

<b>APPLICATION NO.</b>	<a href="#">P15/S2166/RM</a>
<b>APPLICATION TYPE</b>	RESERVED MATTERS
<b>REGISTERED</b>	16.7.2015
<b>PARISH</b>	THAME
<b>WARD MEMBER(S)</b>	Jeannette Matelot Nigel Champken-Woods David Dodds
<b>APPLICANT</b>	Persimmon Homes (North London)
<b>SITE</b>	Land West of Thame Park Road Thame
<b>PROPOSAL</b>	Approval of Reserved Matters for residential development of 175 dwellings, including, affordable housing, vehicular access including emergency access, pedestrian/cycle link, landscaping, play space and other open space including allotments, surface water attenuation and ancillary works (as amended by drawings accompanying letters from Agent dated 22 February 2016 and further drawings from Agent submitted 12 March 2016).
<b>AMENDMENTS</b>	Various as referred to in the description above
<b>OFFICER</b>	Amanda Rendell

1.0 **INTRODUCTION**

- 1.1 This application is referred to Planning Committee as Thame Town Council's final comments on the application have not yet been received. It is anticipated that they may still have concerns about some issues which will be detailed below.
- 1.2 The application site (which is shown on the OS extract **attached** as Appendix A) lies towards the edge of Thame. To the north of the site there is a mix of employment and housing, the majority of which is accessed off Jane Morbey Road. The east of the site is bounded by Thame Park Road which provides the main vehicular access into the site. The land falls to the south towards Cuttle Brook.
- 1.3 Outline planning permission was granted on 10 June 2014 for residential development of up to 175 houses and associated development at land to the west of Thame Park Road, Thame. The outline consent was approved on 10 June 2014 with details of the access being approve at that stage.
- 1.4 Within the site there is a cluster of former agricultural buildings which now have an employment use. These buildings are owned by the applicant and leased to various tenants.
- 1.5 There are a handful of nearby neighbouring properties to the site which themselves currently sit in a relatively isolated position. This includes, Greysmead Lodge, Greys Mead, Oakfield and Park Meadow Cottage.
- 1.6 A copy of the relevant plans accompanying this application is **attached** as Appendix B. Other documentation associated with this application can be viewed on the Council's website, [www.southoxon.gov.uk](http://www.southoxon.gov.uk).

2.0 **PROPOSAL**

2.1 This application seeks approval of the reserved matters as set out in Condition 1 of the outline consent. These are as follows:

- Appearance
- Landscaping
- Layout
- Scale

2.2 The Reserved Matters application also seeks approval of details submitted under the following conditions:

- Condition 6-Lifetime Homes
- Condition 9- Noise
- Condition 19- Emergency Access
- Condition 27-Landscape Management
- Condition 30-Thame Specific Mix

2.3 A separate application (P15/3695/DIS) has been submitted seeking the discharge of conditions 7 (Remediation), 8 (Remediation) 12 (Surface Water Drainage), 13 (Cuttle Brook), 14 (Drainage) and 15 (Written Scheme of Investigation).

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Section 1 – Local political bodies**

Consultee	Object/ support	Summary
Thame Town Council	Support subject to amendments	<ul style="list-style-type: none"> <li>• Address design issues re                             <ul style="list-style-type: none"> <li>○ Delivery of enhanced flank elevations (extra windows/detailing) throughout development where in public realm</li> <li>○ Revised garden boundary treatment (1.8m brick walls or similar) within the site, on its S edge and adjacent to parking courtyards</li> <li>○ Alternative finish to roadways and parking areas on the site's rural edge boundaries</li> </ul> </li> <li>• Include riverside walk/footpath to satisfaction of TC</li> <li>• Amend landscape proposals to enable off-site links along N boundary &amp; additional planting on E edge of parking courtyard to plots 171-175</li> <li>• Amend ecological proposals to ensure all enhancements are deliverable</li> </ul> <p>To allow confirmation from SODC that proposed affordable housing mix is acceptable</p>

**Section 2 – Neighbours**

Neighbours	Summary
<ul style="list-style-type: none"> <li>• 9 written consultation responses</li> <li>• 7 responses objected to the proposals</li> <li>• 2 responses accepted the principle of</li> </ul>	<p><b>Comments/Issues on site</b></p> <ul style="list-style-type: none"> <li>• Loss of character</li> <li>• Loss of privacy</li> <li>• Route of stream side path affects existing residents' privacy safety and security; boundary fence inadequate – path should be rerouted</li> </ul>

