

# **Abbey Shopping Centre and Charter Area Draft SPD – Consultation statement**

**October 2011**

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## Introduction

1. Community involvement plays a key role in the development of new policies and documents for the Vale of White Horse District Council. We are committed to ensuring that the community is involved in the preparation of the Abbey Shopping Centre and Charter Area Supplementary Planning Document (SPD).
2. This consultation report provides an account of the different methods of engagement used to assist in the development of the draft SPD and accompanying Sustainability Appraisal. The report also goes on to identify a summary of the main issues raised from the consultation. This is accompanied by the main changes that we have made to the draft SPD to take account of the findings from the consultation in accordance with regulations<sup>1</sup>. A comprehensive summary of all consultation responses is available on request from the planning policy team ([planning.policy@whitehorsedc.gov.uk](mailto:planning.policy@whitehorsedc.gov.uk) or tel. 01235 540 499).
3. This consultation report and process undertaken with the Abbey and Charter Area SPD was also in compliance with our Statement of Community Involvement (SCI)<sup>2</sup>. This sets out how the council expects consultation to be undertaken on different planning documents.
4. In future the council will look to adopt the Abbey and Charter Area SPD and it will form part of the Local Development Framework.

## Background

5. The Abbey Shopping Centre (formerly the Bury Street Precinct) and Charter Area draft SPD, is a policy document that originates from the Vale of White Horse Local Plan 2011. The SPD also assists in the delivery of some of the main objectives for Abingdon, as set out in our core strategy preferred options document.<sup>3</sup>
6. The core strategy preferred options (the document that sets out how the district will develop up until 2027) identified the need for the area to be looked at, stating a need for a 'comprehensive development and environmental improvements including new shops and town centre uses, such as restaurants and commercial leisure uses.'<sup>4</sup>
7. The draft SPD and accompanying Sustainability Appraisal goes on to look at several different themes. These include:
  - Urban design context and principles

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<sup>1</sup> Reg.17, Town and Country Planning, England – The Town and Country Planning (Local Development)(England) Regulations – Amended 2008

<sup>2</sup> Statement of Community Involvement – The Vale of White Horse District Council, December 2009

<sup>3</sup> Vale of White Horse Core Strategy Preferred Options – Vale of White Horse District Council, January 2009

<sup>4</sup> Vale of White Horse Core Strategy Preferred Options – Vale of White Horse District Council, January 2009

- Assessment of retail capacity and quality of the existing retail offer
  - Development scenarios and viability testing.
8. Once finalised (amendments made and the document adopted) the SPD will be used by developers to draw up design proposals in keeping with the SPD. The planning department will also use the document to help assess future planning applications for the area.

### **Previous consultation on this subject**

9. As stated previously, redevelopment of the Abbey Shopping Centre and Charter area was identified in the initial core strategy preferred options consultation that took place in January 2009, with the principle established in the Vale Local Plan 2011. This was later iterated through the Additional Preferred Options consultation that took place in January 2010. Appendix 1 provides a full copy of the leaflet that was distributed for this consultation stage. The consultation leaflet produced for that consultation asked for feedback on the following points<sup>5</sup>:
1. The refurbishment of the shopping centre to improve its appearance (including Queen Street) and enable the gradual replacement and enlargement of the existing shops,
  2. The redevelopment of the Cargo (now Poundland) and Somerfield (now Co-op) stores for more modern shopping units on the ground floor with a new library and health centre above, with the possibility of space for a hotel, offices and flats,
  3. A major new store in the Charter area with car parking above it.
10. The consultation received a fairly good response rate, as part of the wider core strategy consultation, with approximately 200 responses to that relevant section. Over 150 respondents supported proposals for some sort of scheme to improve the appearance of the area, including potentially replacing and enlarging retail units. As part of this process the council, with the support of Scottish Widows Investment Group (leaseholders for the area), produced some display material. This display material provided illustrative options for the potential proposals. The responses that were received from that consultation process were used to help shape the draft SPD. However, it must be noted that there were some areas of the brief that were included that did not have wide support. These included the relocation of the health centre, library and no reference to the retention of canopies or some sort of shelter in the Precinct area. Another issue that received a smaller proportion of responses related to the belief from respondents, that Abingdon did not require another food store. This was at odds to the significant proportion of responses in support of the proposals as a whole. A full copy of the response summary is available to view at [www.whitehorsedc.gov.uk/corestrategy](http://www.whitehorsedc.gov.uk/corestrategy).

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<sup>5</sup> Additional Consultation – Your Vale Your Future, Vale of White Horse District Council, January 2010.

## Current consultation engagement methods and timescale

11. The consultation on the draft SPD took place for a period of six weeks from **12 August 2011** to **23 September 2011**. The regulations provide the flexibility for consultation on this subject to fall between 4 and 6 weeks. Copies of the newspaper advertisements containing the SPD matters and Statement of Representations Procedure are available in appendix 2. These signified the official start of the consultation period. We opted for six weeks' consultation to extend the closing date two weeks beyond the school summer holiday period. This should therefore provide adequate compensation for this issue, as our SCI states that we will try and avoid 'where practicable' consulting over known holiday periods<sup>6</sup>. However, due to the timescales involved with this consultation, this was unavoidable.
12. The table in appendix 3 highlights the various consultation methods used. The shaded boxes denote regulatory minimum requirements of consultation. The boxes without shading identify methods over and above the minimum requirements. We felt that these additional methods were an appropriate level of consultation for this subject matter. The third consultation exhibition day was added on a Saturday in response to demand from local residents and businesses. A copy of the consultation leaflet and poster can be found in appendix 4.

## Responses from the consultation

13. The following summary highlights the main issues arising from the consultation. A more full summary of the responses received is available on request from the planning policy team ([planning.policy@whitehorsedc.gov.uk](mailto:planning.policy@whitehorsedc.gov.uk) or tel. 01235 540 499). The list of participants can be viewed in appendix 5.
14. The quantitative data that is presented only represents data taken from questionnaire responses. A separate table has been provided for responses received outside of the questionnaire. It is important to remember that this consultation is **not a vote**, but a process to enable the council to identify any potential issues with the documents and establish whether or not it should be formally adopted.

