

Delegated authority officer decision notice

Decision made by	Tim Oruye Head of Policy and Programmes
Lead officer contact details	Tom Gill Planning Policy Officer (Neighbourhood) Tel: 07510 921689 Email: thomas.gill@southandvale.gov.uk
Decision (Keep this succinct)	<ol style="list-style-type: none"> 1. To accept all modifications recommended by the Examiner; 2. To determine that the Thame Neighbourhood Plan 2, as modified, meets the basic conditions, is compatible with the Convention rights, complies with the definition of a neighbourhood development plan (NDP) and the provisions that can be made by an NDP; 3. To take all appropriate actions to progress the Thame Neighbourhood Development Plan 2 to referendum
Key decision? (see notes below)	No.
If key decision, has call-in been waived by the Scrutiny Committee chair(s)?	N/A.
Confidential decision, and if so under which exempt category?	No.
Delegated authority reference from the constitution	Head of Policy and Programmes ref 3.3.
Risks	<p>The local community will have the opportunity to vote on the neighbourhood plan at referendum; there is a risk that the local community will vote against the plan. This risk is low given the level of support shown for the plan as detailed in the consultation statement.</p> <p>The legislation makes provision for the council's decision at this stage to be challenged via a judicial review. The process undertaken and proposed accords with planning legislation.</p>
Reasons for decision	<ol style="list-style-type: none"> 1. The Thame Neighbourhood Development Plan 2 (the plan) as modified by the Examiner's recommendations, has had regard to policies and advice contained in guidance issued by the Secretary of State. A requirement to have regard to policies and advice does not require that such policy and advice must necessarily be followed, but it is intended to have and does have to a significant effect. A neighbourhood plan must not constrain the delivery of important national policy objectives. The principal document in which national planning policy is contained is the National Planning Policy Framework

(NPPF) and this conclusion is reached bearing this in mind. It should be noted that the NPPF was revised in December 2024. The revised NPPF replaces the previous NPPF December 2023. For neighbourhood plans, the policies in the 2024 Framework will apply for the purpose of preparing neighbourhood plans from 12 March 2025. The advice within National Planning Practice Guidance (“NPPG”) has also been borne in mind in reaching this conclusion.

2. Paragraph 13 of the NPPF is clear that neighbourhood plans should support the delivery of strategic policies contained in local plans and spatial development strategies. Qualifying bodies should plan positively to support local development, shaping and directing development in their area that is outside these strategic policies. More specifically paragraph 29 of the NPPF states that neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.
3. Beyond this, the content of a draft neighbourhood plan will determine which other aspects of national policy are or are not a relevant consideration to take into account. The basic condition allows qualifying bodies, the independent examiner and local planning authority to reach a view in those cases where different parts of national policy need to be balanced.
4. Having considered all relevant information, including representations submitted in response to the Plan, the Examiner’s considerations and recommendations, the council has come to the view that the Plan recognises and respects relevant constraints. The Plan has developed a positive suite of policies that seek to bring forward positive and sustainable development in the neighbourhood area. There is a clear focus on maintaining the character, quality and appearance of the neighbourhood area, as well as aims to enhance biodiversity and wildlife, as supported by National Planning Policy Framework paragraph 185. The Plan also contains policies which focus on the delivery of sustainable development, as supported by National Planning Policy Framework paragraph 29.
5. The plan, as modified by the Examiner’s recommendations, contributes to the achievement of sustainable development. This condition relates to the making of the plan as a whole. It does not require that each policy in it must contribute to sustainable development. Sustainable development has three principal dimensions – economic, social and environmental. It is clear that the submitted Plan has set out to achieve sustainable development in the neighbourhood area. In the economic dimension, the plan includes policies on new employment sites (GDE1 and GDR1), Town Centre Uses (GDR2) and the Visitor Economy (GDV1) In the social role, it includes policies on new housing sites, types, tenures and mix (GDH1, GDH1a, GDH1b, GDH1c, GDH1d, GDH1e,

GDH2, CPQ4, CPQ5), Streets and Parking (CPQ6, CPQ7, GAM1, and GATCP1), Community facilities and services (SFO1), and Transport (GAAT1, GAP1, GAA1, and GAPT1) In the environmental dimension, the plan positively seeks to protect its natural, built, and historic environment. It includes policies on Design (CPQ1, CPQ2 and CPQ3), Paving of Front Gardens (CPQ8), Existing Open Spaces (SFO2), New Green Spaces (SFO3), Biodiversity (NEB1), The Cuttle Brook Corridor (NEC1), and Flood Risk and Sustainable Drainage (NEF1).

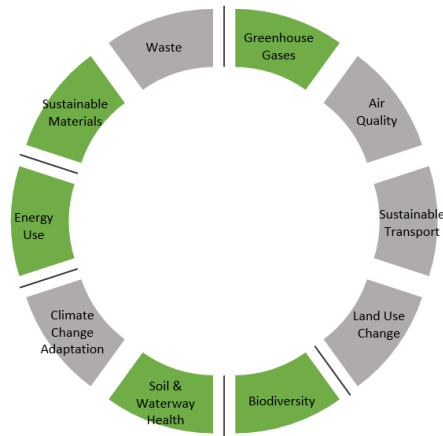
6. As a whole, the council is satisfied that the policies in the plan pursue net gain across each of the different dimensions of sustainability in a mutually supportive way.
7. The plan, as modified by the Examiner's recommendations, is in general conformity with the strategic policies contained in the current Development Plan for the area. Thame is identified as a town within the settlement hierarchy of the South Oxfordshire Local Plan 2035. Policy STRAT1 comments that the roles of Thame, along with Wallingford and Henley-on Thames will be supported by maintaining and improving the attractiveness of their town centres through a variety of measures. Policy TH11 sets out a specific strategy for Thame. At its heart is an approach which supports development proposals to consolidate the economic, social and the environmental aspects of the town's role as an important market town. Policy H3 of the Plan sets out housing requirements for the three market towns. Wallingford is expected to deliver at least 1518 homes in the Plan period, of which 339 are expected to be delivered through the Neighbourhood Plan.
8. Since the Local Plan was adopted, planning permissions and development have come forward in Thame which count towards that housing requirement. The Emerging Joint Local Plan sets out that, as of 1 April 2023, the housing requirement for Thame is for 143 homes over the period 2021 – 2041. The plan identifies five sites for housing allocation, four of which count towards this outstanding figure. These are Land south of Wenman Road (Approximately 57 homes), Diagnostics Reagents, Wenman Road (Approximately 25 homes), Land at Windmill Road (Approximately 30 homes) and Land at Oxford Road (Approximately 100 homes). The Plan also includes Land at The Elms (Approximately 35 dwellings); however, this site does not count towards the outstanding housing requirement as it is included in the list of committed developments used by the District Council to calculate the housing supply position for the District. The council considers that Plan meets and exceeds the outstanding housing requirement for Thame.
9. The Plan, as modified by the Examiner's recommendation, would not breach, and otherwise be compatible with, the

assimilated obligations of EU legislation as consolidated in the Retained EU Law (Revocation and Reform) Act 2023 (Consequential Amendment) Regulations 2023, including the following Directives: the strategic Environmental Assessment (2001/42/EC); the Environmental Impact Assessment Directive (2011/92/EU); the Habitats Directive (92/43/EEC); the Wild Birds Directive (2009/147/EC); the Waste Framework Directive (2008/98/EC); the Air Quality Directive (2008/50/EC); and the Water Framework Directive (2000/60/EC). In addition, no issue arises in respect of equality under general principles of EU law or any EU equality directive.