<p>development but had concerns</p>	<ul style="list-style-type: none"> <li>• Flood risk increased – fields flood now</li> <li>• Increased noise and disturbance</li> <li>• Single access point into estate inadequate</li> <li>• Reposition bat boxes proposed for off-site private trees</li> </ul> <p><b>Traffic issues</b></p> <ul style="list-style-type: none"> <li>• Increase in traffic – already congested</li> <li>• No bus services</li> <li>• Parking problems – not enough parking or visitors’ spaces on site – will spill into existing neighbouring roads already congested</li> <li>• Junction on Thame Park Road (almost blind corner) will increase risk on already dangerous road</li> <li>• Proposed cycle lane running into and across Jane Morbey Rd very dangerous</li> <li>• Footpath issuing on to Thame Park Road dangerous – speed limit 50mph – should be reduced to 30mph for future – controlled crossing needed</li> </ul> <p><b>Impact on commercial neighbours</b></p> <ul style="list-style-type: none"> <li>• Existing industrial firms must not be restricted due to new residents</li> <li>• Need controlled crossing for Thame Park Road to reduce accident risk and protect existing industrial access</li> <li>• Incorporate noise barrier in buffer strip between devt and business premises</li> <li>• Have hard spaces on site to discourage skateboarders from using (and damaging) industrial premises</li> <li>• Plans show footpath to boundary of industrial premises – has no clear purpose – needs to explain or remove</li> <li>• Security grade fence should be provided to protect industrial premises abutting site</li> </ul> <p><b>Housing</b></p> <ul style="list-style-type: none"> <li>• Use industrial land instead</li> <li>• Too much housing, too dense</li> <li>• One of three sites – general overdevelopment in the area</li> </ul>
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**Section 3 – SODC internal consultees**

Consultee	Summary
<p>SODC Health &amp; Housing – Contaminated Land</p>	<ul style="list-style-type: none"> <li>• Records indicate that the brick and tile works previously situated on this application site has not since been redeveloped, therefore a contaminated land condition was recommended in July and October 2013. The accuracy of the preliminary risk assessment is questionable and the conclusions are confusing as redevelopment is assumed to have taken place since the brick works closed</li> <li>• Again recommend that the full contaminated land condition is imposed</li> </ul>
<p>SODC Health &amp; Housing – Contaminated Land</p>	<p>Comments 02 February 2016</p> <ul style="list-style-type: none"> <li>• Eastwood and Partners Consulting Engineers Geotechnical and GeoEnvironmental Site Investigation Report for Thame Park Road, Thame dated Nov 2014 identifies land contamination at the application site. Recommendations are made in this report to explore the area further around TP5 where contamination was identified and noted as 'possible landfill material'. There is also a recommendation in the report to check the infill material at other infilled ponds. Would welcome proposals on how risks from contamination shall be investigated and addressed</li> </ul> <p><b>NB full contaminated land condition on the outline is not discharged at this stage</b></p>

<p>SODC Health &amp; Housing – Air Quality</p>	<ul style="list-style-type: none"> <li>Initially reviewed updated application which represents 20-21% increase in traffic through Thame Park Road area, resulting in significant increase in air pollution. Require s106 monies for works towards District-wide action plan to improve air quality: £1,500 for 5 years monitoring &amp; further £18,830 towards measures action plan for more sustainable travel options /information. Figures calculated using IGCB damage cost/tonne 2010 values (November 2013)</li> <li>No further comments in relation to proposed changes (Aug 2015 &amp; 26 Jan 2016)</li> <li>Request detailed air quality modelling works to be carried out in order to fully assess the air quality impacts of debts in view of the sensitivities within the area in line with developer guidance and national EPUK guidance (27 Jan)</li> </ul> <p><b>NB Further contribution cannot be secured as this was covered at the outline stage</b></p>
<p>SODC Health &amp; Housing – Environmental Protection Team</p>	<ul style="list-style-type: none"> <li>Conditions proposed for hours of operation and dust controls</li> </ul>
<p>SODC Health &amp; Housing – Environmental Protection Team</p>	<ul style="list-style-type: none"> <li>Conditions proposed for design glazing and ventilation requirements, re construction hours of operation and for developers to ensure that appropriate dust controls are in place</li> </ul>
<p>Landscape officer</p>	<p>Concerns about layout in relation to aspirations of the DAS and the Thames Neighbourhood Plan and creation of a high quality living environment. For example:</p> <ul style="list-style-type: none"> <li>blank side walls facing open space risk security of residents and waste dumping</li> <li>Green grid in front of some plots set back from main road on a service road, leaves unused grassed strip between the main road and the houses, reducing their garden size and leaving the green link unusable. Needs redesigning.</li> <li>Other planting strips are too narrow to be planted</li> <li>Too much hardstanding on site reduces quality of the streetscape and should be removed/broken up</li> <li>Some plot frontages are too small to allow tree planting</li> <li>Ecological area to W undermined by removal of vegetation and adjacent creation of path, car park and toilets. Important habitats should be left intact – issue needs addressing</li> <li>Purpose of various footpaths through ecological area and associated woodland is unclear – concern for the impact of path through the woodland</li> <li>Not clear whether proposed planting in open and agricultural areas to S of the site form part of the proposal, nor its purpose</li> </ul> <p><b>NB Landscaping condition on outline remains to be discharged</b></p>
<p>SODC Waste Officer</p>	<p>Vehicle dimensions:</p> <ul style="list-style-type: none"> <li>The vehicle used to show tracking is smaller than the vehicle to be used for waste collections</li> </ul> <p>Section 106 Contributions</p> <ul style="list-style-type: none"> <li>The waste team request £170.00 per property for 10 properties and above</li> <li>This figure is reviewed annually.</li> </ul> <p>Layout</p>