### Response breakdown

Letter responses:	=	6
Email responses:	=	55
Electronic questionnaire responses:	=	142
Hard copy questionnaires responses:	=	<u>129</u>
<b>Total responses:</b>	=	<b>332</b>

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<sup>6</sup> Statement of Community Involvement – The Vale of White Horse District Council, December 2009

15. Exhibitions were also held over three days, including a Saturday added on public request. The responses received at the exhibition were included within the consultation responses. The attendance over these three days can be broken down as follows.

**Exhibition attendance**

Thursday 18 August	=	182
Friday 19 August	=	192
Saturday 10 September	=	<u>292</u>
<b>Total</b>	=	666

16. The responses from the consultation are broken down into main issues. Within these themes the responses are further sub-divided into statutory and non statutory responses.

Comments in general support of the draft SPD

Statutory bodies

17. Oxfordshire County Council, English Heritage and Natural England inter alia raised a number of points supporting the draft SPD, recognising the opportunity to improve the built and natural environment of the area, while at the same time improving retail and facility provision. Appleton with Eaton Parish Council also supported the proposals.

Other responses

18. The Friends of Abingdon Civic Society welcomed the refurbishment of the precinct. A smaller proportion of responses received from members of the general public, supported the draft SPD, recognising that the Abingdon town centre area is in need of redevelopment, as long as the proposals respect the historic character of the surroundings.

Comments raising general objections

Statutory bodies

19. No objections of a general nature were received from statutory bodies.

Non statutory responses

20. Some members of the public raised general objection to the draft SPD, feeling that the proposals needed a rethink, as neither development scenario illustrated in the document were thought favourable. Some comments received requested the council to preserve the 1960's and 70's architecture demonstrated in the Bury Street Precinct and Charter Area.

Shopping

Statutory bodies

21. No formal objections relating to shopping provision were received from statutory bodies.

#### Non statutory responses

22. The largest amounts of responses/objections were received within this theme. Tesco stores ltd objected to the brief. They stated that proposals for a larger food store were contrary to previous policy documents. They questioned the evidence base used (expenditure per head projections and population projections) to justify the proposals. The Friends of Abingdon Civic Society accepted the need for an anchor store but questioned whether this should be a food store rather than a department store. A large proportion of the responses received from the general public were along these lines. Requests were made for specific department stores such as John Lewis or Marks and Spencers to be considered instead of a food store. The vast majority of responses within this theme and outside of these areas were against the idea of a food store of any size. Most of these comments centred around fears that the food store would adversely impact on the independent stores that Abingdon has. This point was also highlighted through Abingdon Chamber of Commerce who quote a survey they conducted with local business with the vast majority (99 businesses) believing that the food store proposals would have a negative impact on their business. There was concern that Abingdon would become a clone town and lose its uniqueness, with smaller independent traders being unable to compete with a large food store. These comments were also supplemented by views that Abingdon was already well catered for in relation to food retail provision and such a large potential food store was not needed. In addition to the concept of an anchor store a large amount of respondents wanted to see alternatives considered. Examples of the cinema at Didcot or the Cornerstone art centre were often quoted as examples to look to, essentially anything other than a food store.

#### Traffic

##### Statutory bodies

23. Oxfordshire County Council raised a number of objections under this area. Their major concern relates to the known traffic problems and air quality issues that Abingdon suffers from. They also highlight issues with how access and egress would be achieved with any development proposals associated with the area. The County highlight that they have carried out a number of works to take traffic away from the town centre and do not want improvements undermined. They request that further work be undertaken before they can fully support the proposals. This approach is endorsed by Sutton Courtenay Parish Council

##### Non statutory responses

24. Comments on the theme of traffic from other organisations and members of the general public tended to mirror the main issues highlighted by the County Council. These raised concern over existing traffic problems within Abingdon being exacerbated by development proposals.

## Relocation of the health centre, library and day centre

### Statutory bodies

25. Oxfordshire County Council commented on the day centre and library relocation. Their main issue with relocation of the library was that if this were to be relocated above ground level, there would need to be a prominent ground floor entrance. The County also want to see reference to provision of the Day Centre accommodated within the brief.

### Non statutory responses

26. Relocation of the health centre was the third largest area of objection after concerns over shopping and traffic. The Malthouse Surgery stated a preference for the health centre to be located on the ground floor. They felt there was significant scope to take advantage of their existing location in order to help to provide a holistic approach to health and well being in their locality. A large number of responses stated similar comments to that of the surgery. The main concern being accessibility problems for the elderly and infirm, along with ease of access in event of the proposed lifts breaking down. In short some members of the public did not see any logic to these proposals, or implicitly placed less value on retail use at ground floor. The issue of accessibility was also the main concern highlighted as objection relating to relocation of the library and day centre from members of public.

## Environmental/landscape/design issues (including canopies)

### Statutory bodies

27. English Heritage raised a number of points relating to the potential design challenges that would be involved in incorporating a large food store into the historic urban styling Abingdon town centre. Oxfordshire County Council raised the importance of the sensitive archaeology under the town centre. They stated that any intrusion to this area must be kept to a minimum and have identified the areas where the draft SPD needs to address this. The County also put forward recommendations for the inclusion of green infrastructure within relevant sections of the document.

### Non statutory

28. The Vale of White Horse Climate Change Officer put forward some minor text updates relating to 'Sustainability Requirements'. The Vale of White Horse Equalities Officer put forward comments relating to the provision of a 'shop mobility scheme' and a 'Changing Places' toilet within the redevelopment. Thames Valley Police made comments relating to the need for the brief to provide guidance on how any of the proposed design elements will assist in reducing crime, particularly relating to the Night Time Economy. The vast majority of comments from members of the general public concerning this section related to the retention of the canopies. Respondents identified the need to keep the canopies or totally enclose the area. They stated that the existing canopies provided excellent shelter in times of adverse weather conditions. There was a belief that the removal of



this form of shelter would reduce window browsing and ultimately retail expenditure.

### Consultation process

#### Statutory bodies

29. North Hinksey Parish Council welcomed the consultation process.

#### Non statutory

30. A number of comments from the general public questioned the consultation process, feeling the proposals were already 'a done deal'. Some respondents also felt that more consultation was necessary and that further detailed plans should be provided to enable respondents to make a better informed choice.

