

## **Response to Examiner's Clarification Note by Bloor Homes and Regeneration Thame Ltd**

**Q) The contents of paragraph 4.31 and part 2f part 2g of the policy do not immediately appear to overlap with or explain the details shown on Figure 15. Please can the Town Council elaborate on this matter and what open space would be lost by the development of the site as proposed in the policy?**

Paragraph 4.31 indicates that it is expected that the overall quantum of open space as envisaged by TNP1 is retained. Items 2 f) and 2 g) explain that there should be no net loss, and new areas should be of equal size and quality.

In terms of existing uses, the TNP1 helpfully set out the intentions for the relevant areas which were subsequently incorporated in a site Design Brief for the site and secured via a Section 106 Planning Obligation.

These reflect the concept of Publicly Accessible Open Spaces set out in TNP, which provide access to a network of informal paths around fields that remain in agricultural use, under the working title of "Permissive Paths."

In quantum terms, the attached plan shows that the nominal acreage that incorporate those Permissive Paths lost to the proposed development and how these are provided for in a different location (approximately 7 hectares) generally to the southwest of the area.

In addition, the proposal is expected to provide unrestricted public access, beyond the existing permissive footpaths in the area of Parkland (see Figure 15). This area would provide approximately 9.8 hectares of land that is not fully accessible under the current arrangements.

This provision would be in addition to that provided within the body of the new development which reflects South Oxfordshire District Council's standards for Amenity Green Space, Equipped Play & teenage and young people.

Overall, the proposals provide a quantitative and qualitative gain on open space provision that is well linked to existing green infrastructure and the development itself.

Please see attached a Plan which illustrates the overall concept.

**Q) The 'North-west' parcel of the proposed allocation does not follow any obvious natural or man-made features. Please can the Town Council explain the approach taken.**

The "North-West" parcel boundaries have been derived from physical constraints, natural and man-made. In particular the flood plain and an area of archaeological interest. The archaeological interest was established during site investigations for the previous scheme and a boundary (and stand-off ) has been agreed with the County Archaeologist.

**Q) The representation from Bloor Homes (34) proposes revisions to certain elements of the policy. To what extent has the Town Council engaged with the potential developers of the site to ensure that the development anticipated by the policy can be implemented?**

Bloor has been in regular dialogue with the Town Council throughout the preparation of the Neighbourhood Plan revision and the associated planning application.

This iterative process has allowed all parties to better understand the constraints and opportunities to refine the scheme.

Bloor and representatives of the Town Council met most recently on 20 August 2024 to consider the latest revisions to the planning application proposals. Policy GDH1d is the outcome of several years of collaborative working between the Town Council and Bloor Homes. Our letter on the Neighbourhood Plan raised concerns about the merits of including a masterplan for the site which does not reflect the up to date work.

**Q) I have raised a separate question later in this note with the District Council about the timetable for the determination of the current planning applications on the site. Plainly drainage and flood risk issue are key outstanding issues. In this context is the Town Council satisfied that the site can be developed as set out in the policy?**

Bloor has had the benefit of two pre' application meetings with officers at the District Council since the Town Council considered the submitted application in March 2024. These involved landscape, heritage, urban design and planning officers. The case officer has advised that a proposal based on the attached plan would be appropriate. This is programmed for submission in late September 2024.

In relation to Flood Risk, Bloor has had extensive discussions with the Environment Agency (EA) and a revised FRA has been prepared based on the EA data sets. As a result, revised flood zone boundaries have been derived and the built development is shown outside of the flood risk zone. This will be formally confirmed with the EA through the planning application process. The scheme also includes an integrated SUDs system to manage storm water.

In summary, the parties remain committed to developing the Oxford Road allocation in collaboration with both the Town Council and District Council in a manner that fully meets the TNP Review aspirations and policy requirements for this important site that had strong public support during the preparation of the new plan.