10. In order to comply with the basic condition on the European Union legislation, South Oxfordshire District Council undertook a screening exercise (dated May 2021) on the need or otherwise for a Strategic Environmental Assessment (SEA) to be prepared for the Plan. As a result of this process, it concluded that the Plan was likely to have significant effects on the environment and accordingly would require an SEA. As a result of this conclusion, the Qualifying Body commissioned a Strategic Environmental Assessment dated June 2023. The Strategic Environmental Assessment set out the introductions and background in sections 1 and 2. Section 3 sets out the scope of the SEA. Section 4, 5, 6, and 7 set out what the SEA has assessed and section 8 and 9 assess the environmental impact of the Neighbourhood Plan policies. Section 10 sets out the monitoring and next steps of the Plan. An addendum to the Report was published alongside the submitted Plan which set out how the changes made to the Plan following the pre-submission consultation impacted the Report. The Environmental Report was well considered and detailed. It assessed the environmental conditions in the neighbourhood area and appraised the policies (and reasonable alternatives) against the framework developed through the Scoping Report
11. The Council screened the Plan's potential impact on EU Special Areas of Conservation (SACs), and this was completed in May 2021. The HRA screening report concluded that the Plan would not have any likely significant effects on the integrity of European sites in or around South Oxfordshire, either alone or in combination with other plans or programmes and that an Appropriate Assessment is therefore not required.
12. The Plan, as modified by the Examiner's recommendations, is in all respects fully compatible with Convention rights contained in the Human Rights Act 1988. There has been full and adequate opportunity for all interested parties to take part in the preparation of the Plan and to make their comments known.

	<p>13. The Plan, as modified by the Examiner’s recommendations, complies with the definition of an NDP and the provisions that can be made by an NDP. The Plan sets out policies in relation to the development and use of land in the whole of the neighbourhood area; it specifies the period for which it is to have effect and it does not include provision about development that is ‘excluded development’.</p> <p>14. The council is satisfied that it is not necessary to extend the referendum area beyond the boundaries of the designated neighbourhood area as they are currently defined.</p> <p>15. The individual modifications proposed by the Examiner are set out in Appendix 1 alongside the council’s decision in response to each recommendation and the reason for them. The Examiner’s Report is available at Appendix 2.</p> <p>16. The Examiner noted in his report, paragraph 7.173, that it will be appropriate to make any necessary changes to the general text insofar as they are necessary to ensure that the Plan meets the basic conditions. To ensure that the plan reads as a coherent document, the qualifying body and the council have agreed factual, consequential, and typographical updates. These are set out in Appendix 3.</p> <p>17. The modifications set out in Appendix 1 and Appendix 3, both separately and combined, produce no likely significant environmental effects and are unlikely to have any significant effects on the integrity of European Designated Sites.</p> <p>18. The council has taken account of all the representations received.</p> <p>19. The Counting Officer is responsible for determining the date of the referendum. The Electoral Service team advises that the referendum is planned for the week commencing 3 February 2025.</p>
<p>Alternative options rejected</p>	<p>Make a decision that differs from the Examiner’s recommendation</p> <p>If the council deviates from the Examiner’s recommendations, the council is required to:</p> <ol style="list-style-type: none"> 1. Notify all those identified on the consultation statement of the parish council and invite representation, during a period of six weeks, 2. Refer the issue to a further independent examination if appropriate. <p>Refusing to progress the Plan</p> <p>The council can decide that it is not satisfied with the plan proposal with respect to meeting basic conditions, compatibility with Convention rights, definition and provisions of the NDP even if modified. Without robust grounds, which are not considered to be</p>

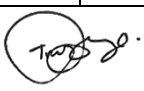
	<p>present in this case, refusing to take the Plan to a referendum could leave the Council vulnerable to a legal challenge.</p> <p><u>Reason for rejecting alternative options</u> These options were rejected because the district council is minded to agree with all of the Examiner's modifications and his conclusion that the Plan, as modified, meets the basic conditions and relevant legal requirements.</p>
Legal implications	The process undertaken and proposed accords with planning legislation.
Financial implications	<p>The Government makes funding available to local authorities to help them meet the cost of their responsibilities around neighbourhood planning. A total of £20,000 can be claimed for each neighbourhood planning area. In the case of neighbourhood plan reviews, a local planning authority may make only one claim for substantive modifications to a specific neighbourhood plan in their area within each 5-year window from the date that plan was first made. The council becomes eligible to apply for this additional grant once the council issue a decision statement detailing the intention to send the plan to referendum.</p> <p>The Government grant funds the process of progressing neighbourhood plans through the formal stages, including the referendum. Any costs incurred in the formal stages in excess of Government grants is borne by the council. Staffing costs associated with supporting community groups and progressing neighbourhood plans through the formal stages are funded by the council. It is expected that costs associated with progressing this neighbourhood plan can be met from with existing neighbourhood planning budget.</p>
Climate implications	<p>Neighbourhood plans are high level planning policy documents. Their preparation is subject to Environment Impact Assessment Regulations and once adopted they influence the determination of planning applications.</p> <p>The Plan contributes to the achievement of sustainable development. Sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The output from the climate impact assessment tool below highlights the policies in the plan which have a positive impact for climate change and nature recovery.</p>



KEY	
	Significant and/or long-term positive impact identified. No changes needed.
	Slight or short-term positive impact identified. No changes needed but could be reviewed to improve.
	No net change/not applicable
	Slight or short-term negative impact identified. Review to identify possible improvements.
	Significant and/or long-term negative impact identified. Changes needed before proceeding.

