

25/01346/OUT The Moors, Kidlington

Response to CDC Urban Design Comments, August 2025

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Item	CDC Urban Design Comments Amendments Requested	Applicant Response
1.0	<p>Amend the width of Green Infrastructure to the site's northern edge (Long Way) from 20 metres to 25 metres. This is to ensure the principles shown within the DAS and the illustrative landscape masterplan are deliverable. Note: The Long Way Section on page 106 of the DAS illustrates a 25-metre Green Infrastructure Corridor and the Landscape Masterplan indicates a 27-metre corridor.</p>	<p>We have increased the width of Long Way to 25m wide on the 1360-010 Land Use and Access Parameter Plan to align with the illustrative material presented in the DAS.</p>
2.0	<p>The illustrative material suggests that the eastern third of the site will comprise Cricket Pitches, together with associated pavilion and parking, and to the far eastern end an Orchard and Pond. In combination these land uses would provide an appropriate and attractive community setting to St Mary's Church and the wider Church Street Conservation Area. These important design principles and land uses, set out within the DAS will need to be secured.</p>	<p>This space is important, and it can remain within the Green Belt. In addition, there is now an additional option for this space that has emerged out of consultation on the outline application and which now looks worthy of consideration – this is the option of using the 4.4 hectares to create a more natural green space, perhaps more akin to St Mary's Fields. This is a matter that can be clearly defined through the Design Code and subsequent reserved matter applications.</p> <p>Parameter Plans</p> <p>The parameter plans are submitted for approval. This enables the Council to fix the extent of green infrastructure shown on the Land Use and Access Parameter Plan through the imposition of a planning condition. A further planning condition can secure the land use budget, which again ensures that the extent of open space proposed is delivered through the reserved matters applications.</p>

		<p>Pre-Reserved Matters Design Code</p> <p>It is expected that if planning permission is granted the Council will impose a planning condition to secure a design code prior to the submission of reserved matters (as per the Partial Review approvals). It is standard for such conditions to require design codes to develop the principles set out in Design and Access Statements¹. The reserved matters applications must then demonstrate compliance with the approved design code.</p> <p>Design & Access Statement</p> <p>The team have carefully considered the comments made by the Urban Officer along with Kidlington Parish Council and have prepared a separate option to deliver an alternative semi natural green space that could include children’s play, recreation, routes and loops for local residents and habitat creation, plus the community orchard and peace garden. We have suggested that this area could be known as ‘West Field’, forming part of St Mary’s Fields (which currently comprises Church Field and Long Field). Please refer to the latest 1360-G510 Design and Access Statement (Section 10).</p> <p>This provision can be secured via planning condition as part of a land use budget, with the method for agreeing the specification prior to submission of reserved matters and delivery secured in the S106 Agreement. It may take some time for the best option to emerge for this green space (eg contingent on the strategy for Stratfield Brake), meaning this should not be a pre-commencement condition, although an interim management plan could formalise and broaden public access to this land.</p>
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3.0	Amend width of the two north-south active transport corridors, which follow the line of existing hedgerow (Middle Green and Cricket Green Character Areas), from the 5 metre nominal width to 16 metres. This is to ensure the principles shown within the DAS and the illustrative landscape masterplan are deliverable (i.e. existing hedge/footpath/conveyancing swale and tree planting). Note: annotation to the Middle Green corridor on page 117 of the DAS denotes a 16-meter corridor and the Landscape Masterplan indicates a 25-meter corridor.	For clarity, we have increased the north-south active travel corridors to 16m wide on the 1360-010 Land Use and Access Parameter Plan as suggested and to align with the illustrative material presented in the DAS.
4.0	I note that the section on page 117 of the DAS is intended to illustrate an 'active transport corridor' within the Western Green Character Area. Although the annotation is correct, the section incorrectly illustrates the street within the St. Mary's Lane Character Area. This needs to be updated with the correct section to match the annotation.	We have updated this page with the correct section in the updated 1360-G510 Design and Access Statement.
5.0	Fix the size and location parameters of the Western Green. This is to ensure a suitable focal amenity 'Green' is provided for the western neighbourhood. The parameters should reflect the illustrative material – providing sufficient space for the proposed 'classic English village green' including a pond feature, amenity parkland and a play destination. The illustrative landscape masterplan suggests this space needs to be approximately 60 x 60 metres and aligned with the western entrance.	<p>We have identified a minimum area of circa. 0.36ha as suggested for the West Green on the Open Space Strategy in Section & of 1360-G510 Design and Access Statement. We have also updated the legend on the Land Use and Access Parameter Plan to define a minimum area of this space.</p> <p>It is expected that if planning permission is granted the Council will impose a planning condition to secure a design code. It is standard for such conditions to require design codes to develop the principles set out in Design and Access Statements². The reserved matters applications must then demonstrate compliance with the approved design code. This makes sufficient provision to secure the details of the Western Green prior to submission of reserved matters.</p> <p>If the Council still wishes to secure the Western Green then the requirement</p>