	<ul style="list-style-type: none"> <li>Plot 117 does not seem to have access to the rear of the property to store and transport bins for collection.</li> </ul>
Forestry Officer	<ul style="list-style-type: none"> <li>Understand awaiting revised site layout so unable to comment on specific details of current application</li> <li>Future site layouts need to include details of all service runs and drainage details, showing they will not conflict with the final landscaping proposal</li> <li>Good range of proposed planting species but some will have insufficient soil volumes to become established successfully</li> <li>Significant amount of future tree planting will be within hard surfacing which needs structured tree pits providing necessary volume of appropriate soil</li> </ul>
Forestry Officer	<ul style="list-style-type: none"> <li>Tree protection information, species and location acceptable. Require clarification of soil types on site as some species may not be viable.</li> <li>Tree pit and drainage/service run information not provided – necessary to confirm planting can be implemented and sustained.</li> <li>Landscape management plan acceptable but needs ecologist's input</li> <li>Further information needed on tree pit designs including soil volumes – trees will not be viable if pits incorrect –</li> <li><b>NB condition imposed to cover this point</b></li> </ul>
Countryside Officer (Ecology)	<ul style="list-style-type: none"> <li>Original survey identified that one pond contained a population of Great Crested Newts. Mitigation strategy proposed involving careful protection of these features and restoration and enhancement of ponds and surrounding habitats (under licence)</li> <li>Proposals now only show 1 pond and include 2 new pathways involving clearance and replanting. I would not support provision of 2 pathways. This element of the proposals needs rethinking in view of ecological constraints and impact of proposals on GCN populations in particular</li> <li>Applicant to ensure that landscape proposals for area designed in consultation with ecological advisers. Also important to consider the legal and licencing implications when the plans are re-designed</li> </ul>
Countryside Officer (Ecology)	<ul style="list-style-type: none"> <li>Confusion between RM and DIS applications</li> <li>Conditions 13, 26, 27 and 28 for landscaping and long term management</li> <li>Landscape and Ecological Management Plan (LEMP) seeks to discharge conditions 26 &amp; 27</li> <li>LEMP and other documents should ensure that all existing habitats and species of value are protected and enhancements are provided in line with proposals submitted at outline application stage: the result should be that the site can demonstrate that overall there is a net gain for biodiversity</li> <li>Recommend that meeting arranged with applicant, and ecological and landscape advisers to look at issues in detail. Aim to provide 2 documents (the LEMP and Long Term Management Plan). Submit these as DIS applications. Include plans dealing with all conditions.</li> </ul>
Countryside Officer (Ecology)	<ul style="list-style-type: none"> <li>Awaiting additional information related to proposed landscaping and ecology before providing a further response</li> </ul> <p><b>NB Relevant conditions on the outline are not yet discharged</b></p>
Urban Design Officer	<ul style="list-style-type: none"> <li>Connections <ul style="list-style-type: none"> <li>Layout permeability weakened by inclusion of private drives and cul-de-sac arrangements where connections could be made (plot nos. given)</li> <li>Could connect scheme to prev. &amp; future devts to NE, allowing better integration of schemes and their communities</li> <li>Ped/cycle links to Jane Morbey Rd &amp; Thame Park Rd should be direct &amp; friendly to encourage residents to walk &amp; cycle to local</li> </ul> </li> </ul>

	<p>facilities and bus stops</p> <ul style="list-style-type: none"> <li>• <b>Facilities &amp; Services</b> <ul style="list-style-type: none"> <li>○ LEAP better located in central open space adjacent to N-S link rather than bounded by roads</li> </ul> </li> <li>• <b>Local Housing requirements</b> <ul style="list-style-type: none"> <li>○ Housing mix significantly skewed to larger properties, no 1 bed properties</li> <li>○ House types larger than indicated previously</li> <li>○ Affordable housing mix agreed in outline consent not in proposed layout</li> </ul> </li> <li>• <b>Housing design</b> <ul style="list-style-type: none"> <li>○ Lack of info re materials</li> <li>○ Lack of variety in detailing</li> <li>○ Amenity space lacking for some plots</li> <li>○ Insufficient information about bin siting</li> <li>○ No bin or cycle storage for one plot (71)</li> </ul> </li> <li>• <b>Parking layout inadequate</b> <ul style="list-style-type: none"> <li>○ Excessive parking spaces</li> <li>○ Proposed layout lacks landscaping</li> <li>○ Has poor quality tarmac finish</li> <li>○ Creates unfriendly environment and security risk to rear of some properties</li> <li>○ In some areas of the scheme parking access arrangements will confuse residents</li> <li>○ Insufficient visitor parking and not clearly separated from residents' spaces</li> </ul> </li> </ul>
<p>Urban Design Officer</p>	<p><b>Comments 12 February 2016</b></p> <ul style="list-style-type: none"> <li>• <b>Remaining concerns:</b> <ul style="list-style-type: none"> <li>○ Entrance into site improved but could be strengthened by improving the proposed tree species (oak beech or plane)</li> <li>○ Landscape quality should be high in the second square to reduce impact of parked cars</li> <li>○ Parking spaces still tarmac – proposes condition for proposed surface materials</li> </ul> </li> </ul>
<p>Equalities Officer</p>	<p>Recommends:</p> <ul style="list-style-type: none"> <li>○ bound gravel to ensure accessibility for people with mobility issues and wheelchair users,</li> <li>○ timber seats in green areas,</li> <li>○ additional accessible equipment in the LEAP, and a wheelchair accessible surface (not bark mulch)</li> <li>○ one accessible allotment</li> <li>○ an accessible toilet and parking bay in the toilet block area</li> </ul>
<p>Drainage Engineer (MONSON)</p> <p>NB Thames Water apparently not consulted</p>	<p>Foul Drainage</p> <ul style="list-style-type: none"> <li>• Thames Water comments regarding foul drainage are important here and details should be submitted and approved in accordance with such.</li> </ul> <p>Surface Water Drainage</p> <ul style="list-style-type: none"> <li>• Further to the EA response of 10 August, condition 12 on P13/S2330/O, states that the submitted FRA should form the basis of subsequent Suds drainage design here.</li> <li>• Conditions 11 to 14 (inc) relate to drainage issues which should be addressed in an updated FRA, to be submitted at this stage.</li> </ul>
<p>Drainage Engineer (MONSON)</p>	<p>Surface water drainage</p> <ul style="list-style-type: none"> <li>• From drawings now available most of the attenuation basin is to be constructed on land classified as Flood Zone 3 of the Cuttle Brook. Flood risk arising from this and its impact on the site drainage proposal should be addressed.</li> <li>• EA maps do not show the land as being within the floodplain but it</li> </ul>

