

Source	Policy Heading	Content	Comments
<p>Tattenhall & District NP 2011 to 2030</p>	<p>To enable managed housing growth in the parish</p>	<p>Proposals up to 30 homes will be allowed within or immediately adjacent to the built-up part of the village over the period 2010 to 2030.....</p> <p>All housing proposals should:</p> <ul style="list-style-type: none"> - Provide a mix of homes taking into account objectively identified housing needs, and include an element of affordable housing as specified in the Local Plan. - The affordable housing will be subject to a S106 Legal agreement of planning condition, ensuring that it remains an affordable dwelling for local people in perpetuity - Respect and, where possible, enhance the natural, built and historic environment. - Maintain both the existing overall shape of Tattenhall village and the strong established sense of place. 	
<p>Tattenhall & District NP 2011 to 2030</p>	<p>New Development Supported</p>	<p>Where it</p> <ul style="list-style-type: none"> - Respects the local character and historical natural assets of the surrounding area and takes every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place. - Incorporates, wherever possible, locally distinctive features such as - Does not unacceptably erode the important, predominantly undeveloped gaps between..... - Fully accords with the Tattenhall Village Design Statement 	

		<ul style="list-style-type: none"> - Respects local landscape ensuring views and vistas are maintained whenever possible. - Takes every opportunity, where practicable and viable, to incorporate features that improves its environmental performance thereby reducing carbon emissions.... 	
Tattenhall & District NP 2011 to 2030	Employment Development	<p>Will be supported:</p> <ul style="list-style-type: none"> - The conversion of existing buildings and the small scale expansion of existing employment premises..... - Small-scale new build development within or adjacent to the adjoining hamlets. - All new development should respect the character of its surrounding by way of scale and design..... 	
Tattenhall & District NP 2011 to 2030	Local facilities	<p>New developers will address the impact they are likely to have on local facilities. Proposals should demonstrate how any impacts will be acceptably mitigated.....Where new developments bring new utility services to parts of the village not served by them , this will be seen as a positive</p>	
Tattenhall & District NP 2011 to 2030	Transport & Communications	<p>Development should:</p> <ul style="list-style-type: none"> - Identify realistic levels of traffic they are likely to generate..... - Maximize the opportunities to walk and cycle as well as supporting public transport. Development that would give rise the unacceptable highway dangers will not be permitted. - Make provision for high-speed broadband to serve them 	
Tattenhall & District NP 2011 to 2030	Landscape & environment	<p>Sites of open space value:</p> <ol style="list-style-type: none"> 1- A list of green spaces 2- A list of sport and recreation amenities 	

		3- A list of nature conservation sites.	
Upper Eden Development Plan	Rural Exceptions Housing for Local People	- Rural exceptions for single plot affordable housing will be permitted to meet a local need where this need is evidenced and where the development does not have an unacceptable impact on the visual and landscape amenity of the areas.....	
Upper Eden Development Plan	Housing Densities	- For housing development within the upper Eden Area the maintenance of local character has a higher significance than achieving a minimum housing density figure. The appropriate density for a housing site should in every case within Upper Eden area result in a development that is in character with the local surrounding area. A starting point for new development on sites of 1 hectare (of deliverable land) should however, seek to comply with the density target in policy CS8 of the cores strategy, unless compelling reasons are given which demonstrate otherwise.	
Upper Eden Development Plan	Fibre to Premises	New development should demonstrate how it will contribute to and be compatible with local fibre or internet activity.....	
Thame NDP	Design new development to be of high quality	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: <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. 	n/a

Thame NDP	Allocate land for 775 new homes	<ul style="list-style-type: none"> - 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 requirements of Section 3, other relevant policies of this Plan and the South Oxfordshire Core Strategy. 	
Thame NDP	Integrate new housing into Thame	<p>Proposals for new housing in Thame must ensure that the new homes are well integrated with the existing town. This integration could be achieved by a number of means including:</p> <ul style="list-style-type: none"> ■ good connections – short and direct routes for pedestrians and cyclists connecting to the rest of the town, and the town centre in particular ■ good quality design that responds to the character of Thame ■ provide new facilities that can be shared with adjacent areas – e.g. open space – so connecting new and old together <ul style="list-style-type: none"> - ■ provide a good mix of housing types (see Policy 7D- 	
Thame NDP	7B-P1: Integrate allocated sites	<p>Proposals for new housing must ensure that the new homes are well connected both within the site and with the wider town. Section 3 sets out specific minimum requirements for connections for each of the allocated sites that must be incorporated within development proposals.</p> <p>7.1 Good connections may be achieved by providing:</p>	

