

North Somerset Council  
**Local Development Framework**

Weston Town Centre Area Action Plan  
Preferred Options

**Schedule of Comments from Consultation**

## Weston Town Centre - Preferred Options Responses.

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
-           Kilmartin Property Group  Kilmartin Property Group  1021633/WTCAAPP&O/1	<b>2.1 Planning Policy Framework</b>	By way of context our client's land is allocated as a priority regeneration and redevelopment area under Policy E1/A of the North Somerset Replacement Local Plan and has the benefit of an adopted Supplementary Planning Document (Dolphin Square) to guide future proposals on the site.	Comments noted.
-           North Somerset Primary Care Trust  North Somerset Primary Care Trust  2878657/WTCAAPP&O/1	<b>2.1 Planning Policy Framework</b>	The AAP, refers to social issues such as including generic "deprivation" but does not identify the particular health issues which exist within this area of Weston. We would want to ensure appropriate provision of health care capacity and means of effectively delivering services to the population.  It is vitally important that the AAP does not prejudice or impinge upon existing operations within the area or on plans to improve or	Comments noted. North Somerset Council have had ongoing discussions with North Somerset PCT during the preparation of the AAP and are aware of the issues raised.

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D Crook	<b>2.1 Planning Policy Framework</b>	enhance existing facilities.	
Government Office for the South West			
1017121/WTCAAPP&O/1		Question whether AAP should come before the Core Strategy. Concern over whether the General Policies section is necessary and whether it will repeat Core Strategy policies. As the document stands it would be very challenging to demonstrate that it is deliverable.	The AAP is progressing in parallel with the Core Strategy, but delays to RSS have delayed Core Strategy progress. Further work will be commissioned on deliverability aspects prior to Publication.
D Crook	<b>2.1 Planning Policy Framework</b>		
Government Office for the South West			
1017121/WTCAAPP&O/5		You may be aware that town centre policy is being refined in the emerging PPS4. Whilst this document consolidates, rather than radically alters the policy approach to Town Centres, I would suggest that you double check that the AAP satisfied the requirements of this PPS once published later this year. I can see no mention of the approach the document takes to Climate Change. The level	Comments noted. Full account will be taken of the requirements set out in PPS4. North Somerset Councils Core Strategy policy on affordable housing takes into account viability testing which will obviously apply to Weston town centre.

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D Westbrook	<b>2.1 Planning Policy Framework</b>	of affordable housing proposed will need to be viability tested.	Comments noted.
Natural England  2862209/WTCAAPP&O/1		We would prefer to be reviewing the consultation document within the context of a more advanced Core Strategy. None the less, we find a good deal to welcome within it and, in particular, those policies and proposals aimed at achieving a more sustainable pattern of future development. We are particularly pleased at the recognition afforded biodiversity and the value of green infrastructure in shaping sustainable places.	
A Ordidge	<b>2.1 Planning Policy Framework</b>	SWRDA welcomes the progression of the Area Action Plan for Weston. However, the AAP should progress in tandem with plans for the wider area, particularly the Weston Regeneration Area. This will ensure that a	The whole of Weston-super-Mare is being developed in a strategic and comprehensive manner which is reflected through the Core Strategy policies.
South West of England Regional Development Agency  934337/WTCAAPP&O/10			

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R Bull	<b>2.1 Planning Policy Framework</b>	comprehensive strategic approach to issues such as employment land quantum, locations and phasing is achieved across the town.	
Environment Agency  1020673/WTCAAPP&O/1		The Strategic Flood Risk (SFRA) Level 1 and Level 2 documents are vital to the location of development. For many of the sites in the AAP to come forward essential Flood Infrastructure must be in place to ensure the new development will be protected to the required standard. This should be a key consideration in the phasing and delivery of the AAP.	Comments noted.
Paul Davis	<b>3.1 Area Context</b>	The problem generally with the West of England City Region and with Weston in particular, is that the inadequacies of the transportation network mean that there is no sustainable way of travelling from home in Weston to work in North Bristol, other than using the private car.	Comments noted. The Weston Package Transport Scheme includes measures to improve Worle Railway Station through increased car parking at the station and an improved bus interchange. Also, the Greater Bristol Bus Network is being improved through major scheme bid funding including routes from Weston-super-Mare along the A370 to

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J Ashman Highways Agency 933985/WTCAAPP&O/1	3.1 Area Context	The Agency needs to be satisfied that any proposed development within Weston-super-Mare takes account of the potential impact on the strategic road network (SRN) and in particular on Junction 21 of the M5. The Agency is also keen to ensure that the strategy takes into account the need for closer integration of transport and land use planning.	Bristol. These measures should encourage commuting through more sustainable modes of transport.  The Weston Town Centre Area Action Plan proposed a significant increase in the amount of employment, leisure and retail uses in the town centre. This will help to increase the self-containment of the town by reducing the need for people to commute out of Weston for work or for leisure/retail needs.
C Power English Heritage 2892385/WTCAAPP&O/1	3.1 Area Context	We wish to ensure that Weston-super-Mare's historic environment positively contributes to the regeneration of its centre. This should be underpinned by an understanding of Weston's historic assets and the contribution they provide to its different character areas.	Comments noted.
D Westbrook	3.3 Sustainability Appraisal		