	<p>appears that the flood zone boundary has been arbitrarily drawn. The FRA should refer to implications of ground levels. Detailed information will inform and help amend flood zone extents</p> <ul style="list-style-type: none"> <li>• The impact of the construction of the pond bunds on what is apparently de facto floodplain should be covered in submissions</li> <li>• There are potentially fundamental issues in the drainage design of the site and the issues identified should be addressed ASAP.</li> </ul>
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**Section 4 – OCC consultees**

Consultee	Summary
OCC Transport	<p><b>Original comments August 2015</b></p> <ul style="list-style-type: none"> <li>• Holding objection subj to further detail on parking and access for service vehicles</li> <li>• Further detail required in relation to vehicular access &amp; proposed ghosted right turn lane provision</li> </ul> <p>Key issues:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Parking provision</li> <li><input type="checkbox"/> Travel plan &amp; monitoring fee</li> <li><input type="checkbox"/> Layout amendments to avoid service vehicles over-running verge/footways</li> <li><input type="checkbox"/> No SUDS details</li> </ul> <p><b>Conditions</b> should permission be granted re:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Garage provision</li> <li><input type="checkbox"/> Access</li> <li><input type="checkbox"/> Car parking</li> <li><input type="checkbox"/> Turning space</li> <li><input type="checkbox"/> New estate roads:</li> <li><input type="checkbox"/> Carriageways.</li> <li><input type="checkbox"/> Bicycle parking</li> <li><input type="checkbox"/> Drainage details</li> <li><input type="checkbox"/> SUDS</li> </ul>
OCC Transport	<p><b>Comments from 29 March 2016</b></p> <p><b>Objection</b> due to:</p> <ul style="list-style-type: none"> <li>• Tracking of service vehicles at site access on B4012 is not wholly contained within the carriageway or in the site layout</li> <li>• Does not take into account all vehicle movements.</li> <li>• Potential conflicting reversing and turning movements near some plots</li> </ul> <p><b>Key issues</b></p> <ul style="list-style-type: none"> <li>• Cycle parking provision</li> <li>• Amendments required to internal layout/access due to service vehicles overrunning the verge/footways</li> <li>• Widening key central footpath/cycle track link</li> <li>• 3m wide frontage cycle/footway along the B4012 Thame Park Rd</li> <li>• Requirement of ghosted right turn lane provision on the B4012 serving the site access</li> <li>• Conflicting reversing and turning movements within site layout</li> </ul> <p><b>Legal agreement to secure:</b> S106 obligations and s278 works required as identified at outline stage</p> <p><b>Conditions</b> should permission be granted for</p> <ul style="list-style-type: none"> <li>○ Garage accommodation</li> <li>○ Car parking</li> <li>○ New estate roads</li> <li>○ Carriageways prior to work on dwellings</li> <li>○ Bicycle parking</li> <li>○ Drainage details</li> <li>○ SUDS</li> <li>○ Construction method statement</li> </ul> <p><b>Needs more work also see separate conditions document</b></p>

Archaeology	<p><b>Comments August 2015</b>  <b>Conditions required: see separate proposed conditions document</b></p> <ol style="list-style-type: none"> <li>1. Prior to any demolition and the commencement of the development an Archaeological Written Scheme of Investigation for the site area must be approved by the lpa.</li> <li>2. Following this and prior to any demolition on site and commencement of development a staged programme of evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the scheme. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the lpa.</li> </ol>
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**Section 5 – Technical consultees**

