

Record of Cabinet portfolio member decision

THAME NEIGHBOURHOOD PLAN: DECISION STATEMENT DATE OF PUBLICATION – 8 MARCH 2013

- NB: The Head of Legal and Democratic Services must receive a request to call-in this decision by 4.30pm on Friday 15 March 2013.
- Subject to the call-in mechanism this decision will be implemented on Monday 18 March 2013.
- The council's cabinet portfolio holder has taken the executive decision outlined below. This decision is published in accordance with the council's procedure rules.

DECISION TAKER	DETAILS OF DECISION
Rev'd A Paterson	To agree the Decision Statement (attached) on the Thame Neighbourhood Plan.
	<p>Reasons for recommending decision</p> <p>1. The Council has committed to supporting neighbourhood planning in its Strategic Objective on Support for Communities, and more specifically through the commitment in the Corporate Plan 2012-2016 to 'encourage communities to consider developing neighbourhood plans as a means of shaping their local environment'.</p> <p>2. The Thame Neighbourhood Plan ('the Plan') makes the allocations required at Thame in the Core Strategy and will contribute in an important way to the Council's five year housing land supply.</p> <p>3. Thame Town Council submitted the Thame Neighbourhood Plan to SODC in November 2012, and after an assessment that the plan met the Basic Conditions as stipulated in the legislation, in December 2012 the Council appointed Mr Nigel McGurk as independent Examiner to examine the Plan. The Plan has been successful at examination, with the Examiner's report in March 2013 concluding 'I am delighted to recommend to South Oxfordshire District Council that, subject to the minor modifications proposed, the Thame Neighbourhood Plan should proceed to a Referendum'.</p> <p>4. The Examiner has recommended modifications to the Plan, but in the words of his report 'none of these fundamentally change its content, but together, they ensure that the Plan meets the Basic Conditions'. Officers recommend acceptance of all the Examiner's recommendations, for the reasons expressed by the Examiner.</p>

DECISION TAKER	DETAILS OF DECISION
	<p>5. The Examiner praised the Thame Neighbourhood Plan as being of high-quality, a testament to the energy, commitment and hard work of all involved, reflecting the passion and pride that local people have for their area. He concluded that in his view, the Thame Neighbourhood Plan begins to set a high standard for neighbourhood planning across the country.</p> <p>6. As one of the Government's neighbourhood planning 'frontrunners', and the first to include housing allocations and involve a Hearing, the Thame Neighbourhood Plan is drawing both local and national attention, and its successful completion would be a positive achievement for both the Town Council and this Council.</p>
	<p>Alternative options considered</p> <p>1) to reject some or all of the independent Examiner's recommendations. This option is not necessary as officers accept all the recommendations made by the Examiner, and to reject any changes would trigger a further period of public consultation.</p> <p>2) to decide not to proceed to referendum on the Thame Neighbourhood Plan. This option is not recommended as officers support the plan for the reasons set out in the recommendations section.</p>

If you have any queries regarding this decision please contact the decision taker above or Lucy Murfett, Principal Policy Officer: 01491 823722 or lucy.murfett@southandvale.gov.uk (Lucy works part-time - Wednesday, Thursday or Friday)

A copy of the report considered by the Cabinet member is available from Steven Corrigan, Shared Democratic and Electoral Services Manager, Legal & Democratic Services, 01491 823049, steven.corrigan@southandvale.gov.uk

SOUTH OXFORDSHIRE DISTRICT COUNCIL
THAME NEIGHBOURHOOD PLAN DECISION STATEMENT

1. Summary

1.1 Following an Independent Examination, South Oxfordshire District Council's Cabinet Member for Planning now confirms that the Thame Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum.

2. Background

2.1 Thame Town Council, as the qualifying body successfully applied for Thame parish to be designated as a Neighbourhood Area, under the Neighbourhood Planning (General) Regulations (2012), which came into force on 6 April 2012.

2.2 Following the submission of the Thame Neighbourhood Plan Examination Version ('the plan') to the Council, the plan was publicised and comments were invited from the public and stakeholders. The consultation period closed on 24 January 2013.

2.3 South Oxfordshire District Council appointed an independent Examiner; Nigel McGurk, to review whether the plan met the basic conditions required by legislation and should proceed to referendum.