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Natural England	2862209/WTCAAPP&O/2	We welcome the fact that plan production is being informed throughout by a sustainability appraisal process, which we assume will also accommodate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004. We are also aware that the authority is working on a Habitats Regulations Assessment of the emerging plan and trust that final policies and proposals will incorporate any measures necessary to avoid significant adverse effects upon international wildlife sites.	North Somerset Council are producing a Habitats Regulations Assessment to accompany the AAP, and the Publication Document will incorporate specific mitigation measures that will be required on each site to avoid significant adverse effects upon international wildlife sites.
R Bull	<b>3.3 Sustainability Appraisal</b>	In line with PPS25 (Paragraphs 5 and 6) we would recommend ensuring that flood risk is taken into account at all stages, including the consideration of the impacts of climate change. PPS25 is very specific that development should only go ahead where flood risk and the impact of climate change can be managed to ensure it is sustainable.	Comments noted. Flood risk and the impacts of climate change will be considered. A Level 2 SFRA for Weston-super-Mare is being commissioned which will inform in more detail the next stage of the AAP.
Environment Agency	1020673/WTCAAPP&O/2		
D Crook	<b>3.4 Evidence and related projects</b>		

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	Government Office for the South West			
	1017121/WTCAAPP&O/2		Although there are clear links to the Community Strategy, I cannot see any evidence of such links to the LAA and MAA, LTP and the Housing Strategy. It would be helpful to refer to these.	Comments noted.
<b>D</b>	<b>Crook</b>	<b>4.1 Vision</b>		
	Government Office for the South West			
	1017121/WTCAAPP&O/3		There is nothing specific about housing in the Vision which is surprising considering that the AAP is helping to deliver housing and is such an important feature of the overall document. It does say 'more people will live and work in the town centre' but is this enough?	A Vision is an overarching statement of what Weston-super-Mare could become in twenty years time. Reference to specific aims and objectives are covered in the Objectives chapter.
<b>J</b>	<b>Ashman</b>	<b>4.1 Vision</b>		
	Highways Agency			
	933985/WTCAAPP&O/2		The Agency supports the aspirations set out in the vision, particularly having more people working and living in the town centre, as this should reduce the current levels of out-commuting. The Weston Package is being developed, with the support of the Agency, to	Comments noted.

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C Power  English Heritage  2892385/WTCAAPP&O/2	<b>4.1 Vision</b>	provide a public transport network for alternative modes of transport to the private car. We believe that the town centre vision should be at the forefront of promoting this integrated, sustainable transport system.	The Vision clearly states the important role of the towns historic environment. Additionally, section 6.9: Conservation and the Historic Environment provides a historical context to the town and stresses the importance of regeneration through conservation.
- National Grid Holdings National Grid Holdings Property Ltd  1019489/WTCAAPP&O/1	<b>4.1 Vision</b>	NGPHL supports the council's vision for the town centre and the particular focus on enhancing its attractiveness as a "good quality, diverse and year-round shopping and leisure destination". However, NGPHL objects to the council's growth and regeneration strategy for Weston being employment-led,	An employment-led strategy is not contrary to the Vision. The Vision clearly states that more people will be working in the town centre, and this is essential to creating a vital, vibrant and economically bouyant town centre.

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		which is inconsistent with the stated vision above.	
D Westbrook Natural England 2862209/WTCAAPP&O/3	<b>4.1 Vision</b>	In order to capitalise on the natural beauty of the area it will also be necessary to ensure that it is properly conserved for the long term. We recommend the authority consider incorporating a reference to the essential requirement to conserve the natural beauty of the area within the vision.	Comments noted. This suggestion will be considered for the Publication document.
R Boyles -	<b>4.1 Vision</b>	Regent Street traffic flow is terrible, buses are hardly able to pass each other. Traffic from Salisbury Terrace seem to think they have priority over Regent Street plus the parking restricts it to a single lane. There are no shelters from the Old Pier onwards on the seafront and no public toilets, particularly at Prince Consort Gardens.	Comments noted.
B Jenkins -	<b>4.1 Vision</b>		

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995553/WTCAAPP&O/3		Having more shops not too many as there are already plenty closed around Weston. Perhaps a good hotel on the front such as Regents Palace. New or something new different and exciting to take people through Weston with stops on the way to the front and back again. Also a bus service to Weston centre for onward routes by bus or taxis. What are we talking about...mono rail!	Comments noted.
C Willis	<b>4.1 Vision</b>		
2753313/WTCAAPP&O/1		Whilst the plan is admirable in its aspirations, it is weak in terms of the feasibility of implementation. The success of the plan will be dependent on many imponderables including: 1)The ending of the recession and the availability of credit for investment, 2)The effects of climate change on tourism preferences, 3)The cost of it and its affect on shopping habits, 4)Which if any of the current Severn Barrage options is chosen.	Comments noted. Detailed feasibility/viability work is being commissioned for all the preferred options to inform the next stage of the plan.
J Brentnall	<b>5.01 Objective 1</b>		
Ward Solicitors			
1020769/WTCAAPP&O/1		All of the Objectives in Section 5 and the policies relating to retail are supported.	Comments noted and support welcomed.

