

# THE THAME HEALTH CAMPUS

Welcome to the  
Public Exhibition



# Introduction

Welcome to the public exhibition for proposals, by Hallam Land Management Limited and Montpelier Estates for a Health Campus at the eastern edge of Thame, adjacent to Howland Road and Kingsey Road. The exhibition is an opportunity for you to explore the proposals and express your views regarding the plans for the site. The proposals are still being developed and so further information on matters such as design and layout will become available through the planning process.

Hallam Land Management are experienced land promoters and developers who are committed to offering long-term, sustainable development solutions and develop partnerships with local stakeholders when promoting new development to deliver sustainable communities.



## Site Location

Located at the north east edge of the South Oxfordshire District, Thame is an important market town that serves the needs of local residents of both Oxfordshire and Buckinghamshire.

The site is located to the east of Thame, adjacent to the roundabout where the B4102 (Howland Road) and the Kingsey Road (A4129) meet.

The site is approximately 2.3 hectares and forms part of a field that rises gently to a ridge to the east of the site. Existing residential development lies to the west of the site and the B4102 Howland Road. Thame Showground, Chinnor Rugby Football Club and local allotments lie to the north and are separated from the site by the Kingsey Road.

There are existing connections for walking and cycling into the town, and there are opportunities to improve these further. Buses pass the site along Howland Road and provide regular connections to the town centre.

# What is Proposed?

The proposal comprises:

- **Health Centre.**
- **Care Homes.**
- **Assisted Living accommodation.**

## THE HEALTH CENTRE

The Health Centre will accommodate GPs from Thame's existing doctors' surgeries - the Unity Practice and the Rycote Practice. The Health Centre will accommodate both Practices in a single building. It will allow them to work closer together and improve patient services by building the clinical team to include nurses, paramedics, pharmacists and doctors' assistants. There will be sufficient space to bring other services and clinics close to a patient's home, saving unnecessary hospital trips. Doctors will have the opportunity and facilities to carry out minor procedures.

The proposed Health Centre will potentially be up to three-stories in height, accommodate consulting treatment rooms, and potentially flexible space for nurses, space for specialists including councillors and health visitors, and an on-site pharmacy. Voluntary organisations will be invited to be represented.



# What is Proposed?

## CARE HOME

The Care Home will have a large "heart" close to the front entrance offering the café and bar areas as a welcoming feature. This tends to be where most residents gravitate towards during the day. In better weather there is the option to directly access the gardens. Other activity spaces are also within this part of the building. All bedrooms will be en-suite and between 16 and 20 sq. metres. Montpelier Care Homes are focused on integration, rather than being self-contained and inward looking, they now open their doors to invite local people to join at several levels:

- Offering day care space.
- Opening the café and bar to the local community to use.
- Inviting people to join in musical recitals, quiz evenings, cooking demonstrations, wine tasting and keep fit.
- Make space available for local groups, such as drama, to use for rehearsals.
- Welcoming people to make use of beauty and therapy services.
- Invitations to film nights in the cinema.

Care Homes have evolved to have more and more activity space, which emulate daily life. In a residential area, these activities can be offered to the community to share. The integration is proven to benefit the care home residents through contact, stimulation and movement.



## ASSISTED LIVING APARTMENTS

The development will include around 45 assisted living apartments. Residents who have care needs and will be supported by care home staff to live as normal life as possible. This will include shopping, food, preparation, administering medication and helping with personal care. There will be 24-hour staffing, access to the care home facilities and communal spaces.