2.4 The Examiner's Report concludes that the plan meets the Basic Conditions, and that subject to the modifications proposed in his report, the plan should proceed to a Referendum.

3. Decision and Reasons

3.1 The changes to the Thame Neighbourhood Plan Examination Version which are proposed by the Examiner are approved.

3.2 With the Examiner's recommended modifications the Plan meets the basic conditions mentioned in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, and is compatible with the Convention rights and complies with provision made by or under Section 38A and B of the 1990 Act.

3.3. The changes, and the Council's reasons for making them, are as follows:

Ref	Page in TNP Examination version, November 2012.	Policy/ Paragraph	Section	Change	Reason for the Change
R01	Various	All policies and text relating to policies	2 – Neighbourhood Plan Policies	<p>Replace existing policy numbering with a simpler, more user-friendly approach. It is recommended that policies relate to policy topics. Thus:</p> <ul style="list-style-type: none"> • <u>Housing policies would be prefaced H;</u> • <u>Working & Shopping, WS;</u> • <u>Getting Around, GA;</u> • <u>Community, Leisure & Wellbeing, CLW;</u> • <u>Environment, Sustainability & Design Quality, ESDQ;</u> • <u>Delivery, D.</u> 	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.
R02	Various	All objectives and text relating to objectives	All	The numbers afforded to each of the objectives should be deleted.	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.
R03	Various	All	All	The new policy numbering approach will require references in the supporting text, and in Section 3, to be revised in line with the changes.	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.
R04	24	Objective 7A	2 – Neighbourhood Plan Policies	<p>Amend text</p> <ul style="list-style-type: none"> ▪ “This section of the Plan explains the housing policies that apply to all new developments in Thame. The Future Vision for Thame (Chapter 5) sets out where Thame will grow up to 2027. with specific 	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.

Ref	Page in TNP Examination version, November 2012.	Policy/ Paragraph	Section	Change	Reason for the Change
				allocations and requirements for each of the proposed residential sites explained in Section 3 Detailed site-specific policies relating to each of the housing allocations are contained in Section 3.	
R05	24	7A-P1	2 – Neighbourhood Plan Policies	Alter policy text “Permission will be given for new housing as set out in Table 1 and as shown in the site allocation plans in Section 3 provided the development meets the requirement of Section 3, other relevant set out in the policies of this Plan and the South Oxfordshire Core Strategy.”	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.
R06	24	7A-P2	2 – Neighbourhood Plan Policies	<ul style="list-style-type: none"> Rename policy title “H2: Review Delivery of Lord Williams’s Lower School allocation (HA5: Lord Williams’s Lower School – allocation for 135 dwellings)” Alter policy text to: “If planning permission for residential development of the Lord Williams’s Lower School Site has not been secured by 1 April 2021, the areas identified as Reserve Land (HA6: Reserve Site F – Allocation for 78 residential dwellings; HA7: Reserve Site C – Allocation for 57 residential dwellings) will be released for residential development. If the Reserve Land is released, the allocation of Lord Williams’s Lower School for residential development 	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.

Ref	Page in TNP Examination version, November 2012.	Policy/ Paragraph	Section	Change	Reason for the Change
				will be removed.”	
R07	24	7A-P3	2 – Neighbourhood Plan Policies	<p>Alter policy text to: “Review delivery of Land at The Elms (HA4: <u>The Elms – Allocation for no more than 45 residential dwellings</u>)</p> <p><u>Should a planning approval be granted for fewer than 45 dwellings at The Elms, the balance shall either:</u></p> <p>be added to the Lord Williams’s Lower School (policy HA5); or</p> <p><u>should this site not come forward in line with policy H2, the balance should be added to Reserve Site F (policy HA6).</u>”</p>	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.
R08	24	7B-P2	2 – Neighbourhood Plan Policies	<p>Reword policy as follows: “<u>Permission will be granted for small residential developments on infill and redevelopment sites within the parish, including Moreton village, subject to proposals being well designed and meeting relevant requirements set out in other policies in this Plan and the South Oxfordshire Core Strategy.</u>”</p>	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.