		<ul style="list-style-type: none"> - ■■short, direct routes for pedestrians and cyclists connecting the new development to the rest of the town. 	
Thame NDP	Design new development to be of high quality	<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. 	
Thame NDP	Provide new facilities	<ul style="list-style-type: none"> - All proposals for new housing should provide appropriate new facilities on site and contribute to off-site facilities as required by Policy 12A-P1 of this Plan. 	
Thame NDP	Encourage a diverse range of uses in the town centre by avoiding loss of residential uses	<p>Residential accommodation in the town centre should be retained except:</p> <ul style="list-style-type: none"> ■■in cases of upper floor accommodation where an independent access does not exist and cannot be provided; or - ■■in cases where there are insurmountable environmental factors which mitigate against continued residential use; or - where an employment or retail use is proposed, providing that use would enhance the vitality and viability of the town centre. 	

Thame NDP	Encourage a diverse range of uses in the town centre by supporting new office and retail uses on upper floors	<p>Within the town centre, office and retail uses will be permitted in upper floor accommodation above existing commercial premises provided that:</p> <ul style="list-style-type: none"> ■ the viability of any ground floor commercial use would not be adversely affected ■ the proposals would be consistent with Policy 8A-P9 ■ the site is well integrated with the primary and secondary retail frontages - ■ there would be no adverse impact on the amenities of neighbouring uses. 	
Thame NDP	Retain and enhance primary and secondary retail frontages	<p>In order to maintain the shopping function of the primary retail frontages the introduction of new non-retail uses such as banks and building societies, cafes, restaurants and the like (Classes A2, A3, A4 and A5) will be restricted at ground floor level to a maximum of 35% of the sum total of the length of primary retail frontages, as defined in figure 8.1.</p> <ul style="list-style-type: none"> - Within secondary retail frontages, change of use from residential and/or employment to uses within A1-A5 will be supported provided that the proposed use is compatible with nearby residential properties. 	
Thame NDP	Redevelop the postal sorting office and/or telephone exchange for retail	<ul style="list-style-type: none"> - The postal sorting office and/or telephone exchange site (Figure 8.2) should be redeveloped for retail-led uses should they become redundant. 	

Thame NDP	Develop the Fire Station site for a use that supports the town centre	- The Fire Station site (Figure 8.3) should be redeveloped for retail, business or community uses should it become redundant.	
Thame NDP	Develop land at 10 High Street for a use that supports the town centre	- Land at 10 High Street (Figure 8.4) should be redeveloped for retail uses should it become redundant.	
Thame NDP	Permit small shops on allocated residential sites	- 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.	
Thame NDP	Ensure that redevelopment of the Cattle Market site incorporates key principles to relate it positively to the wider town	<p>Any proposals for redevelopment of the Cattle Market site must ensure that:</p> <ul style="list-style-type: none"> ■ ■ new development must create a positive building frontage onto North Street that respects the character and scale of the surrounding area, including the Conservation Area ■ ■ the development must be designed to respond to views northwards along North Street, so creating a visual link between it and the High Street ■ ■ new development must be located to define and overlook the pedestrian link next to Barley Hill Primary School 	

