

## C.4 Kidlington

**C.186** Kidlington is both an urban area and a village. Its built-up area includes part of Gosford and Water Eaton Parish. Its Kidlington Village Centre is the smallest of the three urban centres in the district, and primarily serves the local area. Its proximity to Oxford is partly responsible for the relatively low provision of comparison retailers compared with convenience shopping.

**C.187** The village centre is compact and includes both the High Street and a parade running south along the A4260 Oxford Road. There is a small arcade, the Kidlington Centre, located off the High Street opposite Sterling Road Approach. Within or adjacent to the Centre are a number of local services including the library, Health Centre and Exeter Hall.

**C.188** Local organisations within Kidlington have worked to prepare their own spatial strategy for the village and have identified a vision for how the centre should grow and evolve. At the heart of this is a perception that Kidlington is failing to achieve its full potential despite its size. The main issues that have been identified are as follows:

- Defining robust boundaries for the village centre to allow for future growth
- Improvements to the public realm
- Creating stronger links between various uses including Exeter Hall which lies over 200 metres from the shops on the High Street.

**C.188a** The Local Plan will be supported by a 'Framework Masterplan' for Kidlington which is being prepared as evidence to inform future work on non-strategic site allocations or which could be used to inform a Neighbourhood Plan. The Framework is being used to examine local issues and options in more detail with a view to meeting Local Plan objectives to 2031 and identifying specific development opportunities. It includes an examination of demographic, town centre, housing, employment, recreation and infrastructure issues in the context of the constraints of the Green Belt, the relationship of Kidlington to Oxford, and the village's expanding economic role. The Framework also presents an opportunity to identify longer term issues for future Local Plan reviews.

**C.189** The Council published a Retail Study (~~in~~ 2012) which examines Kidlington's role as service centre. The village's proximity to Oxford is partly responsible for the relatively low provision of comparison retailers compared with convenience shopping and the Plan looks to strengthen the village centre.

**C.190** As an urban area close to Oxford and a number of other villages, Kidlington is surrounded by Green Belt. The Local Plan's housing requirements and development strategy can be achieved without the need for a strategic review of the Green Belt in the district. At the current time it is neither considered that the 'exceptional circumstances' required by government policy exist to justify a small scale local review of the Green Belt to meet local housing needs. Small scale affordable housing schemes to meet specifically identified local housing need may be met through the release of rural exception sites (Policy Villages 3) and the Kidlington Framework Masterplan will also help identify opportunities.

~~A framework 'masterplan' for Kidlington is to be undertaken which will ensure additional opportunities within the settlement.~~

**C.191** There is ~~potential for Kidlington to have a significant role a major potential for~~ in Cherwell ~~to start to diversifying~~ its economic base. ~~The district can by~~ takeing advantage of its location on the hi-tech corridor between London and Cambridge, ~~and the with close~~ proximity to Oxford University and Silverstone which is actively investing in the High Performance Engineering sector. ~~Most growth will be directed to Both Bicester, and but~~ Kidlington, ~~with a number of unique economic attractors,~~ hasve the potential to capture some of this investment.

**C.191a** A recent Employment Land Review (2012) identified a need for additional employment land in the Kidlington area. It is not anticipated that this land can be accommodated on sites within the built-up limits of Kidlington A specific need has also been identified for at the Langford Lane area and the Science Park at Begbroke. Therefore, exceptional circumstances are considered to exist to justify a small scale local review of the Green Belt to meet employment needs (see Policy Kidlington 1: Accommodating High Value Employment Needs).

## **What will Happen and Where**

### **Strategic Development: Kidlington 1 – Accommodating High Value Employment Needs**

**C.192** Kidlington plays an important role in the district's wider employment context and along with Begbroke Science Park has the potential to develop further to support the provision of land for hi-tech university spin-outs and help pave the way for a wider high value, economic base. At Kidlington, ~~lies~~ Oxford: London Airport and Langford Lane industrial estate ~~which is another form an~~ employment cluster. Due to the implementation of strategic development proposals in the Plan including East West Rail, the new station at Water Eaton and a growth in employment opportunities at Kidlington and Bicester the Council would expect demand for an increased role for Oxford airport. The Council will work with London-Oxford Airport operators and the Civil Aviation ~~a~~Authority and other stakeholders to consider any proposals. Langford Lane has in recent years ~~has~~ become a location for a wide range of commercial uses. The proposals in this Plan aim to improve the quality of the employment offer and, in doing so, establish a new gateway at this northern entrance to Kidlington.

**C.193** Over the medium to longer term, progressive improvements to the Langford Lane employment area will be encouraged to accommodate higher value employment uses such as high technology industries. This will reinforce and strengthen the emerging cluster of such industries in this area adjoining London Oxford Airport. All proposals will need to be considered against Policy SLE1.