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- National Grid Holdings National Grid Holdings Property Ltd  1019489/WTCAAPP&O/2	<b>5.01 Objective 1</b>	NGPHL objects to the council's objective to improve the shopping function of Weston being exclusively prioritised in the town centre, as this overlooks the provision made in the adopted NSRLP for 1.2 hectares of retail/leisure use on the operationally surplus part of the gasworks site at Winterstoke Road.	Prioritising retail development within town centres is a national policy objective. It is particularly relevant to Weston-super-Mare where the need for a large amount of comparison retail in the town centre has been identified in order to sustain Weston's position in the sub-regional retail hierarchy. Equally, retail-led redevelopment will act as a major catalyst for town centre regeneration.
- Kilmartin Property Group Kilmartin Property Group  1021633/WTCAAPP&O/2	<b>5.01 Objective 1</b>	Kilmartin support the objective to increase provision of retail and leisure uses within the town centre to reflect identified demand and future growth patterns for the town; however we suggest this objective should be extended to include reference to office accommodation. It is fundamental to a sustainable town centre that a mix of land uses including office space is promoted.	Support noted and welcomed. Objectives 4 and 6 identify that employment uses will form a key part of any mixed use development.
- Kilmartin Property Group	<b>5.02 Objective 2</b>		

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Kilmartin Property Group		Introducing complementary land uses such as leisure and tourism will help to stimulate the economy and attract investment to the centre. Such uses will also provide a number of job opportunities.	Comments noted.
- Kilmartin Property Group Kilmartin Property Group	<b>5.03 Objective 3</b>	High quality urban design is welcomed by Kilmartin, the Dolphin Square complex provides a key link between the retail core and seafront and therefore Kilmartin believes it important this link and redevelopment opportunity is fully recognised within the Preferred Options Review.	Comments noted.
C Power	<b>5.03 Objective 3</b>	We support other objectives, especially Objective 3, in recognising the need to strengthen the connections between the town's commercial centre and the seafront - its primary tourist attraction. The need to be aware of the historic public realm also impinges on the other objectives of the AAP.	Comments noted.

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S P	Parry	<b>5.03 Objective 3</b>		
	Avon Wildlife Trust			
	1045217/WTCAAPP&O/3		There needs to be synergy between this Plan and the North Somerset Draft Policies for Discussion April 2009, consulted on earlier, c.s. Objective 3, the Regeneration of Weston-super-Mare's town centre, which does not mention the promotion of green infrastructure within the town. The Trust considers this to be an omission.	The Core Strategy policies and objectives set out the broad aims and specific priority objectives for the whole district. The AAP provides more detail in terms of specific requirements for the town centre. The promotion of Green Infrastructure is provided through Core Strategy draft policy CS9.
P	Morris	<b>5.04 Objective 4</b>		
	Avon and Somerset Police			
	699553/WTCAAPP&O/2		It would be useful to have an additional bullet point to explain how the town centre will be made a safe place to live, work and visit.	Comment noted.
-	Kilmartin Property Group	<b>5.04 Objective 4</b>		
	Kilmartin Property Group			
	1021633/WTCAAPP&O/5		An increase in residential provision and employment uses in the centre will also help to increase the vibrancy of the centre, which Kilmartin support, again Kilmartin believes Dolphin Square will be an integral role in	Comments noted.

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J Ashman Highways Agency 933985/WTCAAPP&O/3	<b>5.04 Objective 4</b>	delivering the vibrancy and should be identified as a site specific mixed use redevelopment opportunity (this is discussed in more detail below under Policy RC3).	Comments noted. The AAP will try and strike a balance between encouraging the use of more sustainable modes of transport and ensuring there is adequate short stay car parking to attract shoppers to the town to sustain its vitality.
D Crook Government Office for the South West 1017121/WTCAAPP&O/4	<b>5.04 Objective 4</b>	It would be helpful if the objective set how many homes (or a range of numbers) and the level of Affordable Housing provision expected. The bullet points setting out the detail for each	

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		Objective are also somewhat bland with very little localised detail. Many of them could apply to almost anywhere.	Comments noted with regard to specific reference to housing provision and housing numbers will be included in the objective. With regard the second point, all the objectives relate to issues that are locally specific to Weston-super-Mare. The objectives mention the role of the beach, the role of the town as a tourist destination, creating links between the High Street and the Promenade, the boulevard approach to the town and the traffic system around the retail parks, enhancing the gateway area of the town, and strengthening links between the railway station and the High Street. This is all localised detail which applies specifically to Weston-super-Mare.
- National Grid Holdings National Grid Holdings Property Ltd  1019489/WTCAAPP&O/3	<b>5.04 Objective 4</b>	NGPHL welcomes the council's commitment to strengthen the economy of the town centre, but objects to the emphasis being placed on strengthening its role as "an employment, administrative and educational centre".	Comments noted, although these two factors are essentially linked.
C Power	<b>5.05 Objective 5</b>		

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English Heritage	2892385/WTCAAPP&O/3	Objective 5 should provide a more robust vehicle for taking forward the historic environment's role in shaping a higher quality of urban design within the town but we take issue with the term built heritage being referred to. A better description to use in this context would be historic environment which includes archaeology and historic landscapes, not just the built form.	Comments noted and suggested changes will be included in the Publication Document. Reference to archaeology and its importance will also be included in the Publication Document.
- Kilmartin Property Group Kilmartin Property Group	<b>5.05 Objective 5</b>	Dolphin Square is a significant site in Weston town centre. Delivery of this site is a key catalyst to the regeneration of the area. To ensure this is possible, planning policy must seek to attract a variety of land uses to create a vibrant, high quality location.	Agree.
S P Parry	<b>5.05 Objective 5</b>	Avon Wildlife Trust	The suggested wording would be more appropriate contained in a policy. This will be covered within the Core Strategy biodiversity policy which will apply to new development in
1045217/WTCAAPP&O/1			