Consultee	Summary
Environment Agency	<p><b>Comments August 2015</b></p> <ul style="list-style-type: none"> <li>• No detailed FRA covering surface water flood risk has been submitted. This should include:                             <ul style="list-style-type: none"> <li>○ Details of surface water discharge rates from the site</li> <li>○ Volume of storage provided by the proposed basins</li> <li>○ Detailed drainage layout showing areas of permeable paving and detention basins</li> <li>○ Surface water calculations to demonstrate that the volume of storage provided can accommodate flows for all flows events up to and including the 1 in 100+ allowance for climate change</li> </ul> </li> </ul>
Environment Agency	<p><b>Comments February 2016</b></p> <ul style="list-style-type: none"> <li>• EA is no longer the statutory consultee for any surface water drainage matters. Satisfied that the OCC Lead Local Flood Authority (LLFA) take responsibility for the application</li> </ul>
Natural England	<p><b>Comments July 2015</b></p> <ul style="list-style-type: none"> <li>• No objection in relation to:                             <ul style="list-style-type: none"> <li>○ Statutory nature conservation sites</li> <li>○ Protected species (not assessed for impact on these)</li> </ul> </li> </ul>
Natural England	<p><b>Comments January 2016</b></p> <ul style="list-style-type: none"> <li>• Soils and Land Quality</li> </ul> <p>Based on the information provided with the planning application, it appears that the proposed development comprises approximately 20 ha of agricultural land, including c.20 ha classified as ‘best and most versatile’ (Grades 1, 2 and 3a land in the Agricultural Land Classification (ALC) system)</p>

4.0  
4.1

**RELEVANT PLANNING HISTORY**

Planning application ref	Description	De	De	De
P13/S2330/O	Residential development comprising up to 175 residential dwellings (including up to 40% affordable housing with vehicular and emergency access from Thame Park Rd, pedestrian/ cycle link to Jane Morbey Rd. structural planting & landscaping, informal & formal open space including retained agricultural land, children's play space, allotments, surface water attenuation and ancillary works (As amended by drawing nos P013_Rev L (composite parameter plan), 10011/HL/01 rev E	Approved	10.06.2014	



	(access plan),(Illustrative Masterplan) rec 18.10.2013 and amplified by the Design Supplement, letter from fpcr dated 10 October and 17 October 2013,letter from Nexus Planning dated 18 October 2013 and illustrative drainage strategy drawing no. 10011/DR/01 H). As amplified by additional information (Lamb rearing Note) received on 30 October 2013. As amplified by additional information (Air Quality technical note) rec on 31 October 2013.		
P08/E0700	Alterations and change of use of barn to light industrial and provision of parking.	Planning Permission	4 August 2008
P02/N0167/RET	Change of use of redundant farm buildings to light industrial. (As amplified by agent's letter dated 29 April 2002).	Planning Permission	3 May 2002
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.	Appeal dismissed	28 November 1980

4.2 The area of land to the north of this site, adjacent to Jane Morbey Road comprises 35 new houses (planning permission reference P11/E1862). This revised a previous planning permission (Ref P09/E0796) for the redevelopment of a larger site for a mixed use office and residential development.

4.3 Outline planning permission was granted in an area adjacent to this site which formed part of planning permission ref P09/E0796. Planning application ref P13/S1481 relates to the erection of 18 units with parking, access and amenity space.

## 5.0 POLICY & GUIDANCE

### 5.1 South Oxfordshire Core Strategy policies

CSC1	Delivery and contingency
CSH2	Housing density
CSH3	Affordable housing
CSH4	Meeting housing needs
CSI1	Infrastructure provision
CSM2	Transport Assessments and Travel Plans
CSQ3	Design
CSS1	The Overall Strategy
CSTHA1	The Strategy for Thame
CSTHA2	New allocations at Thame

### 5.2 South Oxfordshire Local Plan 2011 policies

C4	Landscape setting of settlements
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C8	Adverse affect on protected species
C9	Loss of landscape features
D1	Principles of good design
D10	Waste Management
D2	Safe and secure parking for vehicles and cycles
D5	Compatible mix of uses
D6	Community safety
EP2	Adverse affect by noise or vibration
EP3	Adverse affect by external lighting
EP6	Sustainable drainage
EP7	Impact on ground water resources
EP8	Contaminated land
G2	Protect district from adverse development
G5	Best use of land/buildings in built up areas
R2	Provision of play areas on new housing development
R6	Public open space in new residential development
R8	Protection of existing public right of way
T1	Safe, convenient and adequate highway network for all users
T2	Unloading, turning and parking for all highway users

### 5.3 Thame Neighbourhood Plan

H1	Allocate land for 775 new homes
H4	Integrate allocated sites
H6	Design new development to be of a high quality
H7	Provide new facilities
H8	Provide affordable housing
H9	Provide a mix of housing types
H10	Provide a Thame-specific Affordable Housing and Dwelling Mix Strategy
GA1	New development to provide good pedestrian and cycle connections to the Town centre and other local destinations
GA3	Developer contributions required to support the provision of a cycle route to Haddenham and Thame Parkway Rail Station
CLW1	Allocate land for a new community facility
CLW4	Contributions required from developers of new housing to fund additional healthcare facilities
ESDQ1	Protect existing open spaces
ESDQ2	Allocated sites to provide open space in locations specified in Section 3
ESDQ3	Provide new allotments
ESDQ5	Provide new burial space on Site C or Site D.
ESDQ9	Sites C, D and F to provide riverside walks within natural green space
ESDQ10	Produce a Sports Facility Strategy
ESDQ11	Incorporate Sustainable Urban Drainage into new development
ESDQ3	New dwellings: code for sustainable homes
ESDQ14	Produce a Green Living Plan
ESDQ15	Developers must demonstrate in a Design and Access Statement how their proposed development reinforces Thame's character
ESDQ16	Development must relate well to its site and its surroundings
ESDQ17	Development must make a positive contribution towards the distinctive character of the town as a whole
ESDQ21	Connections with the Countryside
ESDQ22	The visual impact of new development on views from the countryside must be minimised
D1	Provide appropriate new facilities
HA3	Site D allocation