### **Quantitative analysis of responses**

31. The following data is taken from the questionnaire responses. A separate table is provided for totals of responses that fall outside of the questionnaire mechanism.

**Q1 The development brief will help Abingdon town centre become more vibrant and successful. If you disagree with the statement, how could the development brief be improved?**

<b>Total number 257 responses</b>		
<b>Preference</b>	<b>Counts</b>	<b>Percentage</b>
Strongly Agree	35	13.6%
Agree	70	27.2%
Neither agree or disagree	31	12.1%
Disagree	65	25.3%
Strongly disagree	56	21.8%

**A total of 41% being in support of the question, with a total of 47% against.**

**Q2 The development brief will help improve the shopping and other facilities in Abingdon town centre. If you disagree with the statement, how could the development brief be improved?**

<b>Total number 253 responses</b>		
<b>Preference</b>	<b>Counts</b>	<b>Percentage</b>
Strongly agree	29	11.5%
Agree	80	31.6%
Neither agree or disagree	25	9.9%
Disagree	67	26.5%
Strongly disagree	52	20.6%

**A total of 43% being in support of the question with a total of 47% against.**

**Q3 The development brief will help secure a well-designed and comprehensive redevelopment of the Abbey Centre and Charter area. If you disagree with the statement, how could the development brief be improved?**

<b>Total number 245 responses</b>		
<b>Preference</b>	<b>Counts</b>	<b>Percentage</b>
Strongly agree	24	9.8%
Agree	64	26.1%
Neither agree or disagree	50	20.4%
Disagree	52	21.2%
Strongly disagree	55	22.4%

**A total of 36% being in support of the question with a total of 44% against.**

**Q4 The development brief will help protect and enhance the historic quality and character of the wider town centre area. If you disagree with the statement, how could the development brief be improved?**

<b>Total number 246 responses</b>		
<b>Preference</b>	<b>Counts</b>	<b>Percentage</b>
Strongly agree	19	7.7%
Agree	58	23.6%
Neither agree or disagree	58	23.6%
Disagree	57	23.2%
Strongly disagree	54	22.0%

**A total of 31% being in support of the question with a total of 45% against.**

**Q5 Do you agree with the development principles as set out in the development brief. If you disagree with the statement, how could the development brief be improved?**

<b>Total number 246 responses</b>		
<b>Preference</b>	<b>Counts</b>	<b>Percentage</b>
Strongly agree	22	8.9%
Agree	71	28.9%
Neither agree or disagree	38	15.4%
Disagree	64	26.0%
Strongly disagree	51	20.7%

**A total of 38% being in support of the question with a total of 47% against.**

#### **Numerical data outside of the questionnaire responses**

<b>General themes</b>	<b>Number of comments</b>
General Support	30
General Objection	25
Shopping	146
Traffic/Parking/cycling	79
Malthouse Surgery	76
Library/Day Centre	54
Environmental/Landscape/Design	68
Canopies on Bury Street	55

## Conclusions and recommended changes to the SPD

32. The points raised as a result of the consultation have led to changes to the draft SPD in the following ways:

### Major changes

- Addition of text in section 3.3.8 stating that the development scenario access points are indicative and the parking assessment is a generalised assessment only. The applicant will need to satisfy Oxfordshire County Council as the highway authority regarding traffic circulation, parking levels and site access for customer parking and HGV deliveries. If there are adverse effects that cannot be designed out or adequately mitigated by other means this may impact on the scale and siting development.
- Addition of text in section 3.3.3 that consultation feedback indicates a strong community preference expressed by part of the community that the Health Centre should remain on a ground floor location. Whilst there is no basis to make this compulsory, the Equality Act 2010 places a legal duty on those who provide services to the public to make reasonable adjustments to the physical environment of their premises to ensure that disabled people can access them. This is put into effect at building design stage through the building regulations (Part M). (See also changes below relating to equality of access and recommending a shop mobility scheme).

### Minor changes

- Addition of text in section 2.3.4 explaining in more detail the justification for a supermarket in Abingdon town centre.
- Addition of text to section 2.5.1 noting that there was some objection to a supermarket, but that actual market interest for the anchor store is purely from supermarket operators.
- Insertion of a table into section 3.3 of the development brief to indicate overall quantitative capacity for comparison goods in the catchment, the approximate amount existing in the precinct and extra likely to be provided in the refurbishment.
- Addition of a bullet point to section 3.3.2 stating that 'The redevelopment must provide an equivalent number of new car parking spaces above the food store, including designated disabled and parent with child spaces. Any application must also comply with the district council's parking standards'.
- Insertion of wording provided by Oxfordshire County Council to section 2.4.4 as follows 'Stert Street has narrow pavements, the town centre scheme undertaken in 2007 narrowed the carriageway and widened the footways where possible which significantly improved facilities for pedestrians. The footways are still narrow in places and coupled with the high volume of vehicular traffic, can make the pedestrian environment somewhat cramped at times...'

- Amending the sentence in section 2.4.3 to read 'Crossing the road involves either using an underpass or signalised crossing'
- Addition of text to section 3.3.8 second bullet point 'a routeing agreement for HGV will be required to ensure impact on the town centre is minimal'.
- Addition to the key on figure 1.2 (scenario 2) to indicate that the yellow area represent some units for comparison goods.
- Amending section 1.14 of appendix 2 to refer to 'both options' rather than 'each three options'.
- Amending section 2.2.3 to read '...leading to a service yard on Queen Street, serving retail units on Stert Street and the eastern side of Bury Street'.
- Addition of missing bus stops to figure 2.8
- Addition of bullet to section 3.3.7 to state 'Cycle routes and areas where cycling is not permitted must be clearly sign posted.'
- Addition of a bullet point to section 3.3.3 stating that the Day Centre should be re-provided somewhere on the site.
- Addition of text to section 2.4.33 'Subsurface intrusion is likely to be minimal during the refurbishment of Bury Street. However, it is recommended that trial trenching is carried out and recording is undertaken. Any planning application must comply with Planning Policy Statement 5, the National Planning Policy Framework, and policies contained within the council's local plan 2011.
- Addition of the text to section 2.5.1 fifth bullet point '...and includes green infrastructure such as street trees and green roofs'.
- Addition of text to section 3.7.4 to state that any development must comply with the standards set in the council's Sustainable Design and Construction SPD.
- Addition of text to chapter 3.3 as new para 3.3.10 'equality of access for disabled and elderly people is an important consideration for the Vale of White Horse District Council. Development proposals should promote equality access for older people and people with disabilities or reduced mobility. We recommend inclusion of shop mobility initiatives to ensure the shopping centre as a whole is more accessible to older or less mobile shoppers'.
- Addition of text to the end of chapter 3.6 as para 3.6.4 'It is important for development to consider the Night Time Economy and designs should reduce opportunity for crime and disorder. Any application should refer to

the Public Realm Community Safety Checklist (attached as appendix 4 to the SPD).