Justification	
Greenhouse gas emissions	CPQ5: Sustainable design and construction - encourages use of renewable energy technologies and low embodied carbon materials, including for refurbishments and retrofits of existing properties.
Air quality	No specific policy on air pollution, other environmental policies may slightly improve air quality.
Sustainable Transport	GAPT1: public transport - supports development with good public transport links. GAAT1: Active travel - supports the provision of new and improved active travel opportunities as part of any major residential and commercial development. GAM1: Mobility hubs and EVs - includes the provision of EV charging points and care share and hire clubs.
Land use change	Not possible to assess.
Biodiversity	Policy NEB1: Biodiversity - supports a minimum 10% biodiversity net gain through development proposals, and requiring for this to be provided on site, or as close to the site as possible. Policy SF03: New green spaces - encourages devliery of new multifunctional green space.
Soil and waterway health	CPQ8: Paving of front gardens - addresses reducing direct run-off straight into the drainage system. NEC1: The Cuttle Brook Corridor - encourages developmen to enhance water bodies and water quality. NEF1: Flood risk and sustainable drainage - encourages delivery of sustainable drainage systems.
Climate Change Adaptation	No related policies in the plan.
Energy Use	CPQ5: Sustainable design and construction - encourages use of renewable energy technologies, including for refurbishments and retrofits of existing properties.
Sustainable Materials	CPQ5: Sustainable design and construction - prioritises use of low embodied carbon materials.
Waste	No related policies in the plan.

Equalities implications	There are no equalities implications.
Other implications	There are no other implications.
Background papers considered	<ol style="list-style-type: none"> 1. Thame Neighbourhood Plan 2 and supporting documents 2. National Planning Policy Framework (2023) 3. National Planning Policy Guidance (July 2014 and

	subsequent updates) 4. Soth Oxfordshire Local Plan 5. Strategic Environmental Assessment for the Thame Neighbourhood Plan 2 6. Representations submitted in response to the Thame Neighbourhood Plan 2 7. Relevant Ministerial Statements			
Declarations/ conflict of interest?	None			
Consultees		Name	Outcome	Date
	Legal legal@southandvale.gov.uk	Nick Bennett	No comments – the report thoroughly explains the position.	6 Dec 24
	Finance Finance@southandvale.gov.uk	Hannah Makins	Approved	11 Dec 24
	Climate and biodiversity climateaction@southandvale.gov.uk	Jessie Fieth	Completed climate impact assessment tool	12 Dec 24
	Equality and diversity equalities@southandvale.gov.uk	Ruth Lewin-Leigh	No comments	12 Dec 24
	Strategic property property@southandvale.gov.uk	Christopher Mobbs	No comments	12 Dec 24
	Communications communications@southandvale.gov.uk	Peter Truman	No comments	12 Dec 24
	Relevant Cabinet member	Cllr Anne-Marie Simpson	No comments	12 Dec 24
	Ward councillors	Councillor: Pieter-Paul Barker	Agree to proceed	12 Dec 24
		Councillor: David Bretherton	Agree to proceed	12 Dec 24
		Councillor: Kate Gregory	No comments	12 Dec 24
Decision maker's signature To confirm the decision as set out in this notice.	Signature:  Date: 17/12/2024			

Appendix 1: Examiner's recommendations

Policy/ Section	Examiner's recommendations	Council's Decision	Justification/Reason
GDH1 Housing development and allocations	<p>Replace the policy with:</p> <p>'Residential development on non-allocated sites will be supported where, as appropriate to their nature, scale and location, the proposals:</p> <ul style="list-style-type: none"> • are within the built-up area of the town, or consists entirely of affordable housing or specialist housing for older people and is in accordance with relevant policies in the Development Plan; • do not result in the coalescence or unacceptable impact on the visual separation of Thame and Towersey, or Thame and Moreton; • where practicable, deliver connections to the existing network of walking and cycling routes, and are either within walking distance of a bus service or provide scope to route new or extended bus services through the development site; • provide good access to services and facilities, and are within walking distance of essential services and amenities, having regard to the catchment distances in Table 2; • provide for a safe and convenient access for all users to the highway network; 	Agree	<p>The council consider the modifications to the policy and supporting text necessary to bring the clarity required by national policy and guidance; the modifications ensure that the distinction within the policy between allocated and non-allocated sites is clear and reorganise paragraphs 1 to 8 of the Policy so that they read clearly as criteria for development. The recommended modifications also aligns the wording of criteria 1 with the South Oxfordshire Local Plan by supporting development within the built-up area of the town or where it consists entirely of affordable housing or specialist housing for older people. The Examiner's modification also removes unnecessary duplication with the NPPF and ensure that the Policy does not place onerous expectations on developers by requiring them to base transport assessments on the "Decide and Provide" approach, an unadopted document produced by OCC, but rather that they should have regard to it. The District Council also agrees with the modifications to the supporting text to ensure that it accurately reflects the current status of the Joint Local Plan.</p>

- where required, are accompanied by a Transport Assessment or Transport Statement in accordance with Oxfordshire County Council standards and which has regard to the ‘Decide and Provide’ approach adopted by the County Council; and
- where required, are accompanied by a programme of archaeological evaluation to be agreed with Oxfordshire County Council and undertaken in advance of the proposal being determined. Subject to the findings of any evaluation, mitigation measures may be required that preserve features of archaeological interest on site.’

Part 9 of the policy (as submitted)

Proposals for development of the allocated sites should respond positively to the principles in the Thame Masterplanning Report (Appendix 1).

Replace paragraph 2.4 with: ‘A minimum of 339 new homes are to be accommodated in Thame over the period 2020 – 2035. However, since the Local Plan was adopted, planning permissions and development have come forward in Thame which count towards that housing requirement. The Joint Local Plan Preferred Options sets out that, as of 1 April 2023, the housing requirement for Thame is for 143 homes over the period 2021 – 2041. Thame Town Council has been advised by the District Council to work towards delivering this updated figure through the Neighbourhood Plan.’

Replace paragraph 4.7 with: 'Land allocated within the first Neighbourhood Plan represented the preferred sites for growth in and around Thame, reflecting constraints and the vision and objectives for the town. Several of the sites allocated for development in that Plan have now been built out and others have outstanding planning approval. The South Oxfordshire Local Plan notes that, as of April 2020, there was an outstanding minimum requirement of 339 new homes to be accommodated in Thame. Further monitoring undertaken and which takes account of completions and committed development scheme since April 2020 has reduced this figure to 143 homes. This requirement is for the period 2021 – 2041 to be covered by the new Joint Local Plan being prepared by South Oxfordshire and the Vale of White Horse District Council.

Incorporate paragraph 4.14 into paragraph 4.13.