*The elevational and materials treatment is yet to be developed, the images shown are just examples and further consideration needs to be given. Images are for illustrative purposes only.*

# Why is the Development needed?

- The policies and needs of health-based providers and practitioners point to a strong need for a substantial investment in care and health related services provided in Thame.
- South Oxfordshire District Council's Core Strategy Infrastructure Delivery Plan sets out a requirement for an extension of GP services at Thame.
- Thame Neighbourhood Plan likewise seeks an extension of GP services and facilities in Thame because "the existing healthcare buildings do not meet current needs and the practices are short of space". Prior to the development proposed in the Neighbourhood Plan, the Town Council already considered that "Healthcare facilities in Thame are already stretched".
- The need for enhanced facilities (let alone better integrated and co-ordinated facilities) increases further with the emerging South Oxfordshire Local Plan proposals with additional development to be proposed at Thame.
- In addition to traditional housing in the area there is a need for specialist housing for older people. The need is increased by the current aging population. The Oxfordshire County Council, Market Position Statement: Care Homes (2014) highlighted that South Oxfordshire has the lowest per capita supply of care home beds (among Oxfordshire's districts) for people aged 65 years and over, at 53.4 per 1,000.
- 21% of the local population is over 65 years of age, the Oxfordshire average is 17%.
- There are considerable constraints in operating from the existing Thame Health Centre including:
  - pressures to accommodate the existing clinicians and workforce.
  - considerable difficulty in attracting additional clinicians or to accommodate ancillary services or providers.
  - an inability to be able to respond to the agenda and requirements of the NHS - Five Year Forward View and Sustainability and Transformation Plan's.



## WHAT ARE THE BENEFITS FOR LOCAL PEOPLE?

Co-location facilities on the site within eastern Thame will provide many benefits, these include:

- Shared, more effective use of space.
- Attractive to GPs, health and care professionals leading to good staff retention.
- Single team support (e.g. nurses).
- Additional, extended hours and more specialised services.
- Single point of contact for patients.
- Improved quality.
- Better partnership and integrated working.
- Recognition of support carers need in providing valuable care.
- Extended patient contact time.
- A reduced need to make hospital visits.
- An inclusive offer of additional facilities open to the public.

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# Why this location?

The site is an ideal location as it has the capacity to co-locate a complementary range of uses to meet the needs of the town and the surrounding area in a sustainable way. Other options for the expansion and enhancement of care and health facilities in the town are constrained to stand-alone facilities. Development of care accommodation on an ad-hoc basis risks putting pressure on existing health facilities. Therefore, a comprehensive approach with fit-for-purpose health facilities linked to care-based development is the preferred way forward.



## WHAT ARE THE KEY DESIGN PROPOSALS?

Design principles identified to date include the following:

- The opportunity to establish a strong landscape framework to include landscaping along the southern and eastern boundaries; to establish a comprehensive and unified landscape setting within which the proposals sit and enhance the environment.
- To establish a positive relationship between the potential development and Howland Road and the residential community to the west by presenting active building frontages and facades to Howland Road and by establishing an environment alongside Howland Road that will be attractive to use to pedestrians and/or cyclists.
- Consistent and common approach for the setting for health care, Care Homes, assisted living and the public realm.
- To ensure that car parking is designed sensitively with a discrete location and integrated landscaping.
- A clear approach to the relationship with the Kingsey Road roundabout.

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# How will traffic be dealt with?

To facilitate vehicular access into the proposed Health Campus the formation of a new priority 'give-way' junction off Howland Road is envisaged. This would include a right-turn lane on Howland Road so as not to impede the 'free flow' of through traffic and provide vehicles turning right with a dedicated, safe space in which to wait for a suitable gap to turn into the Health Campus.

This proposed vehicular access would also incorporate facilities for pedestrians and cyclists, with a footway to the north and a shared-use path to the south.

## WALKING & CYCLING

An assessment of the 'active travel catchment' of the site has been undertaken and shows that the majority of Thame is located within walking distance (2km or 25 minutes) of the site and that the whole of the town is located within cycling distance (5km or 21 minutes) of the site. It is therefore clear that there is the potential for a proportion of journeys to the proposed Health Campus to be undertaken by walking and cycling.

To provide suitable connections for walking and cycling between the proposed Health Campus and the existing town a number of measures are envisaged. These could include a shared-use path linking to a toucan crossing to the south of the site, which would connect into the lightly-trafficked Towersey Road which is suitable for walking and cycling, and a footway linking to refuge islands on the roundabout junction to the north of the site, which would connect into the existing footway on Kingsey Road.