- Addition of text to the end of chapter 3.3 as para 3.3.11 'Designing out crime – designs should reduce opportunity for crime and disorder, particularly at night time. Any application should refer to the Public Realm Community Safety Checklist (attached as appendix 4 to the SPD). Similarly CCTV should be properly planned for early in the process and funds made available to adapt and alter the existing scheme. It is desirable that the development should be built to the principles of 'Secured by Design' ([www.securedbydesign.com](http://www.securedbydesign.com))
- Remove extra key on page 22 as it is repeated on page 23. Add yellow dashed line to show 'primary active retail frontage' on this key.

## Appendix 1 – Additional preferred options consultation leaflet

### Other matters

Previously we said we would have a policy for gypsies, travellers and travelling showpeople in a later document, but we will now include one in the core strategy. Our policy should allow sites:

- next to or near urban areas and larger villages with a reasonable range of services, or on a bus route with good access to them
- if all the facilities needed on site and a safe access can be provided
- in the Green Belt if there are no suitable sites anywhere else.

General policies will safeguard the amenities of nearby residents and the landscape. A partial review of the South East Plan is proposing that 12 new pitches should be provided in the district by 2016. We will identify a site in our forthcoming managing development document.

In the preferred options report we also said the core strategy would contain policies on

- the size of new homes - but we now think this would be better in a more informal supplementary planning document as it can be changed more easily in response to changing needs
- the Green Belt - but as there are no proposals for major development these policies will be included in the managing development document
- the centres of Wantage and Botley - but these will be included in the managing development document.

If you prefer large print or different formats, please telephone 01235 520202.

### The next steps

Your views on these changes will help us finalise a draft core strategy to be published in June 2010. It will be sent to the Government in October, after which it will be examined by an independent planning inspector. It will then be adopted by the council.

### More Information

More information can be seen

- on website [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk)
- at the council offices in Abingdon

You can contact us :

- by telephone: 01235 540496 or 01235 540511
- by email: [planning.policy@whitehorsedc.gov.uk](mailto:planning.policy@whitehorsedc.gov.uk)

### Events

Please come along to the following exhibitions where you will be able to learn more and speak to us

- Harwell Village (Freemans) Hall  
Thursday 7 January, 3.30pm to 7.30pm
- Charlton Parish Hall (no wheelchair access)  
Wednesday 13 January, 3.30pm to 7.30pm
- Abingdon, Unit 33, Abbey Shopping Centre (Bury Street Precinct)  
Friday 15 January, noon to 7pm  
Saturday 16 January, 10am to 3pm  
Monday 18 January, 10am to 3pm

Please come along to a meeting about retail

- Faringdon Corn Exchange  
Tuesday 26 January, 6pm to 7pm

### Making your comments

Please send your comments by 29 January 2009 via

- the Council's website
- Email: [planning.policy@whitehorsedc.gov.uk](mailto:planning.policy@whitehorsedc.gov.uk)
- Post: The Development Policy Team,  
Abbey House, Abingdon, OX14 3JE
- Fax: 01235 540396

## Additional Consultation

# Your Vale Your Future



The council is preparing a new plan for the district to 2026.

The first part is a core strategy that will identify the major sites for new homes, jobs, shops and infrastructure such as roads.

We asked for comments in January 2009 on our preferred approach of locating most new development in Abingdon, Wantage, Grove, Faringdon, Botley and an area west of Didcot.

We have done further work since then and want your comments on some changes before we finalise the draft plan.

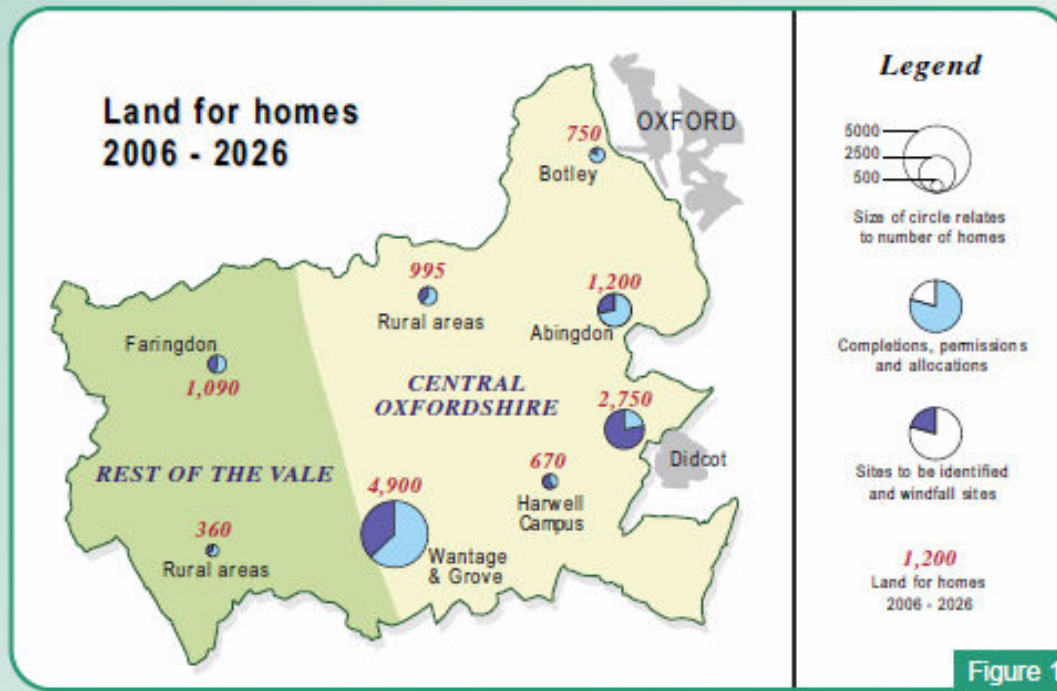


## Housing

Figure 1 shows the proposed distribution of new homes across the district. The key differences made from our ideas last January are