**C.194** The Employment Land Review identified a need for additional land to be allocated for employment use at Kidlington. It is recognised that Kidlington

has a very different economic role from the other villages in the District, and accordingly, the need for more employment land is likely to be higher. However there is insufficient land available within the village (on non-green belt land) to meet this need. The need for employment land to accommodate higher value employment uses in the research and development sector demonstrates special/exceptional circumstances leading to the need for a small scale review of the Green Belt.

C.194a The University of Oxford plays a significant and leading role in research both in the UK and worldwide and in this context Begbroke Science Park is a vital site. The University is moving towards delivery of the remaining phase of its core site however once complete further growth is constrained by the Oxford Green Belt. The amount of scientific research however continues to expand. There are two exceptional circumstances that justify a small scale review of Green Belt boundaries around the Science Park; the location of the Science Park, given the importance of being directly linked to University facilities and the research environment, and the potential for the Science Park to deliver wider benefits for the immediate locale through support for the development of a high-tech cluster and through the wider District with expected growth in scientific research, connecting with local businesses, nurturing enterprise and drawing investment into the District.

**C.195** In addition to supporting development of the existing sites above, the Council proposes that a local Green Belt review will be undertaken in preparing the Development Management or Local Neighbourhoods DPD in the vicinity of London Oxford Airport and the Begbroke Science Park as illustrated on the Kidlington map-. The boundaries shown on the proposals map are indicative only; ~~T~~the review will need to consider exactly how and where the Green Belt boundary will be changed to accommodate employment uses. Any subsequent development proposals will need to have regard to the design and place making principles outlined in Policy Kidlington 1 below.

### **Policy Kidlington 1: Accommodating High Value Employment Needs**

**We will undertake a small scale local review of the Green Belt to accommodate identified high value employment needs at two distinct and separate locations:at ~~Langford Lane Technology Park and Begbroke Science Park.~~**

- (A) Langford Lane / London Oxford Airport
- (B) Begbroke Science Park

#### Key design and place shaping principles:

- **Design for buildings that create a gateway with a strong sense of arrival including when arriving from the airport**
- **A Transport Assessment and Travel Plan should accompany any development proposals which should show how public transport links to the area will be improved**

- A well designed approach to the urban edge, which achieves a successful transition between town and country environments
- Development that respects the landscape setting of the site
- A comprehensive landscaping scheme to enhance the setting of buildings onsite and to limit visual intrusion into the wider landscape
- Public art will need to be provided for
- A development that preserves and enhances biodiversity, with the enhancement, restoration or creation of wildlife corridors
- A high quality design and finish, with careful consideration given to layout, architecture, materials and colourings to create a Technology Park for high value employment uses.
- The height of buildings to reflect the scale of existing employment development in the vicinity
- Provision for sustainable drainage, including SuDS, in accordance with Policy ESD 7: Sustainable Drainage Systems (SuDS) and taking account of the Council's Strategic Flood Risk Assessment
- Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD1 – 5
- An assessment of whether the site contains best and most versatile agricultural land, including a detailed survey where necessary
- A soil management plan may be required to be submitted with planning applications to ensure that soils will be retained onsite and used where possible.

### **Strategic Development: Kidlington 2 - Strengthening Kidlington Village Centre**

- C.196** It is important that Kidlington centre is supported and strengthened to help meet the aspirations of Kidlington and to ensure that the everyday shopping needs of residents are met, avoiding the need for unnecessary journeys to Oxford, Bicester and other destinations.
- C.197** Kidlington Village Centre performs a particular function in the hierarchy and network of town centres in the district. Smaller than Banbury and Bicester centres, it is however larger in the number and range of retail units than the local centres present in many of the larger villages in the district.
- C.198** Many improvements to the village centre have been implemented in recent years in a partnership between the District Council, Kidlington Parish Council and the Kidlington Village Centre Management Board, including most recently the pedestrianisation of the core retail area throughout the day.
- C.199** The 2012 Retail Study showed that significant new development should not be directed to -Kidlington ~~should not receive significant new development~~ but that the town centre needed could do with some further environmental improvements and the evening economy should be encouraged. This Local Plan now expands the geographical area defined as Kidlington Village Centre to include land on the western side of the Oxford Road and other small areas of commercial uses. The aim of the extension is to:
- Support the viability and vitality of the existing village centre
  - Encourage economic activity

- Assist with the connectivity between the existing village centre and the civic, community and green open space at the Exeter Hall area
- Contribute to and maximise the benefits of improvements to the character and appearance of the village centre and the public realm.

### **Policy Kidlington 2: Strengthening Kidlington Village Centre**

Shopping, leisure and other 'Main Town Centre Uses' will be supported within the boundary of Kidlington Village Centre as shown on the ~~Proposed~~ Submission Policies map and the Kidlington inset map. Residential uses will be supported where above ground floor level. Proposals should be considered against Policies SLE2, EDS16 and ESD10.