Ref	Page in TNP Examination version, November 2012.	Policy/ Paragraph	Section	Change	Reason for the Change
R09	25	7B-P3	2 – Neighbourhood Plan Policies	<p>Alter policy text:</p> <p>“Proposals for new housing on the allocated sites must be of high quality and designed to reflect Thame’s character. They must demonstrate how they meet the following:</p> <ul style="list-style-type: none"> ▪ the requirements set out in the diagrams for each site in Section 3, identifying the key design issues that new development must address to achieve good quality design ▪ the policies set out in Chapter 11 for good quality design. <p>Proposals for “Windfall” sites that are not allocated in this plan must be of high quality and designed to reflect Thame’s character, and demonstrate that they meet the requirements set out in Chapter 11.</p>	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.
R10	25	7B-P4	2 – Neighbourhood Plan Policies	<p>Reword policy to:</p> <p>“All proposals for new housing should provide will be required to demonstrate provision of appropriate new facilities on-site and contribute to provision of, or contributions to, off-site facilities as required by Policy 12-P4 D1 of this Plan.”</p>	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.

Ref	Page in TNP Examination version, November 2012.	Policy/ Paragraph	Section	Change	Reason for the Change
R11	28	Objective 8A	2 – Neighbourhood Plan Policies	Remove text: <ul style="list-style-type: none"> ▪ “Proposals for large out of centre shops will therefore be resisted.” 	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.
R12	29	8A-P6	2 – Neighbourhood Plan Policies	Amend policy text to alter typographical error. <ul style="list-style-type: none"> ▪ “Permission will be granted for a small retail unit of floor area up to 100 sqm within each allocated residential areas outside the town centre.” 	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.
R13	30	Objective 8B	2 – Neighbourhood Plan Policies	Amend objective to include reference to B8 uses: <ul style="list-style-type: none"> ▪ New employment should aim to secure high quality jobs, and be offices / business use (B1) or hi-tech office / industrial use (B2) <u>or warehousing / distribution (B8).</u> 	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.
R14	35	9B-P1	2 – Neighbourhood Plan Policies	Amend policy to <ul style="list-style-type: none"> ▪ <u>“Include a strategy for improving pedestrian and cycle connections within Thame in a Green Living Plan Include a strategy for improving pedestrian and cycle connections related to new development. This could include provision of internal cycleways and footpaths, along with connections to key destinations, for example, schools and</u> 	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.

Ref	Page in TNP Examination version, November 2012.	Policy/ Paragraph	Section	Change	Reason for the Change
				<p><u>other services. This strategy must be coordinated with the Green Living Plan for Thame.</u></p> <p>Delete the remaining part of the existing policy “The Green Living Plan must...”</p>	
R15	35	9C-P1	2 – Neighbourhood Plan Policies	<p>Amend supporting text to policy:</p> <ul style="list-style-type: none"> ▪ “9.6 The cycle route is to be jointly implemented by Oxfordshire County Council and Buckinghamshire County Council. Contributions will be sought from all new developments to fully fund the design and delivery of a cycle route to Haddenham and Thame Parkway Rail Station. <p>Add the following paragraph of supporting text:</p> <ul style="list-style-type: none"> ▪ <u>“Should it not be possible to implement this policy within the lifetime of this Plan, the contributions will support other identified projects to improve pedestrian and cycle connections in and around Thame.”</u> 	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.

Ref	Page in TNP Examination version, November 2012.	Policy/ Paragraph	Section	Change	Reason for the Change
R16	49	11H-P6	2 – Neighbourhood Plan Policies	Add the following sentence to end of policy 11H-P6 <u>“Listed buildings and their settings; and Conservation Areas, and their settings, will be conserved and enhanced to reinforce the quality and character of Thame.”</u>	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.
R17	54	12A-P1	2 – Neighbourhood Plan Policies	Amend policy text to: <ul style="list-style-type: none"> ▪ “Provide appropriate new facilities <p>All new development must provide appropriate new facilities on site and <u>provide, or</u> contribute to off-site facilities as required by the Delivery Strategy and by the South Oxfordshire Core Strategy policy CS11.”</p>	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.
R18	55	N/A	3 – Residential Site Briefs	Rename section title: <ul style="list-style-type: none"> ▪ <u>“Residential Site Briefs Housing Allocation Policies – Site Specific Requirements”</u> 	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.
R19	All paragraphs	All paragraphs	3 – Residential Site Briefs	Delete paragraph numbers in the policies themselves.	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.
R20	56-71	All housing allocation policies	3 – Residential Site Briefs	Amend policy numbering system to bring it in line with the rest of the Plan, for example: <u>“Policy A1: Site F – Allocation for 203 residential dwellings”</u> <u>“HA1: Site F – Allocation for 203 residential dwellings”</u>	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.