Thereafter replace paragraph 4.14 with: 'Policy GDH1 includes a reference to the need for proposals on the allocated sites to have regard to the Thame Masterplanning Report (Appendix 1). This Report provides a vision for how the various sites should come forward. These design concepts are high level and illustrative and have been prepared to demonstrate how the design principles that the Town Council wishes to promote could be applied on the sites. The overall number of homes to be delivered on each of the five sites, and the timing of their development will be subject to the design and master planning process for each site, and the

	<p><i>availability and capacity of infrastructure to support development.'</i></p> <p><i>Replace paragraph 4.18 with: 'Proposals for housing will be assessed against their compatibility with the vision and objectives for the Plan. Wherever practicable, they should contribute towards meeting local housing needs, particularly in respect of affordability and specialist housing for older people. Policy GDH2 and its supporting text provide further information on these matters.'</i></p>		
GDH1a Land south of Wenman Road	<p>Replace 'approximately 60 homes' with 'approximately 57 homes'</p> <p>In the opening element of the second part of the policy replace 'take into consideration' with 'respond positively to'</p> <p>In part 2b replace 'must' with 'should'</p> <p>Replace part 2e with: 'Development should not extend any further south of the area of housing established in the development to the immediate west of the site. Where practicable, the permissive paths in land to the south should be secured for public use connecting to the wider network of open space.'</p> <p>Replace part 2f with: 'Tree planting shall be provided along Wenman Road, to screen new homes from the employment areas. Streets within areas of development should also incorporate tree planting.'</p>	Agree	The council consider the modifications to the policy necessary to bring the clarity required by national policy and guidance; the recommended modification to the housing numbers reflect the outstanding reserved matters planning application for this site, remove the unnecessary reference to the future use of land to the south in part 2e of the policy, an include a requirement for street tree planting throughout the development, matching the ambition found in Project NESG(a): Street Greening.

<p>GDH1b Diagnostics Reagents</p>	<p>Replace part 2f with: ‘Where practicable, tree planting shall be retained along Wenman Road and new tree planting provided along the boundary with Wenman Road, Chinnor Road and the eastern edge of the site to screen new homes from the employment areas. The planting and landscape strategy should have regard to the setting of the site at the edge of Thame and views across open countryside towards it. Streets within areas of development should also incorporate tree planting.’</p> <p>Delete the third part of the policy.</p> <p><i>Reposition the deleted third part of the policy to the end of paragraph 4.25.</i></p>	<p>Agree</p>	<p>The council consider the modifications to the policy necessary to bring the clarity required by national policy and guidance; the modifications ensure that it is clear that it may not always be practicable to retain the existing tree planting along Wenman Road and include a requirement for street tree planting throughout the development, matching the ambition found in Project NESG(a): Street Greening. The council also agrees with the modification to reposition the third part of the policy into the supporting text as the wording is more suitable for inclusion there rather than within the policy itself.</p>
<p>GDH1c Land at Windmill Road</p>	<p>Include an additional criterion (as part 2d) to read: ‘Wherever practicable, the existing trees and hedgerows within and on the boundaries of the site should be retained and incorporated into the overall landscaping elements of the scheme.’</p>	<p>Agree</p>	<p>The council consider the modifications to the policy necessary to ensure that the policy accurately reflects the approach taken in the determination of the planning application for this site.</p>
<p>GDH1d Land at Oxford Road</p>	<p>Replace the following elements of the second part of the policy with:</p> <p>‘The density of development should make the best use of land and correspond generally with the density of the adjacent Thame Meadows housing development. (Part b)</p> <p>Landscaped green corridors and noise mitigation measures should be provided along the edges of the development areas, including measures to provide screening from the A418.</p>	<p>Agree</p>	<p>The council consider the modifications to the policy and supporting text necessary to bring the clarity required by national policy and guidance; the modifications ensure that the wording of the policy is clear and concise, and that it delivers on the objectives set out in the Plan and achieves the best and most efficient use of the allocated sites. The council also supports the relocation of explanatory text into the supporting text and the provision of additional supporting text relating to the</p>

	<p>(Part c)</p> <p>The development should minimise the impact of views along the Cuttle Brook looking north from Oxford Road and from the A418, minimising the impact on the landscape to the north of the site. The Cuttle Brook Corridor itself shall also be protected in accordance with Policies NEC1 and SF02 of this Plan. (Part d)</p> <p>The development should not result in a net loss of the amount of open space across the overall Thame Meadows development. Wherever practicable, land already provided as open space within the overall development should be retained and integrated into the network of green infrastructure to be provided as part of new development. (Part f)</p> <p>The provision of new areas of public open space in line with Policy CF5 of the South Oxfordshire Local Plan 2035 will be required. In addition to this, new areas of public open space, of at least equal size and quality to any existing open space lost as a result of development, should also be provided in an equally accessible location as part of the development. Land provided as open space should not be located where it would create unacceptable noise levels for houses in the immediate locality. (Part g)</p> <p>An area of parkland should be provided within the flood plain incorporating wetland areas with paths designed to enable access in all conditions. (Part h)</p>		<p>flooding and drainage issues on the site.</p>
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Walking and wheeling routes should be provided that connect the residential development with the surrounding open space and footpath network, including those along the Cuttle Brook, and along Oxford Road. (Part j)

Tree planting should be incorporated within residential streets (Part l)

Wherever practicable existing trees and hedgerows should be retained. In addition, biodiversity net gain should be delivered on the site. (Part m)'

In part 2e of the policy replace 'shall seek to avoid harm to' with 'should respond positively to'

**Include the following addition criterion (after 2a):
'The layout of the new homes should respond positively to the flood and drainage profile of the immediate locality of the site, and avoid built development in the functional flood plain of the River Thames and Cuttle Brook. In addition, integrated sustainable drainage systems should be used within the wider development to manage storm water.'**

Replace the first bullet point of paragraph 4.32 with:

'Part of the site is within the flood plain of the River Thames and Cuttle Brook. This part of the overall site should remain undeveloped. Part 2b) of Policy GHD1d advises that the layout of the new homes

	<p><i>should respond positively to the flood and drainage profile of the immediate locality of the site, and avoid built development in the functional flood plain of the River Thames and Cuttle Brook. In addition, it also advises that integrated sustainable drainage systems should be used within the wider development to manage storm water. These are important matters both for the proposed new development and for the recently-constructed homes off Roman Way. Developers should liaise both with the Environment Agency and the District Council in preparing detailed proposals for the development of all or part of the site. Planning applications should be accompanied by sufficient detail to allow the Agency to comment on such proposals and for the District Council to reach an informed decision.'</i></p> <p><i>At the end of the second bullet point of paragraph 4.32 add: 'This matter is addressed in part 2d of Policy GHD1d. It is suggested that a buffer of at least 15m is provided from the A418.'</i></p>		
GDH2 Housing type, tenure, and mix	<p>Replace the policy with:</p> <p>'Proposals for residential development should have regard to the most up-to-date evidence on housing mix including the details in the South Oxfordshire Local Plan 2035, and the findings and recommendations of the Thame Housing Needs Assessment (HNA), and respond positively to the following key principles:</p> <p>Affordable Housing/First Homes</p>	Agree	The council consider the modifications to the policy and supporting text necessary to bring the clarity required by national policy and guidance, by arranging the various issues into consistent and distinct themes and ensures that the policy responds to Policy H11 of the South Oxfordshire Local Plan 2035 which sets out that the mix of housing on a given development should have regard to the Council's latest evidence and Neighbourhood Development Plan evidence for the relevant area. The council