This would therefore provide walking and cycling linkages to the proposed Health Campus, facilitating journeys by these modes to the site from the existing town.

It has also been identified that a connection for cyclists could be delivered to the south of the proposed Health Campus, which would connect into the 'Phoenix Trail' cycling route which continues through southern Thame. Appropriate cycle parking facilities would also be provided at the Health Campus to cater for cycle journeys to the site.

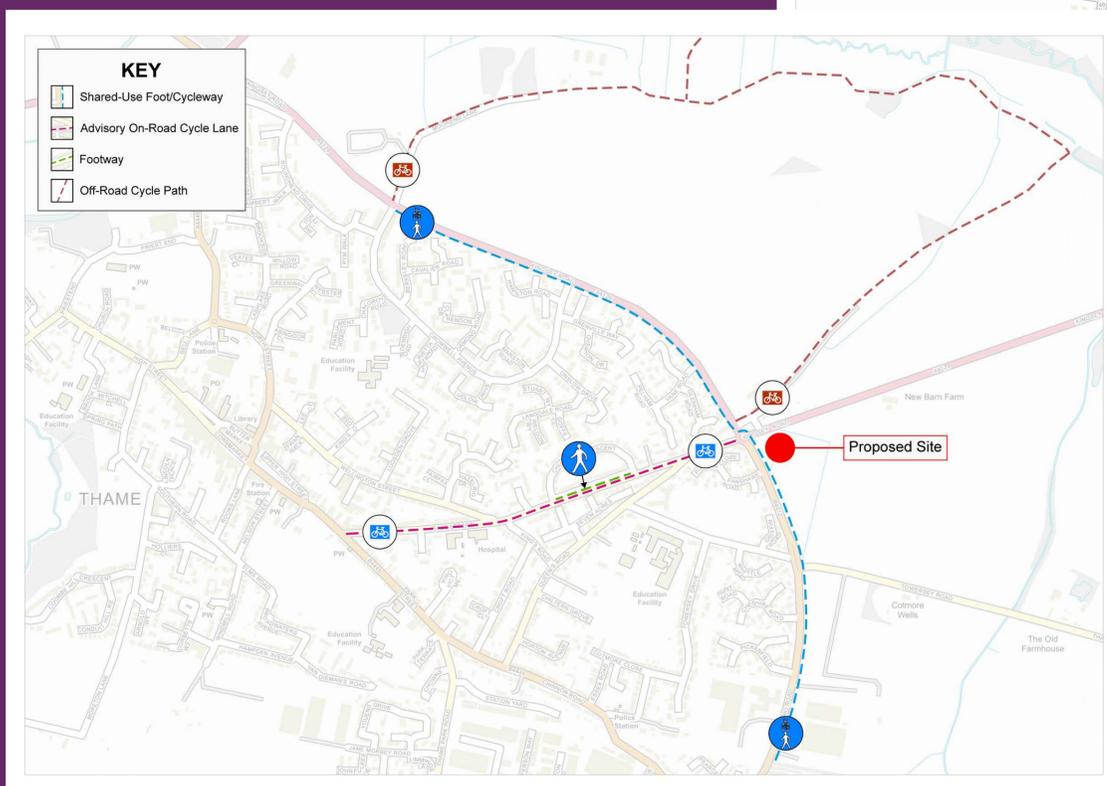
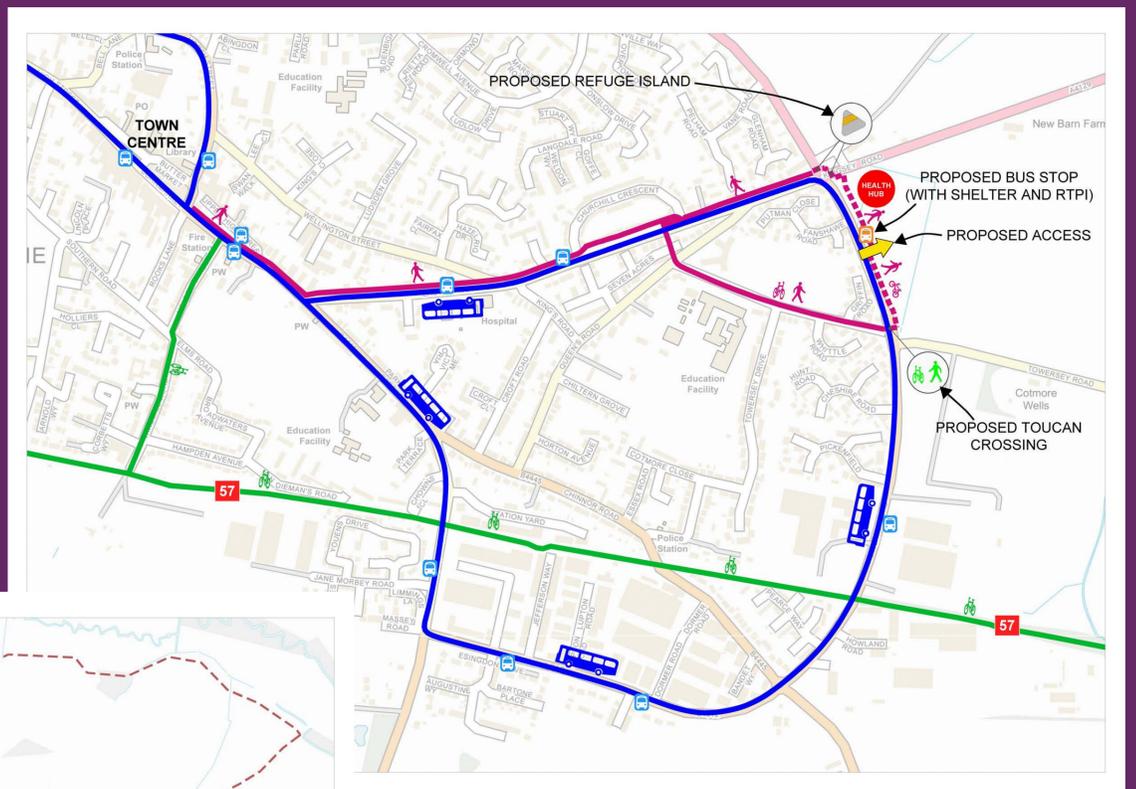
## PUBLIC TRANSPORT

