

# Cherwell District Council

## Executive

7 March 2016

<p style="text-align: center;"><b>Kidlington Masterplan</b> <b>Draft Supplementary Planning Document</b></p>
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### Report of Head of Strategic Planning and the Economy

This report is public

#### Purpose of report

To seek approval of a draft Kidlington Masterplan for formal consultation.

#### 1.0 Recommendations

The meeting is recommended:

- 1.1 To approve the Draft Kidlington Framework Masterplan for formal public consultation.
- 1.2 To authorise the Head of Strategic Planning and the Economy to make any necessary minor and presentational changes to the issues paper before formal consultation commences.

#### 2.0 Introduction

- 2.1 Work on a Kidlington Framework Masterplan commenced in 2013. The Masterplan is included with the Council's approved Local Development Scheme (January 2016) as one of the Council's proposed policy documents. Evidence gathering work occurred before adoption of Local Plan Part 1 but the emerging Masterplan has been reviewed in the context of the Local Plan Inspector's Report and the Plan's subsequent adoption in July 2015. The Masterplan seeks to expand upon adopted policy (and is referred to in the Local Plan) and will assist officers in preparing Local Plan Part 2.
- 2.2 The Masterplan explores issues and opportunities relating to a wide range of planning matters within Kidlington's built-up area and its immediate environs. Preparation of the Masterplan has involved a number of key stages of work. This includes:
  - i. a baseline review of existing studies and background material including the Local Plan evidence base. This has been supported by site visits and

dialogue with Kidlington Parish Council and other individual stakeholders including developers;

- ii. an initial spatial and socio-economic 'picture' of Kidlington was established which included developing an understanding of the village's challenges and assets;
- iii. stakeholder workshops were held in September 2013 to test this 'picture', to establish a 'vision' and to identify priorities for change in line with Local Plan policy;
- iv. spatial opportunities were developed and discussed with the Parish Council reflecting priorities from the workshops (and other evidence gathering).

2.3 A Draft Masterplan has now been prepared for public consultation subject to approval by Members. Upon completion it is intended that the Masterplan would be adopted by the Council as a formal Supplementary Planning Document (SPD). As an SPD the Masterplan would have statutory status as planning guidance.

2.4 While the Parish Council reserves its formal position on the Masterplan to enable it to make comments in response to the proposed consultation, officers and the appointed consultants have engaged with the Parish Council's strategy group in completing the draft document.

### **3.0 Report Details**

3.1 The Masterplan (Appendix 1) is a comprehensive and substantial document. Hard copies have therefore been circulated to Members of the Executive separately from the agenda papers. A hard copy has also been placed in the Members' Room, in addition to it being available on the Council's website.

3.2 The Masterplan is supported by a Statement of Consultation (Appendix 2) which explains the stakeholder engagement that has taken place in preparing the document. A Draft Screening Statement (Appendix 3) has also been prepared concluding that a Strategic Environmental Assessment is not required. Statutory consultees will need to have the opportunity to review the Screening Statement during the consultation period.

3.3 The Draft Masterplan has been prepared in the context of the Local Plan's vision, spatial strategy, objectives and policies, particularly those for the villages and rural areas. Policy Villages 1 (Village Categorisation) defines Kidlington as a Category A village and Policy Villages 2 provides for some housing growth within the built-up limits of Kidlington. Policy Kidlington 1 provides for the accommodation of high value employment needs in the vicinity of Langford Lane/London-Oxford Airport and Begbroke Science Park. Policy Kidlington 2 seeks to strengthen Kidlington Village Centre. These are all adopted policies.

3.4 Paragraph A.11 of the Local Plan, the Spatial Strategy, includes the following:

*"Kidlington's centre will be strengthened and its important economic role will be widened. Economic development will be supported close to the airport and nearby at Begbroke Science Park. There will be no strategic housing growth at Kidlington but other housing opportunities will be provided".*

3.5 Paragraph C.224 of the Local Plan states:

*“...With regard to Kidlington’s own needs policies Villages 1 and 2 provide some opportunity. Small scale affordable housing schemes to meet specifically identified local housing need may also be brought forward through the release of rural exception sites (Policy Villages 3). The Kidlington Framework Masterplan will also identify further opportunities. A Local Housing Needs Study will be commissioned in consultation with Kidlington Parish Council.”*

3.6 The Draft Kidlington Masterplan is consistent with this policy framework. It is divided into two parts:

Part 1: Kidlington Today	-	Understanding the Issues
Part 2: Kidlington Tomorrow	-	Realising the Potential

3.7 Part 1 provides a review of baseline information and the current planning policy context. It describes the key social, economic and environmental characteristics of the village and identifies the key influences and issues to be addressed. Within Part 1 are the following sections:

1. Location and Context – including global (e.g. London-Oxford Airport), regional and local relationships;
2. Village Character – including evolution of the village, historic assets, topography and geology, character views and setting;
3. Green Infrastructure – including waterways, flood risk, protected habitats, natural and semi-natural green spaces, sports and recreation;
4. Community Facilities and Village Centre – including location of facilities, the village centre, Exeter Close, Education, Health,
5. Movement and Connectivity – including public transport, cycling, walking and the Local Transport Plan;
6. Socio-Economic Context – including demographics, economic activity, qualifications and skills, occupations and earnings, and deprivation;
7. Economy and Employment – including jobs, key sectors, economic priorities, relationship to neighbouring areas, innovation, key employment areas and tourism;
8. Housing – including the Strategic Housing Market Assessment, housing mix, tenure, land supply;
9. Planning Context – including national and local policy.