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J Ashman Highways Agency 933985/WTCAAPP&O/4	<b>5.06 Objective 6</b>	<p>The Trust recommends that Objective 5 would be enhanced if an additional bullet point was added emphasising that biodiversity by design principles should be taken into account in any new developments or redevelopments. This would enable the Council to deliver on biodiversity objectives at the same time as enhancing the public realm and built heritage of the town.</p> <p>The Agency welcomes objectives 4, 6 and 7 which seek to improve public transport infrastructure within the town centre. There is scope however within the objectives to include further reference to the reduction in use of the private car in line with Planning Policy Guidance 13: Transport. The Agency is cautious that the provision of cheap car parking facilities within the town centre will not influence people's travel behaviour in terms of using sustainable modes.</p>	<p>Weston town centre.</p> <p>Comments noted. The AAP will try and strike a balance between encouraging the use of more sustainable modes of transport and ensuring there is adequate short stay car parking to attract shoppers to the town to sustain its vitality.</p>
- National Grid Holdings National Grid Holdings Property Ltd	<b>5.06 Objective 6</b>		

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1019489/WTCAAPP&O/4		NGPHL generally supports this objective, but is concerned that the council's desire to create a business quarter in this area would preclude the viable and beneficial regeneration of the Winterstoke Road gasworks.	The AAP preferred option allocates the Winterstoke Road gas works for 50 residential units and 19,000m2 of office uses. The quantum of residential units allocated on this site should enable a viable development.
- Kilmartin Property Group Kilmartin Property Group	<b>5.06 Objective 6</b>		
1021633/WTCAAPP&O/7		Kilmartin support the aim of improving linkages between the town centre and the surrounding area. However, we wish to understand how you propose for this work to be funded and implemented, when considered against the planning policy context. Circular 05/05 'Planning Obligations' states that and intended to make acceptable development which would otherwise be unacceptable in planning terms and be directly related to the proposed development.	Developer contributions will be sought towards public realm improvements directly related to the proposed development. Details of this will be negotiated at planning application stage, but the AAP identifies a number of specific schemes which contributions may be sought towards if within the vicinity and linked to the proposed development.
- Kilmartin Property Group Kilmartin Property Group	<b>5.07 Objective 7</b>		
1021633/WTCAAPP&O/8		Whilst we support the promotion of public transport as a priority to car use, it is recognised that the motor vehicle will continue to provide an important method of transport	Comments noted. Agree that a car parking strategy for the town centre is required and this is being prepared as part of the evidence base.

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J Ashman Highways Agency 933985/WTCAAPP&O/5	5.07 Objective 7	and appropriate related facilities should be provided, this is specifically targeted to the need for sufficient car parking to service the town centre and the development implications on Carlton Street car park. The AAP should be supported by the appropriate evidence base including a town wide car parking survey/strategy.	Comments noted. The AAP will try and strike a balance between encouraging the use of more sustainable modes of transport and ensuring there is adequate short stay car parking to attract shoppers to the town to sustain its vitality.
- Kilmartin Property Group Kilmartin Property Group 1021633/WTCAAPP&O/9	5.08 Objective 8	A vibrant evening economy can create a balance provision of land uses for both local	Agreed.

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D Westbrook	<b>5.09 Objective 9</b>	residents and tourists. Associated uses should be integrated amongst other commercial uses within the town centre.	
Natural England  2862209/WTCAAPP&O/9		Objective 9 on environment and biodiversity is supported in its entirety. We recommend the addition of a reference to habitat enhancement in the accompanying bullet points to more closely reflect that important element of the objective.	Comments noted. Suggestion will be considered as part of the Publication Document.
S P Parry	<b>5.09 Objective 9</b>	The Trust welcomes the separate Objective 9, but the more detailed bullet points given within this objective need to be more positively phrased to reflect the Council's current and future natural environment policy objectives. Suggested rewording: 2nd bullet point: 'to ensure that proposals enhance areas of nature conservation' and 4th bullet point: 'to ensure that any new development proposals enhance the biodiversity of international, national and local designated sites'.	Comments noted and suggested wording will be included in the Publication Document.
Avon Wildlife Trust  1045217/WTCAAPP&O/2			

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R Bull  Environment Agency  1020673/WTCAAPP&O/3	<b>5.09 Objective 9</b>	<p>We recommend that the first bullet point of Objective 9 is separated as follows:</p> <ul style="list-style-type: none"> <li>- To adopt the sequential approach to managing flood risk within the town centre.</li> <li>- To ensure mitigation measures are in place for all sites within the flood zone. This is so the Sequential Approach is considered initially following the flood hierarchy of PPS25 to avoid risk. Flood mitigation should come as the final step in protecting against flood risk.</li> </ul>	Comments noted. Suggested amendments will be included in the Publication Document.
R Bull  Environment Agency  1020673/WTCAAPP&O/11	<b>5.09 Objective 9</b>	<p>The AAP has little reference to the promotion of SuDs. We would advise the addition of encouraging sustainable drainage systems on site specific options. Sustainable drainage should be a key aspect of achieving Objective 9 and enhancing the environment. This will manage surface and groundwater regimes in a sustainable manner, for any new development. Reference should be made at key development sites to ensure that the AAP strongly integrates its objectives in site development.</p>	Comments noted. Reference to, and the promotion of, Sustainable Urban Drainage on a site specific basis will be included in the Publication Document of the AAP.