- 10% more land for housing to ensure the targets in the South East Plan are met
- a new housing site of about 400 homes in the north of the Harwell Science and Innovation Campus (see figure 2). This is close to a range of services and facilities, on land already identified for growth and the Campus has an excellent and expanding range of job opportunities
- no major housing development south west of Abingdon as there are currently no solutions to the serious transport problems
- a site for up to 1500 homes north east of Wantage with a new relief road.

We are continuing to work on proposals for a development of 2150 homes west of Great Western Park at Didcot and about 400 homes south of Park Road in Faringdon.



## Affordable homes

As house prices in the district are high, having more affordable homes (for rent or shared ownership below market rates) is an important priority. We are looking to secure affordable homes on all new sites with three or more properties. This will not always be possible on small sites where existing land values are high. Our current policy operates on sites of 15 homes or more in towns and five or more in villages.



## Transport

Oxfordshire County Council advises there is currently no justification in transport terms for an Abingdon southern bypass, a Wantage western relief road or the reopening of the A34 slip roads at Drayton. As a result we will not safeguard land for them in the strategy.

The Southern Central Oxfordshire Transport Strategy (SCOTS) includes a new road west of the A34. Originally a road east of the A34 was suggested. We think land for the new road - the Harwell Field Link Road - shown in figure 2 - should be safeguarded in the core strategy and contributions towards building it sought from development in the area.

## Shopping in Abingdon

Last January we said the core strategy should identify the Bury Street Precinct (now known as the Abbey Shopping Centre) and Charter area for comprehensive development and environmental improvement. We want to know what you think about the following schemes.

1. The refurbishment of the shopping centre to improve its appearance (including from Queen Street) - see figure 3 and enable the gradual replacement and enlargement of the existing shops.
2. The redevelopment of the Cargo and Somerfield stores for more modern shopping units on the ground floor with a new library and health centre above. There may also be space for a hotel, offices and flats.
3. A major new store in the Charter area with car parking above it - see figure 4



Figure 3 - Artists Impression

## The economy

We expect most new jobs to be created at the major sites of Milton Park and Harwell Science and Innovation Campus and some at smaller sites in and around the towns. These two major sites could create between 7,000 and 10,500 jobs by 2026.

This is lower than expected last year but we consider it sufficient to meet the needs of economically active people likely to be living in the Vale and Didcot in 2026. The original estimate of 12,000 jobs might be achieved if economic growth is better than expected.

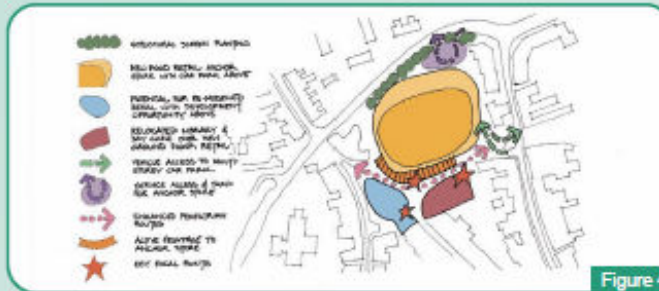


Figure 4

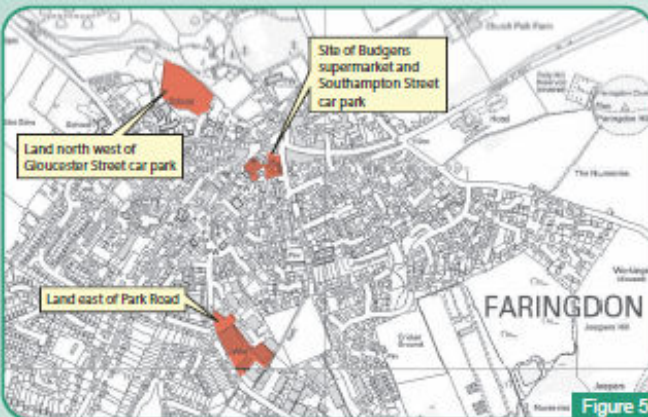


Figure 5

## Shopping in Faringdon

We are considering whether shopping facilities in Faringdon should be improved, and would like to know what you think about the following ideas - see figure 5

- Extending Budgens supermarket to create a larger sales area with limited extra car parking spaces in the Southampton Street car park. Due to its historic town centre location there are limited opportunities for further expansion, or
- Identifying a site for a new supermarket and car parking out of the town centre
  - Either north west of Gloucester Street car park
  - Or east of Park Road.

If Faringdon is to have a new supermarket our preference is the land off Gloucester Street. It is closer to the town centre and pedestrian links could be created to help retain town centre vitality. Although Park Road is closer to the new housing, it would involve a longer and less attractive walk to the town centre. It would be more likely to draw trade from the town centre and would result in the loss of an important employment site for the town.

## The Reservoir

Thames Water is promoting a new reservoir in the Vale. The South East Plan requires us to allocate and safeguard land for it in case a need is established. Need will be assessed through a public inquiry into Thames Water's water resources management plan. Until need has been assessed by the inquiry we think the core strategy should







### Appendix 3 - Principal methods of consultation

The table below outlines the methods of consultation used for the Abbey Shopping Centre and Charter Area SPD. The table provides further information on what we were looking to achieve with each identified consultation activity.