	<p>Developments of ten or more homes should incorporate 40% of those homes as affordable housing. The provision of affordable homes should be split such that 65% takes the form of rented tenures, including social and affordable rent, and 35% comprises affordable routes to home ownership.</p> <p>All qualifying developments of ten or more homes should provide First Homes at a discount of 50% where it is commercially-viable to do so.</p> <p>All affordable homes, including First Homes, should be designed so that they are integrated into the design of the overall proposed development and be of an equal quality in terms of design and use of materials compared to the market housing element.</p> <p>Specialist Housing.</p> <p>Proposals for development that meets the specialised need of the ageing population will be supported. Unless commercial viability considerations indicate otherwise, the tenure split of specialist housing developments should comprise 60% market homes and 40% affordable homes.</p> <p>Wherever practicable, specialist housing proposals should be located within ready access of shops, facilities, and public transport services. Such developments should be well integrated within the wider neighbourhood and be designed in accordance with the HAPPI</p>		<p>also agrees with the modification to remove the 7h element of the policy as this would be difficult to administer through the development management process. The council also supports the consequential amendments to the supporting text based on the modifications to this policy.</p>
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	<p>principles.</p> <p>General</p> <p>At least 65% of all new homes should consist of 1–3 bedroom properties.</p> <p>Proposals for new homes that are designed to be adaptable to meet the future accommodation needs of occupiers at different stages of their lives will be supported.'</p> <p><i>At the end of paragraph 4.50 add: 'Policy GDH2 is underpinned both by the approach taken in the adopted Local Plan and in the Housing Needs Assessment produced for the Thame Plan. The policy advises that at least 65% of all new homes should comprise 1–3-bedroom properties. Wherever practicable and commercially-viable, the delivery of flats should actively be considered for these smaller properties.'</i></p>		
<p>GDE1 Land at Rycote Lane</p>	<p>In the first part of the policy replace 'must' with 'should'</p> <p>In part 2b) replace 'are to be provide' with 'should be provided'</p> <p>At the end of 2c) add: 'In addition, detailed information should be submitted with development proposals to show the way in which the height of proposed buildings will relate to the contours of the site and how the new buildings will be seen in the wider landscape setting of the site and the height of</p>	<p>Agree</p>	<p>The council consider the modifications to the policy necessary to bring the clarity required by national policy and guidance; they ensure that any development on the site is respectful in terms of its relationship to the surrounding landscape of the site, ensuring that the Policy is compliant with Paragraph 135 of the NPPF. The modifications also enhance the clarity of the policy by making minor changes to the language used</p>

	other buildings on the site.'		
GDR1 Cattle Market site	<p>Replace the first, second and third parts of the policy with:</p> <p>'Proposals for the comprehensive redevelopment of the Cattle Market site should be underpinned by three important principles:</p> <ul style="list-style-type: none"> • the overall quantum of town centre parking on the Cattle Market site (Figure 19) shall be retained; • proposals for new development should provide parking to Oxfordshire County Council standards and existing parking spaces on the site will not count towards the requirement for any new parking that is generated; and • proposals that result in a loss of car parking spaces should be justified by evidence of car park utilisation across the town centre and demonstrate that sufficient alternative parking provision is available to off-set any loss, and include proposals that relocate space for parked vehicles associated with businesses operating in the Charter Market.' <p>Replace the fourth and fifth parts of the policy with:</p> <p>'In this context, proposals for development will be supported which include some or all of the following uses: [Add the list as set out in the</p>	Agree	<p>The council consider the modifications to the policy necessary to bring the clarity required by national policy and guidance and ensure that the policy is not overly onerous; the modifications remove the 6th element of the policy, which required the new cattle market site to be open and operational before development on this site would be supported. This process would be better addressed through the planning process using conditions. The modifications also combine various elements of the policy to ensure that it can be read in a clear and concise manner.</p>

	<p>fourth part of the policy]</p> <p>The mix of uses should include provision of 1,500sqm net convenience retail floorspace, unless up-to-date evidence of retail needs and requirements is provided that justifies an alternative level of provision. A large footprint superstore on the site will not be supported.'</p> <p>Delete the sixth part of the policy.</p> <p>Replace part 7h of the policy with: 'The layout of development should retain the Racquets Club unless it can be demonstrated that the loss of the facility would be acceptable in accordance with the criteria set out in Policy CF4 of the South Oxfordshire Local Plan 2035.'</p> <p>Replace the eighth part of the policy with: 'Development proposals should be designed and arranged to respond positively to the adjacent school both generally and during the construction period.'</p> <p><i>At the end of paragraph 4.67 add: 'The occupation of development proposals on this site should relate to the operational availability of the new cattle market site. Where necessary, planning conditions may need to be applied to achieve this effect.'</i></p>		
GDR2 Town Centre uses	<p>Replace the policy with:</p> <p>'Insofar as planning permission is required, proposals for new retail or other main town centre uses, as defined by the NPPF, should</p>	Agree	The council consider the modifications to the policy necessary to bring the clarity required by national policy and guidance and ensure that policy will not become quickly outdated by reflecting the flexibility

	<p>follow a ‘town centre first’ approach, as set out in Policy TC2 of the South Oxfordshire Local Plan 2035.</p> <p>Within the Town Centre boundary (as defined on Figure 21) proposals should, where appropriate, incorporate a mix of complementary uses consistent with the role, function, and character of the centre.</p> <p>Within the Primary Shopping Area (as defined on Figure 21), and when planning permission is required, the following uses will be supported:</p> <ul style="list-style-type: none"> • on the ground floor - retail, financial and professional services, cafes and restaurants, leisure, drinking establishments, community facilities and employment • on upper floors - office space, community facilities and residential <p>Hot food takeaways and betting shops may be appropriate on the ground floor within the Primary Shopping Area where they:</p> <ul style="list-style-type: none"> • mitigate any detrimental impacts of their use, such as in respect of litter, commercial waste, dirty pavements, and noise; • when relevant, provide adequate extraction and air condition which does not cause nuisance by way of noise or odour to residents living above or close to 	<p>in use class changes brought forward by the changes made to Use Class Order in 2020 and acknowledging that many of the specific uses listed are able to change their use without applying for planning permission. The council also agrees with the modification to remove a section of Primary Shopping Area next to the Cattle Market site as there is no current concentration of retail development in the area and the NPPF defines a Primary Shopping Area boundary as a ‘defined area where retail development is concentrated’.</p>
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	<p>the proposed use, and where the impact of extraction and air conditioning on the appearance of buildings and townscape is minimised; and</p> <ul style="list-style-type: none"> when relevant, ensure that collection and delivery vehicles to not cause obstruction to pedestrians or other road users. <p>Other uses may be appropriate within the Primary Shopping Area where the proposed new use would not have an adverse impact on the vitality and viability of the town centre.</p> <p>The use of the ground floor of vacant premises on a temporary basis within the Primary Shopping Area for new retail or other main town centre uses will be supported.</p> <p>Proposals for development in the town centre that enhance the attractiveness of the public realm and which improve the quality of the pedestrian environment will be supported.'</p> <p><i>Delete the Cattle Market Primary Retail Frontage along North Street on Figure 21.</i></p>		
GDV1 Visitor economy	<p>Replace the opening element of the second part of the policy with: 'Proposals for new build tourism and leisure-related development should demonstrate that;'</p>	Agree	The council consider the modifications to the policy necessary to bring the clarity required by national policy and guidance; the modifications ensure that the remit of the Policy is clear.
CPQ1 Design in response to local	<p>Replace the first part of the policy and the opening element of the second part of the policy</p>	Agree	The council consider the modifications to the policy necessary to bring the clarity