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N	Cooke	<b>5.11 Figure 3: Proposals Map</b>		
	The Sovereign Shopping Centre			
	1016897/WTCAAPP&O/1		We feel the document appears to be a list of individual development site opportunities, some of which are unlikely to be delivered either due to poor location or insufficient demand, particularly in the case of office space and that it will not deliver the step change necessary. We are of the view that a more cohesive master plan approach should be adopted that should also consider the area to the north of the Sovereign Shopping Centre, the Winter Gardens, as a potential retail development site.	Comments noted. The option to redevelop north of the Sovereign Centre was not put forward as the Preferred Option as it raised concerns over the loss of open space around Town Square which is valued as an important amenity space in the town centre.
N	Cooke	<b>6.01.0 Retail Supporting Text</b>		
	The Sovereign Shopping Centre			
	1016897/WTCAAPP&O/2			The two key sites identified for major retail-led redevelopment are Dolphin Square and Victoria Square located either end of the High Street. The redevelopment of these sites will expand the High Street and consolidate the retail core. As well as the identified redevelopment

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		<p>The document appears to propose that the much needed retail space referred to in North Somerset Council's own 'Retail and Leisure Study' compiled by Donaldson's in April 2006, be initially spread over three sites as follows: Victoria Square 6,800 sqm, 2011-2016; Dolphin Square 8,000 sqm, 2011- 2016; NCP Car park 7,000 sqm, 2016-2026; total: 21,800sqm. We believe that this would result in fragmentation of the retail offer within the town centre with no distinctive retail core being established.</p>	<p>sites there will also be other opportunities for intensification of retail uses within the existing retail core.</p>
<p>S Townsend</p> <p>Weston Town Centre Partnership</p> <p>2885857/WTCAAPP&amp;O/1</p>	<p><b>6.01.0 Retail Supporting Text</b></p>	<p>The WTCP will continue to resist out of town retail development, however any developments beyond the nucleus of the town centre should have adequate connectivity ie transport links and signage to the town centre. The WTCP also considers that Weston-super-Mare has adequate provision of food retailers with the addition of Waitrose, and that the priority for the town centre should</p>	<p>Comments noted.</p>

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N Cooke	<b>6.01.0 Retail Supporting Text</b>	be leisure and fashion retail.	
The Sovereign Shopping Centre	1016897/WTCAAPP&O/10	Presently due to the less than adequate provision of comparison shopping within the town centre too many residents are regularly having to complete a 50-mile round car journey to visit competing retail destinations. We believe that this out-commuting to shop and unnecessary car journeys could be notably reduced by proving the retail offer that might be expected in a town the size of Weston.	The key aim of the AAP is to increase the retail offer in the town centre for the very reasons put forward.
N Cooke	<b>6.01.0 Retail Supporting Text</b>	Weston has fallen behind most major towns and cities within the region which have themselves already embraced the need to change and who have accepted that major retail development can be the catalyst for a notable improvement in the vitality and	Comments noted.
The Sovereign Shopping Centre	1016897/WTCAAPP&O/12		

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A Ordidge	<b>6.01.0 Retail Supporting Text</b>	vibrancy of the town centre.	Comments noted. Monitoring of the current vacancy rates of retail units shows a significant improvement in the number of units that are now occupied. In April 2009 16% of retail units were vacant and by September 2009 it had fallen to 11%. These signs of recovery indicate that there may be capacity for new retail development within the town without harming the vibrancy and vitality of the towns existing retail offer.
South West of England Regional Development Agency			
934337/WTCAAPP&O/3		The AAPs proposals for focussed retail growth in Weston, principally through town centre retail core redevelopments, are supported by the South West. We note the floor space recommendation of the North Somerset Retail and Leisure Study (2006) but understand that current economic constraints may imply a need to defer the implementation of new retail-led development in order to preserve the vitality and vibrancy of the town's retained retail offer and incumbent businesses therein.	
N Cooke	<b>6.01.2 Policy RT1: Improving the Retail Offer</b>		The area referred to know as Town Square is considered an important and valued amenity
The Sovereign Shopping Centre			
1016897/WTCAAPP&O/6			

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		<p>The area to the north of the Sovereign Shopping Centre, known as Town Square, represents the most logical and commercially viable site to deliver development of the size referred to in the Donaldsons report. The Sovereign Shopping Centre has a long held ambition to extend onto this area and our aim would be to deliver a major space retailer and approximately ten other retail units of the size now being demanded by most of the national high street retailers.</p>	<p>space within the centre of Weston. Other more suitable sites are available for retail development and therefore this site has not been identified for development.</p>
<p>J Brentnall</p> <p>Ward Solicitors</p> <p>1020769/WTCAAPP&amp;O/11</p>	<p><b>6.01.2 Policy RT1: Improving the Retail Offer</b></p>	<p>The remainder of the statements are supported. It is essential that additional retail space outside of the Town Centre continues to be resisted.</p>	<p>Comments noted.</p>
<p>C Power</p>	<p><b>6.01.2 Policy RT1: Improving the Retail Offer</b></p>		