Proposed method of Consultation	Description and Aim	Date
Councillor and staff workshop or drop in session	To inform internal staff and councillors about the latest options contained within the SPD and provides an opportunity to test consultation material before public displays. The session will also allow for further discussions with key officers.	Held before the first exhibition opened
Letters and e-mails to statutory consultees	Correspondence sent out to statutory consultees to notify them of the consultation period and meet regulatory requirements. Also provides opportunity to notify consultees of any associated consultation events. Statutory consultation list will be tailored from the prescribed list set out in the regulations, to those that we see as most suitable for this consultation.	10 – 12.08.11
Letters and e-mails to non statutory consultees	Correspondence sent out to non statutory consultees to notify them of the consultation period and meet regulatory requirements. Also provides opportunity to notify consultees of any associated consultation events. We identify non-statutory consultees through the use of our stakeholder consultation database.	10 – 12.08.11
Press advert and SPD matters statement online and local newspaper (Herald series & Oxford Times)	To set out formal requirements of the consultation (both local newspapers and online), as identified in the regulations. This will also provide an opportunity to promote the consultation period and associated activities. The press advert will cover the formal requirements of the SPD matters.	Adverts to run: Herald on 10.08.11 and Oxford Times on 11.08.11 (deadline for submission 05.08.11)
Hard copy documents to be held in the council office, local libraries across the district	To allow access to consultation information for those without online facilities. Reference copies of the draft SPD will be held at various locations across the district, including those previously mentioned.	10.08.11. – 12.08.11


<b>Proposed method of Consultation</b>	<b>Description and Aim</b>	<b>Date</b>
and Abingdon Town Council		
Letters to businesses/ property adjoining the development area	To provide access to consultation information for those in or adjoining the potential development area. (Need to ensure that that library, day centre and health centre are included in this information)	10.08.11 – 12.08.11
Questionnaire and standard comment forms	To capture both quantitative and qualitative data for analysis. Survey and comment forms will be available online on, libraries, town council and exhibition venue.	10.08.11 – 12.08.11
Press release	To increase publicity and maximise opportunity for those not viewing the consultation electronically. Press releases also provide an improved method of presenting the consultation information compared to the more formal press adverts.	Press releases: Herald 10.08.11 and Oxford Times 12.08.11
Unvaled article (the council's own magazine)	To increase wider publicity and coverage across the district. This is the most effective way to reach all residents in the district through the council's subscription. The article will be designed in a way that will sign post residents to the consultation, as the definitive consultation dates will not have been identified at the time of writing.	Quarterly meeting, the distribution starts on 4 July ( <a href="#">Article produced</a> )
Choose Abingdon	To engage and promote the consultation to businesses with an Abingdon focus. Board members will be used a primary method of wider distribution. Additional key contacts have also been provided by the Choose Abingdon project leader.	w/c 08.08.11
Information pack to South Abingdon residents' group	To promote the consultation and engage with established residents' group, who have a significant interest within the Abingdon area and who have felt disengaged with previous consultation processes. Consultation pack may include special invitations to exhibition, hard copy of consultation document, questionnaire forms etc.	10.08.11 – 12.08.11
Exhibition/ static display	To promote consultation to residents and users of the town centre area. Exhibition will provide an opportunity for members of the public to talk to members of staff. Unmanned exhibitions will allow continued promotion of the consultation with main	Unit 33, Abbey Shopping Centre) 3 exhibition dates 18,

Proposed method of Consultation	Description and Aim	Date
	<p>users of the town centre area.</p> <p>Special early admittance for Abingdon Town Council 30 mins before official exhibition starts.</p>	<p>19 and 20.08.11 (static displays will be left outside of the timeframe for the staffed exhibition dates) Breakdown of viewing time on exhibition dates Thur &amp; Fri 12 – 7pm Extra date of 10 September 10am – 3pm added (due to demand)</p>
Consultation posters /Leaflet	To raise awareness of consultation and main consultation activities. Coverage around the town centre will help to increase consultation participation rates and simplify message. Copies of these documents are available to view in appendix 4.	03-05.08.11
Key Messages Article	Quarterly subscription run by the Embrace partnership. The magazine will allow us to target/raise awareness within ethnic minority groups covering the district.	<p>Subscription is a quarterly run magazine, 27.05.11</p> <p><a href="#">Article produced</a></p>
Consultation pack to Ethnicity Panel	Consultation information sent to representatives from the council's ethnicity panel. Preferably the representatives selected to be individuals that live in or adjacent to Abingdon where possible.	10.08.11 – 12.08.11
Conservation pack to representatives of Disability Access Group	Consultation information sent to representatives from the council's ethnicity panel. Preferably the representatives selected to be individuals that live in or adjacent to Abingdon where possible.	Quarterly meeting scheduled dates on the following (18, 19 or 20.08.11)TBC
Youth engagement session through	Session with young people through Cothill House School looking at the principles of the town centre SPD. The format will primarily be discussion based, centring around	3.10.11 (slightly outside of the

<b>Proposed method of Consultation</b>	<b>Description and Aim</b>	<b>Date</b>
exhibition	key themes identified by the policy team. This can be tied to one of the exhibition dates, as all the display material will already be up and available.	consultation, but as we want to capture the views of young people this is acceptable).
Online survey/questionnaire/comment forms	Online survey and standard response forms will help to collect both quantitative and qualitative data on the consultation issues. Response forms can be distributed to town council, library and made available on the exhibition days.	10.08.11 – 12.08.11 (available throughout consultation period)

## Appendix 4 – Abbey consultation leaflet and poster





### Abbey Shopping Centre and the Charter Area Development Brief

**The council is preparing a new development brief to help shape the redevelopment of the Abbey Shopping Centre and Charter Area in Abingdon**

We need your views on these guiding principles before we finalise the brief

The consultation closes

### Background

The Abbey Centre, formerly known as Bury Street Precinct, and the Charter Area form a key part of Abingdon Town Centre. Improving Abingdon town centre and its shopping provision is a longstanding council objective, as the buildings are now rather dated and not well suited to the requirements of modern retailing and community services.

This area is located in the heart of the historic town centre. We know that any redevelopment will have to be sensitively designed and we've incorporated this within the brief.

Once finalised this planning brief will be used by developers to draw up designs and by the planning department to help assess future planning applications for the area.