<p>character</p>	<p>with:</p> <p>‘Development proposals should respond positively to the setting and character of the area within which it is located. As appropriate to their scale, nature and location, development proposals should meet the following criteria:’</p> <p>In 2c replace ‘not to cause overlooking’ with ‘not to cause unacceptable levels of overlooking’</p> <p>In 2g replace ‘by seriously reducing’ with ‘by unacceptably reducing’</p> <p>Replace 2i) with: ‘Access: Infill development proposals should have direct access to the highway unless it can be shown that their access arrangements can be satisfactorily accommodated within the application site and any land which connects the site to the highway.’</p> <p>In 2j replace ‘must’ with ‘should’</p> <p>Replace Part 2 k) with: ‘Density: The density of new development should respond positively to its immediate context as expressed through plot ratios, the scale and massing of development, whilst making an efficient use of the land concerned.’</p> <p>In 3 replace ‘are required to’ with ‘should’</p> <p>In 4 replace ‘are actively encouraged’ with ‘will be supported’</p>		<p>required by national policy and guidance and to ensure that it can be applied in a proportional basis; the modifications ensure that the policy sets out a list of requirements rather than directly supporting proposals which adhere to them. The modifications also enhance the clarity of the policy by making minor changes to the language used.</p>

<p>CPQ2 Design principles for employment development</p>	<p>Replace the opening element of the first part of the policy with: ‘Development proposals for B2-B8 led employment development should meet the requirements of appropriate policies in the development plan in respect of location and impact on landscape, the setting of Thame and the natural environment. As appropriate to their scale, nature and location, development proposals should respond positively to the following principles.’</p> <p>In the third part of the policy replace ‘might’ with ‘would’</p> <p>Replace the fourth part of the policy with: ‘Where appropriate, development proposals should be accompanied by a programme of archaeological evaluation to be agreed with Oxfordshire County Council and to be undertaken in advance of the associated planning application being determined.’</p>	<p>Agree</p>	<p>The council consider the modifications to the policy necessary to bring the clarity required by national policy and guidance and to ensure that it can be applied in a proportional basis; the modifications ensure that the policy acknowledges that its criteria are only likely to be applied on large scale developments.</p>
<p>CPQ3 Town Centre design principles</p>	<p>Replace the opening element of the second part of the policy with: ‘As appropriate to their scale, nature and location, development proposals should meet the following criteria:’</p> <p>Replace the third part of the policy with: ‘Where relevant, development proposals should be designed and arranged to respect the ability for the market and other outdoor events to operate in the town centre.’</p>	<p>Agree</p>	<p>The council consider the modifications to the policy necessary to bring the clarity required by national policy and guidance and to ensure that it can be applied in a proportional basis; the modifications ensure that the policy sets out a list of requirements rather than directly supporting proposals which adhere to them.</p>
<p>CPQ5 Sustainable</p>	<p>In the first part of the policy replace a) to e) with:</p>	<p>Agree</p>	<p>The council consider the modifications to the policy necessary to bring the clarity</p>

<p>design and construction</p>	<p>‘subject to topography, layout and good urban design principles, buildings are orientated to maximise solar gain where appropriate to site topography and creating a consistent building frontage to the street.</p> <p>solar access along the south façade of the building is maximised, with appropriate shading elements and cross-ventilation employed in new and existing buildings.</p> <p>the use of appropriate renewable energy technologies including ground source and air source heat pumps, photovoltaics, solar panels, and other technologies. Such technology should be designed to reflect the character and materials present with the immediate area.</p> <p>the use of low embodied carbon materials assessed through a Life Cycle Assessment.</p> <p>taking a ‘Fittings Approach’ to improve water efficiency in buildings, including achieving a water efficiency standard of 100 l/p/d or better. Wherever practicable, non-residential development should meet BREEAM excellent standards for water consumption.’</p> <p>Replace parts 2 to 5 of the policy with:</p> <p>‘Innovative approaches to the construction of low carbon homes, including construction to Passivhaus standards, will be supported where the development proposal otherwise complies with development plan policies.</p>		<p>required by national policy and guidance, to ensure that it can be applied in a proportional basis, and to avoid unnecessary duplication with national policy and regulations; the modifications ensure that the policy structure is clearer and more coherent and remove reference to electric vehicle charging facilities in the third part of the policy as this matter is now addressed in Part S of the Building Regulations.</p>
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	<p>Development proposals which incorporate renewable energy sources will be supported.</p> <p>Where appropriate, proposals for refurbishments and or the retrofitting of existing buildings to optimise the energy efficiency of the building, reduce heat loss and install energy saving measures and renewable energy sources will be supported. Associated alterations to existing buildings should be carefully designed to ensure that potential adverse impacts are adequately mitigated.</p> <p>Wherever practicable, development proposals for large employment and industrial buildings should maximise the renewable energy potential of their site by utilising their roof space for solar panels. Where it is commercially-viable to do so and would meet good design principles, employment buildings should be orientated to optimise passive solar gain, and be designed such that they can accommodate photovoltaic panels or materials on roofs, either at the point of construction or at a future date. In addition, alterations to existing commercial buildings should also be designed to secure energy reduction.'</p>		
CPQ6 Street hierarchy	<p>Replace the final part of the policy with: 'As appropriate to their scale, nature and location development proposals should help to facilitate infrastructure improvements identified in the forthcoming Thame Local Cycling and Walking Infrastructure Plan.'</p>	Agree	<p>The council consider the modifications to the policy necessary to bring the clarity required by national policy and guidance and to ensure that it can be applied in a proportional basis.</p>