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English Heritage			
2892385/WTCAAPP&O/6		We fully endorse this policy and will continue to resist any proposals like the Tropicana that might undermine the retail hierarchy of the town centre.	Comments noted.
- National Grid Holdings Property Ltd National Grid Holdings Property Ltd	<b>6.01.6 Policy RT3: Weston Retail Parks</b>		
1019489/WTCAAPP&O/5		NGPHL objects to the Council's exclusion of the existing retail/leisure allocation on the gas works site, which adjoins the Weston Retail Park.	Objection noted. The AAP approach is to concentrate retail and leisure uses within the retail core. To retain the retail allocation on the gas works would be contrary to the fundamental aims of the AAP.
R Burrows	<b>6.02.0 Leisure - Supporting Text</b>		
- 939361/WTCAAPP&O/1		Alternative, more sustainable, locations for leisure need to be drawn up.	Comments noted. The AAP promotes a number of sites along the seafront for leisure, uses and leisure uses would also be appropriate on sites within the retail core in line with the sequential approach.
S Ware	<b>6.02.0 Leisure -</b>		

<b>Initials Name Organisation Contributor Reference</b>	<b>Document Section</b>	<b>Comment Summary</b>	<b>Officers Response</b>
-	<b>Supporting Text</b>		
2889057/WTCAAPP&O/1		We need more things to do for the kids and the Tropicana up and running.	Comments noted.
T	Clews	<b>6.02.0 Leisure - Supporting Text</b>	
-			
2889121/WTCAAPP&O/1		Weston-super-Mare needs to be upgraded more for mature persons and family fun.	Comments noted.
V	Pucci	<b>6.02.0 Leisure - Supporting Text</b>	
-			
2889089/WTCAAPP&O/1		Beach lawns could be used for charitable events and add interest to all in season and in permitted winter weather i.e. boot sales with trader and customer fees going to a local charity - Age Concern has very little support. A lot of elderly and infirm persons in Weston and Somerset which could benefit.	Comments noted.
Rose	Freeman	<b>6.02.0 Leisure - Supporting Text</b>	

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
The Theatres Trust  1020641/WTCAAPP&O/1		We were disappointed that this paragraph ignored that fact that you have the Playhouse Theatre which makes a valuable contribution to the leisure offer and evening economy in the town centre. There is also the Blakehay Theatre which is centrally positioned to provide further access leisure and entertainments in the town for residents and visitors.	Comments noted.
Rose Freeman  The Theatres Trust  1020641/WTCAAPP&O/2	<b>6.02.1 Policy L1: Leisure</b>	We request that policies L1 and ENE include the protection and promotion of existing facilities for leisure and cultural uses as these policies only refer to new developments.	Comments noted. This suggestion will be considered for the Publication Stage of the document.
P Morris  Avon and Somerset Police  699553/WTCAAPP&O/3	<b>6.02.1 Policy L1: Leisure</b>	Point iii) of this policy states that the Council will have regard to the impact of proposals in terms of anti-social behaviour and crime. How	

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
		does the Council propose to do this?	Anti-social behaviour and crime are material considerations when considering a planning application and each application will be based on its own merits having regard to the evidence at the time.
D Westbrook  Natural England  2862209/WTCAAPP&O/4	<b>6.02.1 Policy L1: Leisure</b>	The seafront lies adjacent to the Severn Estuary international site and some leisure developments in this location have the potential to impact upon it, for example, through disturbance to birds. We recommend the authority considers the insertion of an additional criterion to the effect that leisure development should not adversely impact upon the Severn Estuary international site.	Comments noted and agreed. The additional criterion will be included in the Publication document.
R Bull  Environment Agency  1020673/WTCAAPP&O/4	<b>6.03.1 Policy T1: New hotel and Tourism Facilities</b>	Locations must be considered in line with PPS25. Caravans and holiday parks are considered highly vulnerable and must not be	This will be considered as part of a planning application under the requirements of PPS25.

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
		located in Flood Zone 3. We should encourage other forms of holiday accommodation based on Annex D of PPS25. Interest around Grand Pier (all in Flood Zone 3). PPS25 will require Sequential and Exception Tests if hotels are located in Flood Zone 3. They must be designed with consideration to flood risk.	
J Brentnall  Ward Solicitors  1020769/WTCAAPP&O/3	<b>6.04.0 Housing - Supporting Text</b>	The proposed increase in number of people living and working within the Town Centre is highly desirable.	Comments noted.
D Ogborne  Wessex Water  1089633/WTCAAPP&O/1	<b>6.04.1 Fig 6: Number of New Residential Units</b>	Wessex Water will want to engage with planners and developers at the earliest opportunity to agree a foul and surface water drainage strategy to serve these proposed sites. Redevelopment sites will offer opportunities to remove surface water flows from foul systems, which will reduce sewer flooding and improve water quality. In	Comments noted.

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
		particular Wessex Water will want to safeguard any strategic sewer routes if these are affected by future development.	
- Avoncrest Developments  Avoncrest Developments  1001441/WTCAAPP&O/1	<b>6.04.1 Fig 6: Number of New Residential Units</b>	The Avoncrest site (GW7) is available immediately and could deliver housing for the period 2011-2016 rather than 2016-2026 as indicated in the table at Figure 6.	Figure 27 shows the Avoncrest site in phases 2011 - 2026. The Council recognise that it is a vacant site in a prominent location, but remediation issues associated with the redevelopment of the site are an obvious constraint.
Paul Davis  Persimmon Homes  2525857/WTCAAPP&O/5	<b>6.04.1 Fig 6: Number of New Residential Units</b>	Government defined large sites as 10 or more units. Under that definition all the sites listed in Figure 6 would be covered by this Large Site Policy for the whole of Weston-super-Mare, although it is clear from other parts of the AAP that they are not intended to be. If they are not, it creates an inconsistent two tier approach to residential development in Weston-super-Mare in favour of the Town Centre sites over the	