### Content of the Development Brief

- The Development Brief describes in detail the characteristics of the site, in particular the listed buildings and main routes through the town. Based on this analysis, the brief sets out development principles that developers should follow when drawing up a proposal. These intentionally allow scope for creativity, and some flexibility to ensure the final scheme is viable.
- The Brief illustrates two scenarios with slightly different arrangements of shops and other facilities. These are examples of the different ways the design principles could be applied to create a viable



### Examples of the development principles

- The foodstore should act as an anchor store at the northern end of Bury Street, encouraging pedestrian movement past other shops.
- The junction of Stret Street and Stratton Way is visually very prominent and should be well designed to act as a 'gateway' to the town centre.
- Create a new public open space for the town centre where Bury Street intersects with Bath Street providing an intimate and enclosed environment.
- Buildings should be designed to be energy efficient.

You can view the full brief and document on our website by visiting [www.whitehorsedc.gov.uk/spds](http://www.whitehorsedc.gov.uk/spds)



### Consultation

We would like your views on the Development Brief. We've put together a short questionnaire, which is available on our website, or at the council offices, Abingdon Town Council and Abingdon library.

#### The sorts of things covered in the questionnaire and that we would like you to think about are:

- Do you agree with the development principles in the Development Brief?
- Do you think the Development Brief will help Abingdon to become a vibrant and attractive town centre and improve its facilities?
- Remembering that the Development Brief sets out broad principles, have we missed anything important?

### Please send your comments by Friday 23 September via

- The council's website [www.whitehorsedc.gov.uk/spds](http://www.whitehorsedc.gov.uk/spds)
- Email: [planning.policy@whitehorsedc.gov.uk](mailto:planning.policy@whitehorsedc.gov.uk)
- Post: Development Policy Team, Abbey House, Abbey Close, Abingdon, OX14 3JE.

### Next stages

All comments made during the consultation will be considered before the brief is approved and adopted by the council.

The planning applications will show the final development design and layout. The public will be able to comment on them before the council decides whether to grant planning permission. Subject to planning permission, work on Abbey Shopping Centre could start as early as February next year and work on the Charter in 2013.



### Exhibition

On 18 and 19 August we are holding staffed exhibitions in Unit 33 of the Abbey shopping centre, next to the YMCA charity shop from 12.00 – 7.00pm.

This is an opportunity for you to come and talk to us about the brief. You will still be able to view the display boards outside of these dates up until the 23 September 2011.

For more information you can call the planning policy team on 01235 540511

## Appendix 5 – List of participants

Please note IDX represents participants who do not want us to hold there details. Q numbers are those taken from the electronic questionnaire reps.

ID1384	Mr Thompson	ID1418	Gemma Sedgwick
ID1385	Oxfordshire County Council – Archaeology	ID1419	Mrs Kathleen Margaret Parker
ID1386	Stefan Walters	ID1420	Hamlet
ID1387	Ann Loescher	ID1421	Davina Chapman
ID1388	Penny Mc Dougall,	ID1406	Mrs Gillian Harrison
D1050	Tom Garrud	ID1422	J Townsend
ID1389	Dr Roger Cox	ID1423	Susan Davis
ID1390	Michael Harrison	ID1424	Mrs Daphne Simpson
ID1391	Halima Brewer	ID1425	Alastair Fear
ID1392	Wilfred Laylock	ID1426	David Barrett
ID1393	Neil Harrison	ID1427	Michael Bloom
ID1250	The Coal Authority	ID1428	Jacquelyn Humphreys
ID1394	Carol Philip	ID1429	Mrs S Costar
ID1395	Roger Davies	ID1430	Kim Pearce
ID1396	Nigel Winter	ID1431	Alison Walters
ID1397	Ms PK Lucas	ID1407	Malcolm Moor
ID1398	Mrs S Davison	IDX	P.D.Lewis
IDX	R. Saunders	IDX	James Hitchcock
ID1399	Irene Kinsella	IDX.	Renee Harrison
ID1235	Roger Arscott	ID1432.	Dorothy Giacomini
ID1402	JM Balsamino	ID1433	Mrs Sheila Wallen
ID1403	Mr R Tourret	ID1434	Jan Elliott
IDX	Gillian Pett	ID1435	Mrs Jill Lewis
IDX	Mike Lain	ID1436	Antony Purkis
ID1408	Stella Harbleton	ID1437	Mark Goodacre
IDX	Stephen Lewis	ID1438	James Sayers
IDX	Colin Gill	ID1439.	Sarah Hendy
IDX	Mrs S Gill	ID1440	Mr Christopher Lee
IDX	Max Herring	ID1441	Mrs S Kiff
ID1410	Mrs Potter	ID1442	Mrs Jill Mitchell
ID1411	Les Brown	ID1443	Lynne Holt
ID1405	Roxanne Halima Brewer	ID1444	Mr & Mrs Bowkett
ID1243	Eric Nuttal	ID1445	Juan Matthews
ID1244	Mrs Pauline Nuttal	ID1446	Mark Hoare
ID1245	Anshea Pearse	ID1447	Margaret Langsford
ID1246	Stephen Rich	ID1448	J Yasmin
IDX	S Matthews	ID1449	Lara
IDX		ID1450	Mrs Hetherington
ID1247	M White	ID1451	R Grimsdale-Yates
ID1409	Ronald Taylor	ID1452	Muriel Welch
ID1417	Mrs Luker	ID1453	Mrs J Jones
		IDX	C Lane

IDX	M Hanbury Brown
IDX	Mrs M Thompson
IDX	Jonathan Evans
IDX	Sabine Malveik
ID1454	Timothy John Oates
ID1455	L.A. Jewitt
ID655	Alan Stone (North Hinksey Parish Council)
ID1456	Mr John Jewitt
ID1457	Health & Safety Executive - Gerard Adderley
ID1458	Avril Holmes
ID1459	Simon Wise
ID1460	Sue Hargreaves
ID1461	Mrs M Allen
ID1462	Mr AM Strange
ID1463	GC Ward
ID1464	J Heavens
ID1465	G Pearce
ID1466	Tricia Aspin
ID1467	G King
ID1468	Helen Irving
ID1469	NL Hancox
ID1470	Rachel Cassidy
ID1471	Shared Equalities Officer (South & Vale) Cheryl Reeves
ID1472	Zoe Davis-Heaney
ID1473	Lindsay Epsom
ID1474	SSE Power Distribution - Chris Gaskell
ID1475	Mr Maurice Stanley
ID1476	David Luscombe Elliot
ID1477	Mrs Arna Blum
ID1388	Penny McDougall
ID1496	Deborah Brotherton
ID1495	Mrs Wendy Wiggins
ID1494	Angela and Ian Waterhouse
ID1493	Sylvia Bird
ID1492	Mrs Susan Henderson
ID1491	Rushbridge
ID1490	Mrs GA Coldwell
ID1489	Patricia Purkis
ID1488	Linda Webster