		<ul style="list-style-type: none"> ■ ■ pedestrian routes through the Cattle Market site must be designed to provide a direct and attractive link to the existing pedestrian routes next to Barley Hill Primary School ■ ■ the existing residential dwellings overlooking the northern boundary of the site must be positively integrated into the proposals ■ ■ public car parking, including long-term parking, must be provided on site, and must be overlooked by active building frontages ■ ■ a 'civic' open space is encouraged within the development, overlooked by active building frontages. <p>- Fig 8.8: Plan setting out principles for redevelopment of the Cattle Market site</p>	
Thame NDP	New development to provide good pedestrian and cycle connections to the town centre and other local destinations	<p>Proposals for the development of allocated residential sites should deliver good pedestrian and cycle connections as part of a comprehensive approach to movement that aims to encourage walking and cycling and reduce reliance on vehicles.</p> <ul style="list-style-type: none"> - Employment sites and windfall housing sites must provide good pedestrian and cycle connections to the town centre and other local destinations. 	
Thame NDP	9B-P1: Include a strategy for improving pedestrian and cycle connections	<ul style="list-style-type: none"> - The Green Living Plan must include proposals for improving walking and cycling around the ring road and to the nearby villages including Haddenham, Towersey, Chinnor, Moreton and Long Crendon. 	

	within Thame in a Green Living Plan		
Thame NDP	Developer contributions required to support the provision of a cycle route to Haddenham and Thame Parkway Rail Station	- Contributions will be sought from all new development towards the funding of a cycle route to Haddenham and Thame Parkway Rail Station.	
Thame NDP	Encourage better planning of public transport	- Thame Town Council will liaise with Oxfordshire and Buckinghamshire Highways Authorities and the bus and rail operators to encourage better planning of public transport.	
Thame NDP	Retain long-stay public parking on the Cattle Market site	- Any future redevelopment must maintain at least the number of existing public parking spaces on the Cattle Market.	
Thame NDP	New development to provide parking on site for	- Development outside the defined town centre boundary must provide on-site parking in accordance with South Oxfordshire District Council standards.	

	occupants and visitors		
Thame NDP	Allocate land for a new community facility	<p>Developer contributions will be sought from all new homes towards the funding of a community facility.</p> <p>This Plan identifies the following sites as having potential for accommodating a community facility:</p> <ul style="list-style-type: none"> ■ ■ the Cattle Market site as part of a mixed-use development ■ ■ the Lord Williams’s Lower School, as long as the school is consolidated onto the Upper School site and the Lower School site developed for residential. The existing Sports Hall and Phoenix Centre, along with the associated car parking area, could be refurbished as community facilities - ■ ■ a new facility on the northern end of the Southern Road Recreation Area. 	
Thame NDP	Actively involve local people in ongoing consultation	<p>Community involvement designed to understand local views about development proposals shall be carried out for sites allocated in this Plan before any planning application is submitted. Planning applications shall be accompanied by a Statement of Community Involvement.</p> <p>10.4 The Statement of Community Involvement must include:</p> <ul style="list-style-type: none"> ■ ■ an explanation of how the consultation was designed to reach a broad cross-section of local people 	

		<ul style="list-style-type: none"> ■ ■ a demonstration that a range of means was used to engage local people - for example, a variety of publicity and a range of ways of providing input (including the opportunity to provide web-based comments as well as attending events in person) ■ ■ a record of the views expressed by local people - ■ ■ an explanation of how the proposals have responded to local people's views. 	
Thame NDP	Contributions required from developers of new housing to fund additional healthcare facilities	<ul style="list-style-type: none"> - Financial contributions will be required from developers of new housing sites to fund additional healthcare services. 	
Thame NDP	Protect existing open spaces	<ul style="list-style-type: none"> - The open spaces identified in Figure 11.1 will be protected and retained. 	
Thame NDP	Allocated sites to provide open space in locations specified in Section 3	<ul style="list-style-type: none"> - Developers must provide publicly accessible open space in the locations required in the site-specific policies in Section 3. This open space must connect to other open spaces. 	

Thame NDP	Provide new burial space on Site C or Site D	- New burial space must be provided as part of the development on allocated housing sites C or D	
Thame NDP	Provide new allotments	Allocated residential sites must provide the following areas as allotments: <ul style="list-style-type: none"> ■ Site C: Land to the south-east of Thame - 0.33 ha ■ Site D: Land to the south of Thame - 0.33 ha - ■ Site F: Land to the west of Thame - 0.33 ha 	
Thame NDP	Improve Elms Park Recreation Area	A planning application for improvements to the Elms Park Recreation Area must be submitted at the same time as any application for the development of the adjacent land at The Elms. The improvements must be implemented at the same time as any residential development of land at The Elms.	
Thame NDP	Improve Southern Road Recreation Area	If a new community facility comes forward on the Southern Road Recreation Area, the developer and Thame Town Council must consult with local people to agree improvements to the park. A planning application for these improvements must be submitted at the same time as the application for the community facility. The improvements must be implemented at the same time as the development.	
Thame NDP	Produce a Sports Facilities Strategy	Developer contributions will be sought from new residential development to fund a Sports Facilities Strategy and for the subsequent implementation of sports facilities. Once CIL is introduced Thame Town Council will seek funding for the Sports Facilities Strategy from CIL. 11.9 The Sports Facilities Strategy will be	