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
		Regeneration Area sites, to which we object.	The question is one of consistency between the employment-led approach taken in the Weston Town Centre Area Action Plan (WTCAAP) towards the development of large sites and that of Policy CS30 of the Core Strategy Consultation Draft. Large sites across the Weston urban area as a whole will be expected to increase self-containment; the detailed approach will be dependant upon site characteristics and viability testing. Within the WTCAAP area this is primarily on the basis of mixed use redevelopment opportunities. At the urban extension there is more opportunity to sequence development to ensure that the Regional Spatial Strategy employment-led requirement is delivered; the detailed mechanisms for how this is achieved will be subject to viability testing.
Paul Davis  Persimmon Homes  2525857/WTCAAPP&O/6	<b>6.04.3 Policy H1: Housing Development</b>	Notwithstanding the justification that residential sites in the Town Centre do not have restrictions, because they contribute to regeneration and are enabling development, if it is not appropriate to link them directly to employment provision, should they be directly	The preferred option for each site is for an allocation for a mix of uses which ensures that the provision of vital town centre uses is met contributing to the towns regeneration.

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
		linked to the provision of other uses on the same site, which contribute to the mix? This would at least ensure that the provision of other vital uses in the Town Centre is met equally contributing to regeneration.	
Paul Davis  Persimmon Homes  2525857/WTCAAPP&O/2	<b>6.04.3 Policy H1: Housing Development</b>	A two tier approach to residential is emerging in Weston where sites in the Town Centre are treated differently to sites elsewhere in the town, particularly those in the Weston Regeneration Area.	It is not a two tier approach - employment-led regeneration is a key objective, but there may be different approaches depending upon site characteristics and viability testing. The majority of sites within the Weston Town Centre Area Action Plan will consist of comprehensive mixed use developments which will result in a mix of employment and residential development on each site. The AAP states that the balance of residential units to jobs will be monitored for the whole AAP area to ensure that the imbalance of jobs to houses is not exacerbated through the town's regeneration strategy.
R Bull  Environment Agency	<b>6.04.3 Policy H1: Housing Development</b>		



Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
- National Grid Holdings Property Ltd National Grid Holdings Property Ltd	<b>6.04.5 Policy H2: Housing Mix</b>	<p>We consider the introduction of the Lifetime Homes Concept should be supplemented and monitored through building regulations and the Code for Sustainable Homes, rather than through a formal Planning Policy in a Core Strategy, or AAP. It might be appropriate to promote a strategy of adaption, develop a register and consider how the Authority could work towards Lifetime Homes Standards implemented through Building Regulations, rather than imposing them from the out set in a Planning Policy.</p>	<p>requirement for the amount of homes designed to Lifetime Homes Standards in order to ensure that Lifetimes Homes are incorporated into new developments from the outset. Not to identify a target would fail to contribute towards meeting the government target of all homes built to a Lifetime Homes Standard by 2013.</p>
1019489/WTCAAPP&O/7		<p>NGPHL objects to the policy in the absence of any explicit recognition that the stated affordable housing and lifetime homes standard percentages may need to be the</p>	

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
		subject of negotiation if an applicant is able to demonstrate that there are convincing viability reasons for doing so.	The affordable housing level is set as a target within the Core Strategy. The capacity of a site to deliver a level of affordable housing that can be supported financially will be determined by individual site viability analysis. This analysis will take into consideration existing use values, as well as other site specific factors. The assessment will be made having regard to the residual land value once the cost of development has been deducted. There is no upper limit to the potential affordable housing provision or contribution, but a benchmark of 30% will be sought as a starting point. This benchmark is aimed at meeting local need.
- McCarthy & Stone Retirement McCarthy & Stone Retirement Lifestyles Ltd	<b>6.04.5 Policy H2: Housing Mix</b>	Would like to see sites allocated specifically for elderly persons accommodation. Object to the level of affordable housing required as it is too high and may result in the regeneration/redevelopment of sites being unviable.	Comments noted. Provision of elderly accommodation will be addressed through the Councils Core Strategy. The affordable housing level is set as a target within the Core Strategy. The capacity of a site to deliver a level of affordable housing that can be



Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
		floor units.	
P Yeates	<b>6.04.5 Policy H2: Housing Mix</b>		
Housing Team - North Somerset Council			
833217/WTCAAPP&O/3		There is no mention anywhere of the Empty Property Strategy. I think it's worth mentioning, as it talks about making best use of housing stock and our efforts to bring problematic empty homes back into use.	Comments noted.
A Ordidge	<b>6.05.0 Employment - Supporting Text</b>		
South West of England Regional Development Agency			
934337/WTCAAPP&O/1		Both the overarching and site-specific policies set out in the AAP propose a net increase of at least 80,000sqm of office space within Weston's Town Centre Area, especially within the Gateway Area. The Council should be satisfied that this level of office space within the town centre will complement plans for the mixed use urban extension to the east of Weston, of which office development will be an important component.	Comments noted. North Somerset Council is committed to the employment-led approach to development in Weston-super-Mare and believes that the allocation of land for office development within the gateway area next to the train station is the logical location for office development and will significantly contribute to the regeneration objectives of the town. The Council believes that this office allocation will complement the B use allocation within