5.4 **National Planning Policy Framework**

Paras 11 -13	Presumption in favour of sustainable development
Paras 47 – 55	Delivering a wide choice of high quality homes
Paras 56 – 68	Requiring good design
Paras 109 – 125	Conserving and enhancing the natural environment
Para 159	Housing
Para 173	Ensuring viability and deliverability
Para 183 -185	Neighbourhood plans
Para 203 – 206	Planning conditions and obligations

5.5 **South Oxfordshire Design Guide 2008**

Section 1.3	The policy context
Section 1.4	The design process
Section 2.4	Development setting
Section 3	Establishing the structure
Appendix A	Biodiversity and planning
Appendix F	Landscape proposals

6.0 **PLANNING CONSIDERATIONS**

The principle of this development was established in the allocation in the Neighbourhood Plan ( Policy HA3) and confirmed at the outline consent stage, therefore the relevant planning considerations concern the 4 reserved matters namely:

- Appearance
- Landscaping
- Layout
- Scale

6.1 This application also seeks the approval of the following conditions  
6 (Lifetime Homes),  
9 (Noise),  
19 (Emergency Access),  
27 (Landscape Management) and  
30 (Thames Specific Mix).

- In addition the applicant has submitted information to address the requirements of Condition 6, 9, 19, 27, and 30.

6.2 **Appearance**

Policy CSQ3 of the Core Strategy confirms permission will be granted for development of a high quality design. Policy D1 of the Local Plan confirms that the principles of good design and the protection and reinforcement of local distinctiveness should be taken into account in all new development. The policy lists nine criteria that any proposal should address including: clear structure of spaces; respecting existing settlement patterns; providing for a choice of routes to from and within the development; providing clear vistas, focal points and landmarks; providing landscape structure as a framework for new development; respecting the character of the existing landscape; respecting distinctive settlement types and their character; providing good quality site and building design and appropriate materials; and providing well designed external areas.

6.3 Policies H6, ESDQ15, ESDQ16, and ESDQ17 of the Thame Neighbourhood Plan refer to the design of development, how it relates to the site and surrounding area and how it makes a positive contribution towards the distinctive character of the town as a whole.

6.4 The Design Brief Supplement accompanying the outline planning application identified

a number of character areas across the site, and provided details on how they integrate with the surrounding area, creating a sense of place and identity which reflected the character of Thame and how areas of public open space could be designed. A condition was imposed to ensure compliance with that design brief. The Reserved Matters application includes the submission of a Character Area Study which divides the site into six character areas: 1. Formal Gateway Square; 2. Informal Central Greenway; 3. Northern Boundary Edge; 4. Formal Neighbourhood Green; 5. Informal Countryside Edge; and 6. Community Allotment Edge.

6.5 It is considered that the general appearance of the development is acceptable with the improvements that have been secured with the input of the Urban Design Officer. The variety of housing styles has been improved through negotiation. No specific details have been supplied indicating the materials to be used in the construction of the properties so this will have to be dealt with under planning condition.

6.6 Whilst it is disappointing that parking spaces adjacent to shared surface areas are still shown in tarmac (rather than grey concrete block) and central cycleway is tarmac (rather than a better quality material), it is considered that these compromises can be accepted in the context of the wider scheme.

6.7 Dwelling designs have been amended over the course of this application in an attempt to improve both the individual design and character of the units and how they relate to the distinctive qualities of Thame. In general, the indicative materials proposed to be used in the construction of the development are considered acceptable and in keeping with the palette used elsewhere in Thame. A condition requires these details to be submitted to and approved to the Local Planning Authority prior to development commencing on site.

6.8 **Landscape.**

Given the position of the site on the edge of town, it is considered that its impact upon the surrounding landscape is an important factor. The development has been designed to incorporate a landscape buffer along the western edge of the site to soften views from the Thame Morton footpath and help assimilate the development into the surrounding open countryside to the west.

6.9 The outline consent also established that the fields to the south of the development should be publicly accessible open space in order to maintain the rural character of the area and to provide a natural environment adjacent to the Cuttle Brook. Some concern has been expressed by the Town Council regarding the location of the path and it is felt that the detail of this can be adequately dealt with under Condition 28 of the outline consent along with the detailed design of the pond.

6.10 Tree species near the entrance to the first square will be heavy standard trees. Additional landscaping has been incorporated in the second square as suggested by the Council's Urban Design Officer, in order to soften the appearance of the parked cars.

6.11 Further consideration has been given to the garden boundaries of properties along the western rural edges of the site. It now proposed to erect a 1.2m high close board fence on a 600mm high brick plinth wall with brick piers, in addition to soft landscaping. Along the frontage of properties along the south western corner of the site it is proposed to erect estate style railings 900mm high. Improvements have also been made to the side garden walls of plots 12 and 22 and rear garden walls of plots 7, 8 and 24 where these will now be brick wall instead of fencing. Thame Town Council have also recommended amendments to the boundary walls of plots 121, 112 and 138, and this can be dealt

with via a new condition to be attached to the Reserved Matters consent. Boundary details are also required to discharge the requirements of Condition 28 of the outline consent so it is covered here also.