Thame NDP	Sites C, D and F to provide riverside walks within natural green space	Section 3 sets out site-specific policy for Sites C, D and F requiring natural green space incorporating public routes adjacent to the Cuttle Brook. Developers must include these spaces and public routes in their proposals.	
Thame NDP	Developers must demonstrate in a Design and Access Statement how their proposed development reinforces Thame's character	<p>Where a Design and Access Statement is required, developers must ensure it demonstrates how their proposed development reinforces Thame's character. It must set out how the proposals follow the policies and guidance in relevant national and local documents as well as this Plan. The Design and Access Statement must address the following topics:</p> <ul style="list-style-type: none"> ■ ■ Context and character ■ ■ Historic character ■ ■ Connection with the countryside ■ ■ Quality for pedestrians and cyclists ■ ■ Development quality ■ ■ Car parking. 	
Thame NDP	Development must relate well to its site and its surroundings.	<p>Development proposals must respond to the specific character of the site and its local surroundings, maintaining or enhancing its strengths and seeking to address its weaknesses.</p> <p>11.27 Thame already has a distinctive character and identity, which is important to local people. However this character is not the same across the town as a whole - different parts of</p>	

		<p>Thame make different contributions to local character, each with their own local strengths and weaknesses.</p> <p>11.28 The Design and Access Statement must include an appraisal of the site in its surroundings that identifies the opportunities and constraints for development and design. Applications should explain clearly how the proposals have been influenced by this appraisal.</p>	
Thame NDP	New development must contribute to local character by creating a sense of place appropriate to its location.	<p>New development will be expected to support the town centre as the main focus of activity and not to create alternative centres. It is important that the new residential areas are designed to create a sense of place by ensuring that the character varies within the development.</p>	
Thame NDP	Development must make a positive contribution towards the distinctive character of the town as a whole.	<p>Development must contribute to the character of Thame as a whole, incorporating design principles that reflect the most successful parts of town.</p> <p>11.29 This policy does not seek to impose a particular architectural style. Instead, it aims to ensure that new development relates to the specific local character of Thame,</p> <p>11.30 The Design and Access Statement must include an assessment of the key features of Thame’s character, and show how these have influenced the scheme.</p>	
Thame NDP	The Design and Access Statement and accompanying	<p>Development proposals in historic character areas must include the following information:</p> <ul style="list-style-type: none"> ■ drawings showing the proposals in relation to their surroundings. This will include a street elevation and sections across the street 	

	drawings must provide sufficient detail for proposals to be properly understood.	<ul style="list-style-type: none"> ■■three-dimensional drawings from at least two viewpoints ■■rendered elevations, clearly indicating the proposed palette of materials ■■details of how window openings relate to the elevation (i.e. are they flush or set back?). 	
Thame NDP	Building style must be appropriate to the historic context	<p>.</p> <p>Ideally the design of new buildings should reflect the design principles of their time so that the richness of varied character continues and is extended into the future. However, the quality of design must ensure that new buildings contribute positively to the historic character.</p>	
Thame NDP	Development proposals, particularly where sited on the edge of Thame or adjoining Cuttle Brook, must maintain visual connections with the countryside	<p>Where possible, open views towards the countryside, or across open spaces, must be maintained from key existing routes within the town.</p> <p>Views along streets and/or open spaces to the surrounding countryside must be created within new developments where there are opportunities to do so.</p> <p>11.40 For example, a view along an existing street can be maintained by continuing a new street along the same alignment.</p>	