Ref	Page in TNP Examination version, November 2012.	Policy/ Paragraph	Section	Change	Reason for the Change
				<p><u>HA4: The Elms – Allocation for no more than 45 residential dwellings</u></p> <p>Note the deletion of the word “policy”.</p> <p>For the reserve sites, the numbering would be as follows:</p> <p>HA6 Reserve Site F – Allocation for 78 residential dwellings</p> <p>HA7 Reserve Site C – Allocation for 57 residential dwellings</p>	
R21	Various	Policy titles	3 – Residential Site Briefs	Amend housing policy numbering to become HA1, HA2, HA3, HA4 and HA5 . The reserve sites become HA6 and HA7 .	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.
R22	60 and 62	Para A2.9 and A3.10	3 – Residential Site Briefs	<ul style="list-style-type: none"> ▪ The land is controlled by the same developer as allocated Site D and Reserve Site C. There is an opportunity to masterplan these sites comprehensively to bring forward co-ordinated development. ▪ Site D is controlled by the same developer as allocated Site C and Reserve Site C. There is an opportunity to masterplan these sites comprehensively to bring forward co-ordinated development.. 	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.

Ref	Page in TNP Examination version, November 2012.	Policy/ Paragraph	Section	Change	Reason for the Change
R23	65	A4.7	3 – Residential Site Briefs	Amend text: “The site’s sensitivities mean that it is not possible to define the extent of the built area and open space prior to detailed designs being completed. The site’s sensitivities mean that the residential development will be restricted to the eastern and south-eastern side, although it is not possible to define the exact extent of the built area and open space prior to designs being completed and agreed, In any event, the site will provide no more than 45 dwellings.” <u>“The site’s sensitivities mean that the residential development will be restricted to the eastern and south-eastern side, although it is not possible to define the exact extent of the built area and open space prior to designs being completed and agreed, In any event, the site will provide no more than 45 dwellings.”</u>	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.
R24	65	A4.8	3 – Residential Site Briefs	Amend policy text “4.8 Land at The Elms is allocated for: <ul style="list-style-type: none"> ▪ up to 45 residential dwellings and residential development. The number of dwellings will be determined through a detailed design proposal and in any case, will provide no more than 45 dwellings. If fewer than 45 dwellings are provided, the balance of Thame’s housing requirement will be provided in accord with Policy H3. <u>up to 45 residential dwellings and residential development. The number of dwellings will be determined through a detailed design proposal and in any case, will provide no more than 45 dwellings. If fewer than 45 dwellings are provided, the balance of Thame’s housing requirement will be provided in accord with Policy H3.</u>	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.

Ref	Page in TNP Examination version, November 2012.	Policy/ Paragraph	Section	Change	Reason for the Change
R25	66	A5.10	3 – Residential Site Briefs	<ul style="list-style-type: none"> Alter bullet point 6 as follows: <u>“backing the gardens of new dwellings onto existing houses to protect the privacy of existing residents protecting the outlook and privacy of existing residents by providing sufficient distance and landscaping between new and existing properties. Where appropriate, the gardens of new dwellings should back on to those of existing properties, with the objective of maintaining privacy and outlook.”</u> 	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.
R26	Various	Various	Various	Minor editorial modifications to correct errors in the plan to be made by the Head of Planning to prepare the plan for publication.	To prepare the plan for publicity and referendum.

3.4 The area for the referendum is confirmed as that originally designated as the Thame Neighbourhood Area, and covers the parish of Thame.

3.5 To meet the requirements of the Localism Act 2011 a referendum which poses the question: 'Do you want South Oxfordshire District Council to use the Neighbourhood Plan for the Thame Area to help it decide planning applications in the neighbourhood area' will be held in the parish of Thame.

3.6 The date on which the referendum will take place is agreed as Thursday 2 May 2013.

A handwritten signature in black ink, appearing to read 'A Paterson', enclosed within a large, horizontal oval shape.

Rev'd Angie Paterson
South Oxfordshire District Council Cabinet Member with Portfolio for Planning
7 March 2013