6.12 As a result of further discussions with the agent, the proposed materials for roads and driveways along the rural edges of the development have been amended to be brindle concrete blocks, which is considered to be an improvement to the materials originally proposed.

6.13 Further information will be required by planning condition regarding the tree pits, as the submitted details do not state how much soil volume will be provided for the trees in the hard surface planting pits and this will need to vary depending on the size of the tree proposed for each planting location.

6.14 Whilst the reserved matters application requires details of landscaping and layout to be approved, there has been some confusion as to how the detail of the footpath around the brook to the south is dealt with. The Landscape Masterplan indicates the routing of the informal path adjacent to the brook, however conditions 13, 26, 27 and 28 of the outline consent require details of how this area is to be designed, landscaped and maintained. Therefore, whilst the requirements of Condition 27 cannot be discharged at this stage, the outstanding matters can be dealt with under these conditions.

6.15 **Layout**

This site is allocated in the Thame Neighbourhood Plan for 175 dwellings where the principle of housing development is acceptable. The means of access, a T-junction onto Thame Park Road to the south of Park Meadow Farm, has already been established under the outline consent.

6.16 A composite parameter plan approved at outline stage indicated the proposed land usages across the site, the density of housing, pedestrian and cycle points, vehicular access and the application area and other land controlled by the applicant. The development is laid out in two blocks separated by a north/south green corridor. Public open space would flank the northern and western edges of the development, linked by footways and an emergency vehicle access linking the northern edge of the site with Massey Road and connecting the site to Thame Park Road. Pedestrian and cycle path links are also provided to Jane Morbey Road with a link shown to the north western corner of the site that allows for the potential to connect to the Phoenix Trail through the adjacent allotments.

6.17 To the south of the site lie open fields which will be retained in agricultural use with footways provided through the open space. A community orchard and allotments are also proposed on the southern edge of the development site occupying approximately 0.46ha. A Locally Equipped Area for Play (LEMP) proposed centrally in the western development block.

6.18 As a result of further discussions regarding the layout of the site, a number of changes have been made to the scheme including formalising the entrance into the site, re-orientation of the affordable housing units on the southern section of the site and creation of a square that, along with the provision of visitor parking, reduces the dominance of the principal southerly access road through the development. It is considered that these revisions to the layout result in an improved scheme which that continues to comply with the Composite Parameters Plan approved at outline stage.

6.19 **Privacy and amenity space.**

Policy D4 of the Local Plan confirms that new dwellings need to secure an appropriate

level of privacy for new occupiers and to preserve the amenities of neighbours. Whilst concern has been expressed by some local residents regarding loss of privacy, it is not considered that the proposed layout of the scheme would adversely affect light, outlook or privacy of the nearest neighbouring properties on Staggs Road or Massey Road to the north. Relatively at a late stage one neighbour has raised a concern about the new paths allowing opportunities for overlooking into their garden – whilst I understand their concern I think the matter could be picked up in connection with the details to be agreed pursuant to condition 28 of the outline permission.

- 6.20 Thame Town Council have also recommended some revisions to the flank walls of plots 73 and 121 which has been addressed by the removal of some windows as shown on amended plans.
- 6.21 With regard to policy D3 of the Local Plan, it is considered that the provision of private outdoor space and shared amenity areas are acceptable.
- 6.22 **Highways, Parking and Cycle/Footpaths.**  
Policy D2 of the Local Plan states that planning permission will not be granted for developments that fail to incorporate adequate safe and secure parking for vehicles and cycles, with vehicle parking provided in a discreet and sensitive manner. Parking for the dwellings is proposed via integral garages, detached garages, on-plot surface parking and communal parking areas. The level of parking provision is considered to be acceptable.
- 6.23 Whilst the location of the proposed access into the development has already been approved, concern has been expressed by the Highway Authority regarding a) Tracking of service vehicles and b) potential conflicting reversing and turning movements within the vicinity of plots 11-23 and 50-52.
- 6.24 Both the Waste Management Officer and County Highways have expressed concern regarding the dimensions of the vehicle used for tracking within the development. Whilst it would have been helpful to have drawings to address this point as part of this submission the agent has agreed to provide a revised plan to show tracking of service vehicles at the site access as part of the information submitted pursuant to a condition on the outline consent. Given that the outline application considered access I don't think this is an unreasonable request.
- 6.25 With regard to parking, turning and reversing around plots 11-23 and 50-52, further discussions with County Highways have established that subject to a minimum isle width of 6.0m, that opposing, end on, parking arrangement in the small area where vehicle speeds should be slow is acceptable.
- 6.26 There has been some confusion over the approved access arrangement. The approved illustrative outline masterplan reference M008\_Rev C shows a ghosted right turn, although this was not shown on the amended access plan drawing ref 10011/HL/01 Rev E or other plans submitted with the outline application. Whilst OCC have stated they wish to see the provision of a ghosted right turn the applicant is disputing this and has referred to the approved access plan which does not show it. Given that the ghosted right turn would be outside the application site and access was considered at the outline stage I have concluded that it could not reasonably be covered in a condition on this reserved matters approval.
- 6.27 Cycle parking will be provided within garages where provided. In all other units, parking will be available in garden sheds with adequate rear access. This provision is acceptable and a condition is attached to the outline consent which

requires the cycle parking facilities to be provided prior to the occupation of the development (Condition 22).