3.8 Part 2 provides an overall vision together with key objectives and proposals, building on the evidence base and the Local Plan. It includes the following sections:

10. Consultation and Engagement – including discussions with the Parish Council’s strategy group, stakeholder liaison and workshops with Kidlington Voice and wider stakeholders
11. Framework Vision and Themes – including vision statement, spatial concept, themes and objectives;
12. Revealing Kidlington’s Distinctive Identity
13. Strengthening Kidlington Village Centre
14. Supporting Community Needs
15. Supporting Future Economic Success
16. Planning For Sustainable Growth

17. Integration and Connectivity
18. Action Plan and Next Steps

### *Vision, Objectives and Proposals*

#### 3.9 The Draft Masterplan contains a proposed Vision Statement:

*“In 2031, Kidlington is a distinctive and sustainable community with a strong sense of identity.*

*Its landscape setting, access to high quality homes and community facilities and revitalised village centre make it an attractive place to live and work. Its strong connections with Oxford and Bicester, rail link to London and London-Oxford airport support a growing value employment base which is well integrated with the wider village.”*

#### 3.10 In support of this vision, the Masterplan’s objectives and proposals include the following elements:

- i. *Revealing Kidlington’s Distinctive Identity* – for example, through mapping and documentation; physically enhancing the village’s arrival points and gateways; providing defined routes to village attractions; redefining the character of Kidlington centre; increasing accessibility to and awareness of the village’s landscape and heritage assets and enhancing the canal’s recreation corridor;
- ii. *Strengthening Kidlington Village Centre* – including increasing the mix of uses and the attractiveness of the village centre; improving connectivity and the public realm; reviewing car parking and servicing arrangements; allowing new development and uses; supporting the expansion of retail uses, identifying opportunities for residential and office development;
- iii. *Supporting Community Needs* – for example, reconfiguring and improving access to sports pitches, parks and amenity space; providing for a potential reconfigured community hub at Exeter Close and encouraging other local community hubs;
- iv. *Supporting Future Economic Success* – supporting the growth of an integrated high value employment cluster, integrating nearby employment areas with the rest of the village, developing synergies with other important centres of high value economic activity, benefiting from the Oxford to Cambridge high-tech corridor;
- v. *Planning For Sustainable Growth* – for example, considering opportunities for consolidating and relocating uses to enable both efficient use of land and new facilities; making the best use of land; securing high design standards; improving connectivity; using more traditional Oxfordshire materials alongside contemporary design; and, encouraging opportunities for self-build and other innovative housing models;
- vi. *Integration and Connectivity* – balancing movement in favour of pedestrians and cyclists; changing the character of Oxford Road from ‘highway’ to street; connecting economic hubs, cycle and walking routes; and, securing maximum benefit for Kidlington from the Local Transport Plan;

- vii. *Action Plan* – including the potential establishment of working groups (e.g. for the canal, village centre, Exeter Close and employment cluster, and ensuring that the action plan is coordinated).

#### *Next steps*

- 3.11 Following approval by the Executive, a four week consultation on the Draft Masterplan will commence. This will be supported by continued engagement with Kidlington Parish Council and a public exhibition in the village. The Masterplan will be refined and completed having regard to representations made before a final SPD is presented to the Executive in Summer 2016 for approval. The Masterplan would then be taken to Council for formal adoption.

## **4.0 Conclusion and Reasons for Recommendations**

- 4.1 A Draft Kidlington Masterplan has been prepared for the purpose of public consultation. The Masterplan expands and provides further details to the objectives and policies contained in Local Plan Part 1 and benefits from extensive research carried out by the appointed consultants.
- 4.2 Preparation of the Masterplan has been supported by stakeholder engagement and detailed discussions with Kidlington Parish Council's strategy group. There is now a need for a formal period of public consultation to obtain wider views and to meet statutory requirements for the preparation of Supplementary Planning Documents. Members are recommended to approve the Draft Masterplan for that purpose.

## **5.0 Consultation**

Internal briefing: Councillor Michael Gibbard, Lead Member for Planning

## **6.0 Alternative Options and Reasons for Rejection**

### *6.1 To delay consultation*

A consultation now will provide officers with the opportunity to progress the Masterplan to completion. There has been some delay due to the need to consider Local Plan Part 1 in its adopted form. Kidlington Parish Council's strategy group is supportive of a public consultation being undertaken as soon as possible.

### *6.2 To reconsider the content of the Masterplan*

The Draft Masterplan has been produced having regard to an extensive evidence base and stakeholder engagement. It is considered by officers to be an appropriate consultation document. Following the consultation, there is the potential for further refinement in the light of representations received.

## **7.0 Implications**

### **Financial and Resource Implications**

7.1 Work on preparing the Masterplan is being met within existing budgets.

Comments checked by: Paul Sutton, Head of Finance and Procurement,  
tel. 0300-003-0106 Paul.Sutton@cherwellandsouthnorthants.gov.uk

### **Legal Implications**

7.2 As a proposed Supplementary Planning Document, the Masterplan must be prepared having regard to statutory requirements.

Comments checked by: Nigel Bell, Team Leader – Planning, tel. 01295 221687  
Nigel.Bell@cherwellandsouthnorthants.gov.uk

## **8.0 Decision Information**

### **Key Decision**

**Financial Threshold Met: No**

**Community Impact Threshold Met: Yes**

### **Wards Affected**

Kidlington North  
Kidlington South  
Yarnton, Gosford and Water Eaton  
Kirtlington  
Otmoor

### **Links to Corporate Plan and Policy Framework**

Accessible, Value for Money Council  
District of Opportunity  
Safe and Healthy  
Cleaner Greener

### **Lead Councillor**

Councillor Michael Gibbard, Lead Member for Planning

## **Document Information**

Appendix No	Title
Appendix 1	Draft Kidlington Masterplan (hard copy circulated separately)
Appendix 2	Statement of Consultation
Appendix 3	SEA Screening Statement
Background Papers	
None	
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