As an alternative to walking and cycling it is also important that the site is well-connected to the existing town by public transport.

Improvements to the buses that serve eastern Thame are therefore envisaged to encourage journeys to the site by bus. This could see improvements to the frequency of existing services, for example the existing Sapphire 280 bus service, and the provision of additional bus stops in the vicinity of the Health Campus. Such improvements could provide regular connections between the proposed Health Campus and the town centre with an approximate 5-minute journey time.

The opportunities to improve connections between the proposed Health Campus and the nearest railway station, namely Haddenham & Thame Parkway Railway Station, will also be explored as part of the proposals. This would aim to improve walking, cycling and bus linkages between the site and this station.

Examples of how the proposals can improve connectivity.



# Will the proposals impact landscape & ecology?

An ecological survey has been undertaken and, in overall terms, the intensively farmed fields are of limited biodiversity value. The site represents an opportunity to create a 'stepping stone' of good quality habitats between the woodland at Thame Park and the wetland near Moorend Lane Farm in an agricultural and urban landscape that is devoid of priority habitat.

The site lies outside areas that are considered to be high landscape value, or high scenic quality. The site is located significantly west of the ridgeline, thus maintaining the towns rural character and minimising landscape impact. The proposed landscaping scheme will enhance the public realm creating a transition between the urban and rural context.



# What happens next?

Once we have heard your views, the proposals will be developed in more detail.

The proposals will be the subject of a planning application to South Oxfordshire District Council.

Thank you for taking the time to attend this exhibition. We hope you found it helpful. If you have any comments, please fill in one of the feedback forms. We will review all comments after the exhibition and take them on board wherever possible.

If you would like to keep updated on how the plans are progressing or have any comments in the future, please visit:  
[www.thamehealthcampus.co.uk](http://www.thamehealthcampus.co.uk)



Thank you for visiting.