Thame NDP	The visual impact of new development on views from the countryside must be minimised	<p>An assessment of views to and from the proposed development must be included in the Design and Access Statement. Visual impact should be minimised through the design of the site layout, buildings and landscape. The approach to minimising visual impact must be fully explained in the Design and Access Statement.</p> <p>11.41 The approach to minimising visual impact may include the positioning of open space and soft landscape boundaries between development and the countryside. Site-specific guidance is provided in Section 3.</p>	
Thame NDP	Improve the town centre for pedestrians and cyclists	<p>In the town centre opportunities should be identified for reallocating street space to pedestrians or cyclists, for movement or social activities.</p> <p>11.49 This may include increasing pedestrian space in areas such as the Buttermarket so that there is potential for:</p> <ul style="list-style-type: none"> ■ activity to spill outside from buildings, for instance tables outside restaurant or cafes ■ community events to take place outside the Town Hall and other buildings ■ more generous pedestrian footways or crossings so that people can move around more easily ■ redesign of footway spaces to improve accessibility for people in wheelchairs or with buggies. 	
Thame NDP	Streets within new development must be designed as pleasant places to be	<p>New residential streets must be designed with an equal emphasis on all modes of transport, i.e. pedestrians and cyclists as well as vehicles.</p>	
Thame NDP	Pedestrian and cycle routes must	<p>Routes must follow desire lines and clearly link potential destinations. Routes must keep road crossings and changes in level to a minimum.</p>	

	link together potential destinations, such as new housing and the town centre	Road crossings must form a natural part of the route, avoiding detours that make the crossing inconvenient for users.	
Thame NDP	Design new buildings to reflect the three-dimensional qualities of traditional buildings	<p>Generally, buildings should be designed:</p> <ul style="list-style-type: none"> ■ as a three dimensional whole, so that elements such as bay windows are designed in from the start rather than being 'bolted-on' at the end ■ with windows and doors set back from the external surface of the building, to introduce some depth and modelling to the facade ■ with changes in material related to the design of the building rather than a random approach. For example, changes in material may relate to a change in form such as a setback or projection. 	
Thame NDP	Design in the 'forgotten' elements from the start of the design process	<p>The following items must be considered early in the design process and integrated into the overall scheme:</p> <ul style="list-style-type: none"> ■ bin stores and recycling facilities ■ cycle stores ■ meter boxes ■ lighting ■ flues and ventilation ducts ■ gutters and pipes ■ satellite dishes and telephone lines. 	
	Provide good quality private outdoor space	<p>A private outdoor garden amenity space, or a shared amenity area must be provided for all new dwellings.</p> <p>11.55 The amount of land used for garden or amenity space should be commensurate with the size and type of dwelling and the character of</p>	

		the area, and should be of appropriate quality having regard to topography, shadowing (from buildings and landscape features) and privacy.	
Thame NDP	Design car parking so that it fits in with the character of the proposed development	<p>New housing in Thame will generally be of low to medium 'suburban' densities. This means that it will be possible to accommodate most parking within the curtilage of the dwelling in the form of a garage and/or parking space. For in curtilage parking, the following principles should be incorporated:</p> <ul style="list-style-type: none"> ■ garages must be large enough to be useable - internal dimensions of 6.5m x 3m are required ■ garages should be designed to reflect the architectural style of the house they serve ■ set garages back from the street frontage ■ locate parking in between houses (rather than in front) so that it does not dominate the street scene ■ where parking is located in front of houses, design the street and the landscape to minimise their visual impact - e.g. incorporate planting between front gardens. <p>Where parking cannot be provided in-curtilage, the following principles should be incorporated:</p> <ul style="list-style-type: none"> ■ rear parking areas should be kept small and serve no more than six homes so that there is a clear sense of ownership <ul style="list-style-type: none"> ■ avoid large parking courts to the rear of dwellings ■ design parking into courts and mews to the fronts of dwellings, where the spaces can form not only a functional space for cars but an attractive setting for the buildings ■ include some on-street parking for visitors and deliveries. 	
Thame NDP	Provide appropriate new facilities	All new development must provide appropriate new facilities on site and contribute to off-site facilities as required by the Delivery Strategy and by the South Oxfordshire Core Strategy policy CSI1.	

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