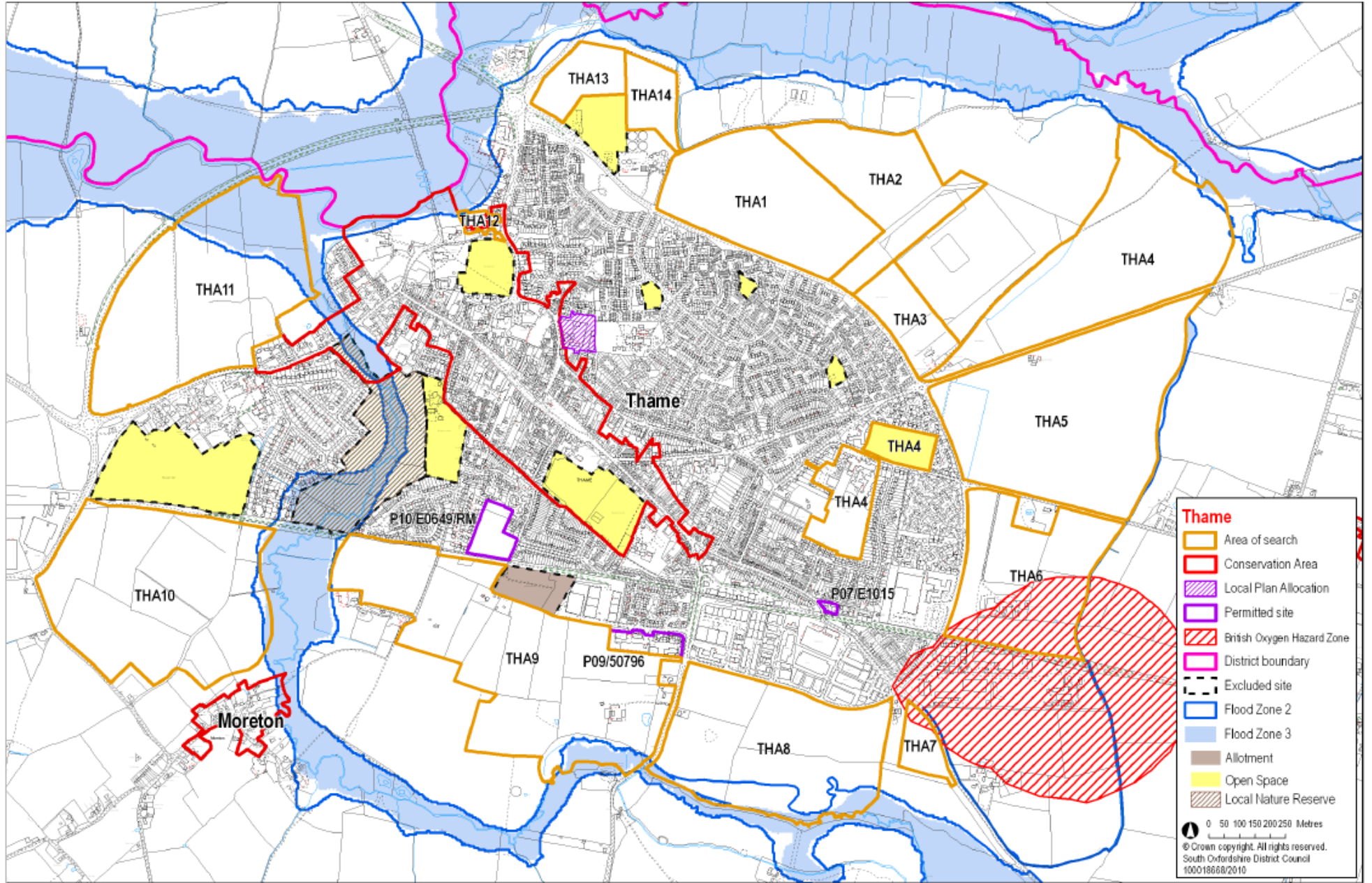
Settlement	Thame		
Site Ref	THA14		
Other useful refs	Site submission 177		
Site address	Land to the rear of sewage treatment works		
Planning history	P97/N0530/CU	Change of use from paddocks to open storage area	Refused
	P94/N0647	Change of use of land from redundant tip site to paddocks	Permitted
	P94/N0202	Change of use of land to use for leisure, sport and recreational use	Refused
	P69/M0685	Extension of sewage works	Permitted
	P61/M0597	Continued use of land as refuse site	No decision
	P60/M0346	Use of land to tip refuse	Permitted
Site size (hectares)	4.0		
Site description and current uses	Field to the North of sewage works.		
Site boundaries	A public footpath crosses the North of the site and follows the Eastern boundary of the site.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> • Sewage works and recreation ground to the South. • Agricultural fields surround the East, West and North of the site. 		
Suitability for housing			
Policy restrictions	The proposed site would be on the edge of Thame. The policies in the South Oxfordshire Local Plan 2011 do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations	<ul style="list-style-type: none"> • Part of site was the former Thame tip so issues of contamination. • Transport assessment to be completed, if appropriate, through the LDF process 		
Suitability	The site is considered to be unsuitable in principle due to the previous use on the site being a significant constraint.		
Availability and Achievability			
Availability	Intention known through site submission 177 and SHLAA response.		
Achievability	The achievability of the site is questionable due to the potential contamination issues from the previous use on the site.		
Overall assessment of the site	<ul style="list-style-type: none"> • The site has been identified as unsuitable in principle, and not achievable due to the potential contamination issues. • The site was not identified as a preferred option in the core strategy and not taken forward as a strategic site for housing in the Submission Core Strategy. 		