ID1487	HAE Wilkins
ID1486	MW Matthewi
ID1485	Robert Simmonds
ID1484	Mrs June Ann Bruce
ID1483	Martin Buckland
ID1482	John Orchard
ID1481	Thames Valley Police - Lesley Nesbitt
ID1480	Michael Drower
ID666	Sutton Courtenay PC - Linda Martin
ID653	Marcham PC - Linda Martin
ID1479	Caroline & Nigel Gregory
ID1478	Alan and Roberta Nichols
IDX	Mrs M Crossley
ID1497	Patricia Benoist
ID807	Friends of Abingdon
ID108	JP Bryden -
ID1498	
ID1499	District Councillor - Gervase Duffield
ID562	Abingdon Area Archaeological & Historical Society – Roger Thomas
ID1500	Don Ferris
ID403	Natural England - Olivia Euesden
ID446	Thames Water - Mark Matthews
ID1501	Turley Associates on behalf of Westgate Oxford Alliance - Sarah Stevens
ID1502	Marguerite Osborne
ID1503	Abingdon Chamber of Commerce - Paul Townsend
ID404	Environment Agency - Cathy Harrison
ID1505.	Shared Community Safety, Licensing & Land Charges Manager - Liz Hayden



ID402	English Heritage - Richard Peats
ID716	Oxfordshire County Council - Tamsin Atley
ID1506	Miss EE Willcock
ID1507	Mrs AH Jacobs
ID1407	Malcolm Moor
IDX	A Langsford
IDX	Octanio Dotel
IDX	Mr R Highsmith
IDX	DG Stretton-Smith
IDX.	James
ID1517	Gift Centre
ID1518	Thae Malthose Surgery
ID 1519	Frilford Parish Council
ID976	Tesco Stores Ltd

Q130	John Enticott
Q131	Roger Ainslie
Q132	Susan Roberts
Q133	Mrs Kate Beswick
Q134	Robin Owen
Q135	Mr P.J. & Mrs S.M. Clare
Q136	S M Murrin
Q137	Paul Gill
Q138	Alex Cameron
Q140	Dave Gernon
Q141	Gareth Davies
Q143	Kim Pearce
Q145	David Lake
Q146	Helena Fryer
Q147	suzanne white
Q148	frank debney
Q150	Katarzyna Vandermesh
Q151	Peter Weber
Q152	I Boyce
Q153	Lesley Legge
Q154	Mrs A D Barnes
Q155	Mrs Suzanne Beckett
Q156	Les Clyne
Q157	Andrew Ludlow
Q158	Mrs W Bowden
Q159	Laura Bowles
Q160	Ruth Walker
Q161	Nick Baldwin

Q162	Kurt Rosenfeld
Q163	Alan Boyce
Q164	Rachel Burns
Q165	Ruth Weinberg
Q166	Iain Littlejohn
Q167	antonella scherillo
Q168	Sally Johnson
Q169	Richard Dix
Q170	sarah richens
Q171	ELEANOR BRITTON
Q172	Jutta Weber
Q173	Sandra Huckin
Q174	Rebecca Corn
Q175	I am not willing to share this information
Q176	Vivienne Illingworth
Q177	
Q178	Dr David Mazey
Q179	David Illingworth
Q180	Lynda Wigley
Q181	Sue Hodgson
Q182	Dr A. Wilson
Q183	Jenny Tinson
Q184	Matthew Bates
Q185	john Billingham
Q186	Jenny Hazelden
Q187	Peter Gore
Q188	Mrs E. Clack
Q189	Michael Towndrow
Q190	Hannah Bichard
Q191	Eve Bartholomew
Q192	Stefan Paetow
Q195	Kathy Pearmain
Q196	Felicity Jenkins
Q197	Nicola Wright
Q198	Dr Roger Cox
Q199	Mrs Patricia Summers
Q200	Mark Turner
Q201	Local Person
Q202	J Fabes
Q203	Jonathan Bourbour
Q204	Paul Johnson
Q205	Alistair Buckley
Q206	Eric Dunford
Q207	mervyn j. sollis

Q208	Hester Hand
Q209	Martin Buckland
Q210	Sheena Bell
Q211	Janet Morgan
Q213	Richard Bahu
Q214	E Irving
Q215	Andreas Schneider
Q216	Nicola Titcombe
Q217	Jan Perris
Q218	h g johnson
Q219	Dr John Williams
Q220	Ken Packer
Q221	Howard Spencer
Q222	Peter Jennings
Q223	Diana Matthews
Q224	Susan Ward
Q225	Sally Watson
Q226	K Hodder
Q227	Mrs. M J Burgess
Q228	Jessica Brod
Q229	Virginia Parker
Q230	Monica Littleboy
Q231	David Perrow
Q232	Mr. David Cameron-Young
Q234	Claire McCauley
Q235	Maria Drummond
Q237	Daniel Scharf
Q238	Concerned citizen
Q239	Manfred Brod
Q240	Cicely Bilverstone
Q241	Chris Jones
Q242	LS
Q243	Robert Jones
Q244	Becky Jennings
Q245	Mrs Pat Jones
Q246	Noel Newson
Q249	Lisa Abbott
Q250	Roger Thomas
Q251	Mr Robin Clay
Q253	Sally Adam
Q254	Sue Stevens
Q256	Kate Jones
Q257	Barbara Townsend

Q258	Kim Johnson
Q259	Mark Wilkinson
Q260	Emma Jones
Q261	Arthur
Q262	Mrs Ulyatt
Q263	Mr Neil Harrison
Q265	Eleanor Dangerfield
Q266	Graham
Q267	Sarah Turner
Q269	Rob Alexander
Q270	Bridget Haffenden
Q271	Diana Nicholson