² 23/03307/OUT

		could be set out in the design code condition or in the land use budget condition.
6.0	<p>Residential</p> <p>The application is silent on the densities that are proposed. My measurement of the Illustrative General Arrangement Plan suggests a total development area of 8.8 hectares, which equates to a net density of 39 dwellings per hectare. It is likely that there will be a range of densities across the scheme. To achieve the lower densities suggested by the illustrative material, apartments and terraces will be necessary in pockets, which will present design challenges to accommodate parking as part of an attractive public realm.</p> <p>25/01346/OUT UD Comments 3 of 4 The illustrative information is seductive, however further density detail should be provided, such as proving vignettes to demonstrate how higher density house types and associated parking will be accommodated within each character area. If an appropriate layout arrangement cannot be demonstrated, I suggest the net average density will need to be reduced to around 35 dwellings per hectare – 310 dwellings to help ensure detailed proposals can accommodate a range of lower and higher densities with high-quality public realm, appropriate to the site’s context and character.</p> <p>Provide additional density information and proving layouts to demonstrate various housing typologies and densities can be delivered across the site whilst accommodating parking and high-quality public realm and street scenes.</p>	<p>The illustrative plan is just one way of delivering the proposal which may change in the RMA. As established by the Planning Practice Guidance, the purpose of an outline planning permission is to seek to establish whether the scale and nature of a proposed development would be acceptable before fully detailed proposals are put forward³.</p> <p>The government is clear therefore that the question of housing typologies and associated car parking is a matter that should be dealt with at detailed design stage and not as part of an outline planning application.</p> <p>The development area for the site, as identified on the illustrative Landscape-led Master Plan, is 11ha. This gives an average density of 31 dwellings per hectare.</p> <p>We have identified through analysis of block sizes indicative densities per hectare, providing a degree of flexibility. Refer to the Density Strategy in Section 7.12 of the 1360-G510 Design and Access Statement. We are aware that there is generally a drive for higher densities across the Kidlington Area, including with regard to the PR Sites and the SE Woodstock planning application, which is at 27, 34 and 42 dph (with the objective of making the most efficient use of greenfield land).</p> <p>We accept that there may be some scope for debate on how the net and gross areas are calculated. Hence our calculations are based on 11 hectares at just over 30 dph at this outline stage (ie 340 units). There are various sketches throughout the DAS that illustrate the design quality this achieves.</p>

³ Paragraph: 010 Reference ID: 26-010-20191001

		<p>The design code will explore density in more detail in accordance with the National Planning Policy Framework. The reserved matters will then deal with full detail.</p>
7.0	<p>Amend the parameters and illustrative material to provide a back-to-back perimeter block relationship with existing dwellings on Moorlands. This is to help ensure secure rear boundaries and a positive frontage relationship with the main site entrance.</p>	<p>A back-to-back condition has been considered in earlier design studies for this southern area. This approach would result in existing properties on The Moors that have access out onto the farmland losing their permitted /tolerated access, albeit that there is no PROW here, unlike The Moorlands (Section 4.7 of the DAS). We consider that these residents would prefer the innovative approach our Master Planners have suggested, especially because of the additional set back and buffer, notwithstanding the merits of back to back as an urban design norm. The South Brook Character Area in the DAS draws from JTP's experience at Cranleigh, Surrey.</p> <p>In addition, there are existing trees, hedgerows and ditches that require maintenance access from the farmland. Providing access will enable the long-term management of the existing trees and hedgerows. This is also the lowest part of the site and most suitable for SUDs.</p> <p>We believe we have prepared a clear strategy for how the 'South Brook' housing Character Area could be delivered, addressing management and maintenance access, SUDs, existing resident access and passive surveillance requirements, as recognised in your response on page 3 paragraph 3. The strategy will be developed in more detail in the reserved matter submissions and we anticipate that this will be a collaborative process.</p>
8.0	<p>Identify important framed views to St. Mary's Church Spire on the parameter plan. Framed views from within the</p>	<p>We agree this is an important element of the scheme to deliver good legibility and visibility to St Mary's Church spire,</p>

	<p>scheme will be essential to aid legibility and create a strong sense of place.</p>	<p>as demonstrated in the illustrative proposals and design strategies in the DAS. These principles will be developed in the reserved matter submissions going forward, but it is difficult to define a finite view line in this outline application to satisfy the requirements of a Parameter Plan.</p> <p>The Planning Practice Guidance is clear that parameter plans are not a substitute for a design vision and masterplan, and that they need to be used in a way that does not inhibit the evolution of detailed proposals⁴. On this basis it is not appropriate to include framed views in the parameter plans.</p> <p>However, it is expected that if planning permission is granted the Council will impose a planning condition to secure a design code. It is standard for such conditions to require design codes to develop the principles set out in Design and Access Statements⁵. The reserved matters applications must then demonstrate compliance with the approved design code. This makes sufficient provision to secure the framed views as a layout requirement in the design code prior to submission of reserved matters.. To provide further assurances the design code condition could list items that must specifically be accommodated, such as framed views of the church.</p>
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⁴ Paragraph: 011 Reference ID: 26-011-20191001

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