THAME

	<ul style="list-style-type: none">• Any The development of this site however has been will also be considered through the LDF Site Allocations process, during which its acceptability was will be judged by comparison with other potentially suitable sites.
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THAME

Settlement	Thame
Site Ref	THA15
Other useful refs	Site submission 274
Site address	Land at Lord Williams Lower School
Planning history	No relevant planning history
Site size (hectares)	7.9
Site description and current uses	Currently in use as Lord Williams Lower School
Site boundaries	Bounded by residential and community uses on all sides.
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> • The site is in a built up predominantly residential area.
Suitability for housing	
Policy restrictions	The loss of the school would be contrary to the Adopted Local Plan Policy CF1 unless suitable alternative provision was made elsewhere in the locality.
Physical problems or limitations	<ul style="list-style-type: none"> • Transport assessment to be completed, if appropriate, through the LDF process
Suitability	The site is considered to be suitable in principle subject to the replacement of the existing use elsewhere.
Availability and Achievability	
Availability	<ul style="list-style-type: none"> • Intention known through site submission 274 and SHLAA response. • Development of the lower school site relies upon any funding shortfall being resolved to relocate school facilities on the lower school site to the upper school site and to re-provide sufficient playing field facilities to meet community and school needs • Development of playing fields is dependent upon satisfying Sport England requirements by providing appropriate playing fields to serve the relocated school.
Achievability	<ul style="list-style-type: none"> • Unknown at this time - dependent upon the relocation of the school.
Overall assessment of the site	<ul style="list-style-type: none"> • The site has been identified as suitable in principle but the achievability re-development of the site would be dependent on the relocation of the school to the upper school site. • The site was not identified as a preferred option in the core strategy and not taken forward as a strategic site for housing in the Submission Core Strategy. • The development of this site however will also be considered through the LDF Site Allocations process, during which its acceptability will be judged by comparison with other potentially suitable sites.



هذه الوثيقة متاحة باللغة العربية عند الطلب.
Arabic

এই ডকুমেন্ট অনুরোধে বাংলায় পাওয়া যায়।
Bengali

ਇਹ ਦਸਤਾਵੇਜ਼ ਮੰਗ ਕੇ ਪੰਜਾਬੀ ਵਿਚ ਵੀ ਲਿਆ ਜਾ ਸਕਦਾ ਹੈ।
Punjabi

درخواست پر یہ دستاویز اردو میں بھی مل سکتی ہے۔
Urdu

本文件可以應要求，製作成中文(繁體字)版本。
Chinese

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