<p>CPQ7 Parking in residential areas</p>	<p>Replace the final sentence of the first part of the policy with: ‘Proposals for rear or separate parking courts will only be supported where other parking solutions are impracticable.’</p> <p>Replace the third part of the policy with: ‘Proposals for homeowner extensions or the conversion of buildings should be designed to safeguard existing off-road parking spaces, or to provide the number of off-road parking space for any new use created.’</p>	<p>Agree</p>	<p>The council consider the modifications to the policy necessary to bring the clarity required by national policy and guidance and to ensure that it applies only to the retention of parking spaces on the site concerned, rather than to limit the amount of on-street parking which is beyond planning control.</p>
<p>SFO1 Community facilities and services</p>	<p>Delete part 1e) of the policy</p> <p>At the end of the second part of the policy add: ‘Proposals which would provide a large community space which can act as an alternative to St. Mary’s Church will be supported.’</p> <p>Replace the fourth part of the policy with: ‘Wherever practicable and commercially-viable, any social and community facilities to be provided as part of any major development proposal should be delivered during the early phases of development.’</p> <p><i>At the end of paragraph 6.10 add: ‘Any proposals for primary healthcare provision (or contributions to such facilities) should relate positively to the operational and financial viability of the facility concerned. The operational details should be agreed with NHS Buckinghamshire, Oxfordshire, and Berkshire Integrated Care Board or other such</i></p>	<p>Agree</p>	<p>The council consider the modifications to the policy and supporting text necessary to bring the clarity required by national policy and guidance and to ensure that the policy acknowledges that elements of its contents may not always be practicable or commercially viable.</p>

	<p><i>appropriate body.'</i></p> <p><i>At the end of paragraph 6.11 add: 'The fourth part of Policy SF01 comments about the importance of the early delivery of social and community facilities associated with new development. The District Council will wish to be satisfied about the phasing and delivery of these uses. The policy acknowledges that whilst this outcome may not always be practicable or viable, the early delivery of new community uses will help to build a sense of community and integration with existing surrounding communities.'</i></p>		
SFO2 Existing open spaces	<p>Replace the third part of the policy with: 'Opportunities for biodiversity net gain within the identified open spaces will be supported, including through proposals for offsite delivery in circumstances where it is not practicable to deliver net gain on the site concerned.'</p> <p><i>At the end of 6.22 add: 'The third part of Policy SF02 comments about opportunities for biodiversity net gain within the identified open spaces. Any proposals for off-site delivery will be subject to maintenance and management regimes which would need agreeing with the owner, as well as consideration of any impacts on the wider use and enjoyment of that space.'</i></p>	Agree	The council consider the modifications to the policy necessary to move text which is more explanatory in nature to the supporting text and to simplify the policy wording so that it brings the clarity required by national policy and guidance.
NEB1 Biodiversity	<p>Replace the first sentence of the second part of the policy with: 'Wherever practicable, biodiversity net gain should be delivered on the site concerned.'</p>	Agree	The council consider the modifications to the policy necessary to bring the clarity required by national policy and guidance and to ensure that it can be applied in a proportional basis; the modifications ensure

<p>Delete the final two sentences of the second part of the policy.</p> <p>Delete the third part of the policy.</p> <p>Replace the fourth part of the policy with: ‘Wherever practicable, development proposals should safeguard existing trees and hedgerows in their layouts and, where appropriate, incorporate such features within green areas, open spaces and alongside walking and cycling route.’</p> <p>Replace the first three sentences of the fifth part of the policy with: ‘New green infrastructure should provide functional permeability for wildlife through and around development. The width of wildlife corridors should be proportionate to the requirements of target species.’</p> <p>Replace the sixth part of the policy with: ‘Any landscaping should consist of species appropriate for the site’s growing conditions wherever practicable.’</p> <p>Replace the seventh part of the policy with: ‘Wherever practicable, swift and bat boxes should be integrated into new buildings and extensions to homes and other buildings.’</p> <p><i>At the end of paragraph 7.13 add: ‘In addition, and when required, it is also strongly recommended that offsite measures should be provided within one year of construction work commencing.’</i></p>		<p>that the policy is only applied where practical to do so and reposition explanatory text into the supporting text.</p>
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NEC1 The Cuttle Brook Corridor	In the first part of the policy replace ‘Development should’ with ‘As appropriate to their scale, nature and location, development proposals should’	Agree	The council consider the modifications to the policy necessary to bring the clarity required by national policy and guidance and to ensure that it can be applied in a proportional basis.
GAAT1 Active travel	Replace the opening element of the first part of the policy with: ‘As appropriate to their scale and location, proposals for major residential and commercial development should respond positively to the following active travel criteria:’	Agree	The council consider the modifications to the policy necessary to bring the clarity required by national policy and guidance and to ensure that it can be applied in a proportional basis.
GAA1 Alleyways	In the opening element of the policy replace ‘will be supported where they’ with ‘should’ In the second part of the policy replace ‘must’ with ‘should’	Agree	The council consider the modifications to the policy necessary to bring the clarity required by national policy and guidance; the modifications ensure that the policy provides guidance for development proposals rather than anticipating the outcome of planning applications. The modifications also enhance the clarity of the policy by making minor changes to the language used.
GAM1 Mobility hubs and EVs	Replace the first part of the policy with: ‘Development proposals which incorporate and help to deliver a network of mobility hubs across Thame will be supported.’ Replace the opening element of the second part of the policy with: ‘As appropriate to the scale, nature and location of the development proposal concerned, mobility hubs should incorporate the following elements:’	Agree	The council consider the modifications to the policy necessary to bring the clarity required by national policy and guidance, by refocusing the policy so it is more explicit in offering support rather than encouragement and ensure that it can be applied in a proportional basis.

Other Matters - General	<i>Modification of general text (where necessary) to achieve consistency with the modified policies and to accommodate any administrative and technical changes.</i>	Agree	Modifying the general text to ensure it is consistent with amended policies/supporting text is necessary to provide the clarity required by national policy and guidance.
Other Matters – Specific	<i>Modification of general text to update the information in the Plan about the JLP (SODC comment 1)</i>	Agree	The council agrees with this consequential amendment.
Implementation, Review and Monitoring	<p><i>At the end of section 9 of the Plan add the following paragraphs:</i></p> <p><i>‘9.13 The Town Council notes that the Joint Local Plan will be submitted for its own examination later this year. That Plan covers the period up to 2041 and addresses the strategic delivery of housing across South Oxfordshire District and the Vale of White Horse District. Whilst the submitted TNP2 has been prepared within this evolving context, the Town Council will assess the need for a further review of the Neighbourhood Plan within six months of the adoption of the Joint Local Plan.’</i></p> <p><i>9.14 The Town Council also recognises that the implementation of several policies in the Plan will be a key element of the way in which the town delivers its strategic requirements as identified in the adopted Plan. In this context it will specifically monitor two matters. The first is the uptake of employment land on the proposed allocation at Rycote Lane (Policy GDE1). The second the outcome of the current planning applications on land off Roman Way and their potential impact on the</i></p>	Agree	The council agrees with the modifications to this section of the Plan as they help to address potential impact of the adoption of the JLP on the neighbourhood plan for the neighbourhood area, the monitoring the uptake of employment land on the proposed allocation at Rycote Lane (Policy GDE1) and the monitoring the outcome of the current planning applications on land off Roman Way and their potential impact on the delivery of the housing numbers anticipated in Policy GHD1d.