6.28 Whilst the County Council were previously concerned regarding the standard of the central cycleway, they have now confirmed that site layout plan (drawing No. 14.073.100 Rev 22) is acceptable as this now shows this as being upgraded.

6.29 When considered as a whole the pedestrian and cycle links around and through the site have been improved and provide logical links to external areas.

6.30 **Housing Mix**

The outline planning permission for the site secured 40% affordable dwellings (75% rented and 25% shared ownership) through the S106 agreement. Policy H10 of the Thame Neighbourhood Plan requires that the size mix of developments within this neighbourhood area reflect the particular needs of Thame. A statement submitted with the application explains how both the market and affordable housing mixes respond to the policy. The mix has been discussed with the Housing Officer as the provision places greater emphasis on larger (3 and 4 bedroom) affordable homes with a reduction in the proportion of smaller homes. Government Welfare reform, introduced since the production of the SHMA, has seen a significant increase in the demand for two bedroom accommodation for rent with a reduction in demand for larger rented family homes due to the changes in eligibility for Housing Benefit and this may raise issues for some Registered Providers so the Housing Officer initially raised some concerns. However the applicants have confirmed that they have been working with a Registered Provider that is happy with the proposed mix and on that basis the submission is considered acceptable and the requirements of condition 30 can be discharged.

6.31 **Scale**

The proposed development layout incorporates a mix of 2 and 2.5 storey dwellings which is consistent with the scale of development surrounding the site and also the Thame Neighbourhood Plan. The number of dwellings on the site is also consistent with the site allocation in the Thame Neighbourhood Plan.

6.32 **Planning Conditions.**

Policy CSH4 of the South Oxfordshire Core Strategy 2012 indicates that a mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential developments, with at least 10% of market housing on sites of 10 dwellings or more to be designed to meet current Lifetime Homes standards, and in the case of affordable housing, all ground floor properties should be designed to meet current Lifetime Homes Standards. Drawing number 14.073.100.LH Lifetime Homes Location rev 22 shows the location of the lifetime homes.

6.33 Condition 9 requires subsequent reserved matters to include noise controls to be designed and implemented so that the internal habitable rooms of the proposed homes meet BS:8233 'Good' category. The application is accompanied by an Environmental Noise Survey and Assessment which recommends that suitable mitigation in the form of a glazing configuration be specified to allow even the worst affected properties to achieve the relevant internal noise criteria. Further noise mitigation is recommended to control the hours of operation for construction and demolition works and to ensure that the glazing requirements are implemented in accordance with the details submitted with the application. This is covered in the recommended conditions.

6.34 Condition 19 of the outline consent requires the reserved matters to include details to be agreed by the Local Highway Authority of the emergency access point in conjunction

with the changed priority junction onto Thame Park Road. This is shown on drawing number 38574/002 Rev D and is considered acceptable.

- 6.35 Condition 27 of the outline consent requires the submission of a maintenance schedule and a long term management plan for the soft landscaping works on the site. Discussions are still ongoing with the information submitted with this condition, and the overlap with the requirements of condition 13 of the outline consent. Therefore the requirements of this condition cannot be discharged at this stage.
- 6.36 Condition 30 requires that the reserved matters application include a Thame specific affordable housing and housing mix strategy. As referred to earlier this information has been submitted with the application and the proposed mixes are considered acceptable. Therefore the requirements of this condition can be discharged.
- 6.37 Oxfordshire County Highways Authority have recommended the imposition of a number of conditions covering bicycle parking, surface water drainage details, sustainable drainage and a construction method statement to be included. However these matters have already covered/required by conditions imposed on the outline consent. They have also recommended a condition be imposed regarding car parking which can be secured through this consent.
- 6.38 The Council's Environmental Health Team have recommended that further conditions be imposed on the development in respect of dust, noise, air quality and contaminated land. Most of these overlap with requirements placed on the outline consent including noise matters that are already covered under Condition 19 of the outline consent.
- 6.39 In respect of air quality concerns, funds and further mitigation were secured under the S106 agreed as part of the outline planning application, against the air quality effects of the development as such no further conditions could not be justified to cover these matters.



**7.0 CONCLUSION**

7.1 This site is allocated within the Thame Neighbourhood Plan. The access arrangements were approved as part of the outline permission. Having regard to the matters covered in the S106 Planning Obligation and conditions attached to the outline conditions and the changes secured through the submission of amended plans, the scheme is considered to accord with the provisions of the relevant Development Plan policies.

**8.0 RECOMMENDATION**

8.1 **That reserved matters approval be granted subject to the following conditions:**

1. **Development in accordance with approved plans.**
2. **Commencement date no later than two years from date of approval of the last reserved matters to be approved.**
3. **Samples of materials to be submitted and approved prior to commencement of development.**
4. **Car parking areas to be laid out and retained in accordance with approved details.**
5. **Glazing and ventilation details to be implemented/installed in accordance with approved details.**
6. **No garage conversion into accommodation without prior written approval.**
7. **Boundary walls and fencing details prior to commencement of development.**
8. **Construction method statement.**
9. **Hours of construction.**
10. **Tree pit details.**

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