	<i>delivery of the housing numbers anticipated in Policy GHD1d. Where it is necessary to do so, the Town Council will liaise with the District Council and take appropriate action if these developments do not proceed as anticipated in the policies concerned.'</i>		

Appendix 2 – Examiner’s Report

The Examiner’s Report is available here:

<https://www.southandvale.gov.uk/app/uploads/sites/2/2024/11/Thame-Neighbourhood-Development-Plan-Review-Examiners-Report.pdf>

Appendix 3 – Consequential and/or Factual Changes

Please note that new text is shown in bold and deleted text as strike through.

Section	Agreed change	Justification/Reason
Front Cover	“ Submission Referendum Version April April December 2024”	Factual correction.
Page 2	“ Submission Referendum Version April April December 2024”	Factual correction.
Throughout Plan (Header/Footnote)	“TNP2: Submission Version ”	Factual correction.
Throughout Plan	Update to paragraph numbers	Consequential amendment
Table of Contents	Update to page numbers	Consequential amendment.
List of Policies	Update to page numbers	Consequential amendment.
Forward	“Comments have shaped the final version of TNP2, which has	Factual correction.

	since now been subject to submitted to the District Council for one last round of consultation and independent examination. Further details on what will happen next are explained in Chapter 9.	
Paragraph 1.1	"This is the submission referendum version of the new Neighbourhood Plan for Thame."	Factual correction.
Paragraph 4.12	"Land south of Wenman Road (formerly known as 'Reserve Site C' in TNP1): Approximately 60 57 homes (see Policy GDH1 a)."	Consequential amendment.
Policy GDH1	"9. 2." "10. 3."	Consequential amendment.
Policy GDH1	" 60 57 homes"	Consequential amendment.
Policy GDH1b 2. f)	"...to screen new homes form from the employment areas".	Typographical correction.
Policy GDH1d 2. H)	"In addition to this, new areas of publicly open space, of at least equal size and quality to..."	Typographical correction.
Paragraph 4.31	Remove quote mark from end of last sentence.	Typographical correction
Paragraph 4.55	The spread of Covid-19 early in 2020 has impacted upon working practices and, as a consequencety , employment floorspace"	Typographical correction.
Paragraph 4.66	"The occupation of development proposals on this site should relate to the operational availability of the new cattle market site".	Typographical correction.
Policy GDR1 4. h)	"...should retain the Racquet's Club..."	Factual correction.

Paragraph 4.76	“Thame is an attractive destination for visitors. It is a gateway to the Chilterns National Landscape Hills Area of Outstanding Natural Beauty and benefits from an award winning High Street, historic market and attractive countryside.”	Factual correction.
Paragraph 5.22	“Most carbon dioxide emissions come from heating, cooling and powering buildings. Reducing carbon dioxide emissions and other air pollutants will contribute to efforts aimed at tackling the effects of human-caused made climate change.”	Typographical correction.
Policy CPQ5: Sustainable Design and Construction	“Such technology should be designed to reflect the character and materials present withn the immediate area.”	Typographical correction.
Paragraph 5.43	“This is in order to minimise the presence of cars on the street. If driveway parking at the front of the building is the only option, it should be combined with high quality soft landscaping to minimize impact on the streetscape.”	Typographical correction.
Paragraph 5.46	“However, it notes that the cumulative impact of multiple hard-surfaced parking areas can change the character of an area and also significantly increase surface water run-off, which can, in turn, increase local flood risk.”	Typographical correction.
Paragraph 6.4	“The presence and provision of social and community infrastructure is critical to sustaining and meeting the day-to-day needs of residents in local to Thame, providing access to essential services and facilities, and helping to maintain a high quality of life.”	Factual correction.
Paragraph 6.20	“The first Thame Neighbourhood Plan identified several-a number of sites to be protected”	Typographical correction.

Paragraph 7.14	<p>In addition Furthermore, new (and existing) development might help create connected green corridors through:</p> <p>“Protection and enhancement of existing green spaces, including provision of new spaces in development, and which should be carefully located in order to maximise their potential as a habitat for wildlife.”</p>	Typographical correction/Consequential amendment”
Policy NEB1: Biodiversity	“incorporating them within green areas, open spaces and alongside walking and cycling routes”	Typographical correction.
Paragraph 8.7	“OCC is at the initial early stages of preparing a Local Cycling and Walking Infrastructure Plan (LCWIP) for Thame.”	Factual correction.
Mobility hubs and EVs	“Mobility hubs and EVs (Electric Vehicles)”	Typographical correction.
Paragraph 8.33	“Technological solutions associated with mobility are evolving at a rapid pace. With the District Council declaring a climate emergency in April 2019, it is important that new development embraces innovative new ideas that provide wider choice and opportunity for people to access a range of greener transport options.”	Typographical correction.
Paragraph 9.8 – 9.12	<p>Next Steps</p> <p>9.8 This is the submission version of the revised Neighbourhood Plan for Thame. It has been subject to a period of formal consultation (known as ‘Regulation 14’ consultation) and has been amended, as appropriate, in response to comments received. It has now been submitted to South Oxfordshire District Council who will start the ‘examination process’.</p> <p>9.9 The District Council will formally consult on the submission version of the Neighbourhood Plan and appoint an</p>	Consequential amendment.

	<p>independent examiner to review the Plan and any comments made in response to it. Following this, the examiner will issue a report to the local authority advising whether:</p> <ul style="list-style-type: none"> • The Plan should proceed to referendum. • The Plan should proceed to referendum subject to modification. • The Plan should not proceed to referendum. <p>9.10 For the examiner to advise that the Plan proceed to referendum it will need to be demonstrated that the Plan meets what are called the ‘Basic Conditions’. These include showing that the Plan is in general conformity with the strategic objectives of the Local Development Plan (i.e.: the South Oxfordshire Local Plan).</p> <p>9.11 The District Council will organise the referendum. All people of voting age in the Parish are eligible to vote on whether the Plan should be brought into force (‘made’) or not. If more than 50% of all people who turnout vote in favour of making the Plan, then it will become part of the suite of planning policies used by the District Council to help shape and determine planning applications in Thame.</p>	
Page 135 – Paragraph 9.9	“Whilst the submitted TNP2 has been was prepared within this evolving context...”	Factual correction.
Page 135 – Paragraph 9.10	“outcome of the current planning applications off land at Oxford Road (Roman Way) ”	Factual correction.
Last page	“Submission Referendum Version April December 2024”	Factual correction.