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
A Ordidge  South West of England Regional Development Agency  934337/WTCAAPP&O/4	<b>6.05.0 Employment - Supporting Text</b>	The spatial annex to the RES identifies the need to support existing and new businesses in Weston to ensure high start up and survival rates. The South West RDA would therefore welcome the principle of Business Improvement Districts (BID) for Weston Town Centre where they would help to attract, and better serve the needs, of new or growing businesses. Whilst we would be unlikely to provide any financial support for a BID, we endorse the concept where it would be of value to businesses.	Weston Urban Extension, as it is offering the potential for higher density office premises in the town centre location, as opposed to a business park setting which is more likely to emerge in the urban extension.  The employment policy within the AAP requires developers and partners to invest in supporting the development and setting up of a Business Improvement District covering the town centre.
Paul Davis  Persimmon Homes	<b>6.05.1 Policy E1: Employment</b>		



Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
S P Parry	<b>6.06.01 Character</b>	to play within green infrastructure provision within the centre. It is disappointing that the strategy on page 43 does not see greater and more permeable linkages between the sea front and the rest of the town although it is accepted that this is explored in other parts of the AAP.	The planning application process would require that the necessary surveys were undertaken on these sites.
Avon Wildlife Trust		Para 6.6.2 second bullet point refers to 'significant brownfield sites provide opportunities for new developments...' Brownfield sites can hold important biodiversity interest, so the Trust expects that these would be checked and surveys undertaken on relevant sites before any development takes place.	
1045217/WTCAAPP&O/4			
A Ordidge	<b>6.06.02 Achieving Connections and Links</b>	The RES Delivery Framework and West of England Joint Local Transport Plan (2006) both promote increased use of public	Comments noted and agreed.
South West of England Regional Development Agency			
934337/WTCAAPP&O/2			

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
		transport, walking and cycling in the region's largest cities and towns. Given the proximity of proposed employment opportunities at Weston's Gateway Area and along the A370 corridor to existing residential accommodation, especially immediately north; there may be opportunities to promote improved connectivity and enhance pedestrian and cycle links.	
M Clews -	<b>6.06.04 Creating a Vibrant and High Quality Public Realm</b>		
2887873/WTCAAPP&O/1		Silica looked desperate and sad. Could be made spectacular - the talk of the west with the right approach.	Comments noted.
P Morris  Avon and Somerset Police	<b>6.06.05 Secured by Design</b>		
699553/WTCAAPP&O/1			Comments noted. The Core Strategy does contain a policy relating to Designing out Crime which will apply to any development within Weston town centre. Amendments to the Secure by Design section will be

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
		<p>Depending on the policy/wording in the Core Strategy this section could be called "Designing Out Crime". If the Core Strategy policy covers this issue, then specific reference to Secured by Design is all that is needed in the AAP. The wording on this section needs to be tightened up to make it compulsory for all development within the AAP area to meet Secured by Design standards.</p>	<p>incorporated into the Publication Document.</p>
<p>J Ashman</p> <p>Highways Agency</p> <p>933985/WTCAAPP&amp;O/6</p>	<p><b>6.06.07 Pedestrian and Cycling Improvements</b></p>	<p>Although the Agency is encouraged to see promotion of improved linkages within the town and pedestrian and cycle links within this section of the document, it is recommended that more focus is given to setting out of transport related policies. A Transport Strategy should be set out clearly and specifically within this section of the document, seeking an easily accessible town centre which discourages unnecessary traffic on the network.</p>	<p>Figure 7 within the AAP provides a table of land uses and proposed floorspace figures for all the priority sites identified in the town centre. Comments about the need for a specific transport related policy are noted and will be considered for the Publication stage of the document.</p>
<p>D Westbrook</p>	<p><b>6.06.09 Green Infrastructure</b></p>		

<b>Initials</b>	<b>Name</b>	<b>Document Section</b>	<b>Comment Summary</b>	<b>Officers Response</b>
	Natural England			
	2862209/WTCAAPP&O/5		The inclusion of the section on green infrastructure is most welcome. We recommend the authority consider whether there is more scope to translate this section into the policy content of the plan. We also recommend the authority include reference to the Accessible Natural Greenspace Standards within the plan and considers the extent to which individual policies and proposals can contribute towards meeting them.	The North Somerset Core Strategy consultation draft contains a generic policy on Green Infrastructure which will apply to development within Weston Town Centre. Therefore, it is not felt necessary to repeat the policy within the AAP.
S P	Parry	<b>6.06.09 Green Infrastructure</b>		
	Avon Wildlife Trust			
	1045217/WTCAAPP&O/5		The Trust welcomes the Green Infrastructure policy and suggests a policy of planting native species and new or extending landscaping to enhance biodiversity. The North Somerset Draft policies for Discussion April 2009 consulted on earlier suggest that any new development should have a percentage of GI included as part of its infrastructure. The Trust supports this and recommends that this policy should also be included in the AAP.	The Core Strategy policies on Green Infrastructure will apply to Weston town centre and therefore do not need to be repeated in the AAP.
R	Bull	<b>6.06.09 Green Infrastructure</b>		

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
Environment Agency  1020673/WTCAAPP&O/6		Green Infrastructure is considered important in the management of flood risk. It has vital elements that tie into Objective 9 including, acting as green corridors, natural resources, enhance environment for wildlife and people, and also reducing flood risk. Functional Green Space such as sustainable urban drainage systems, green roofs and flood storage areas help contribute to reduced flood risk and integrated flood risk management.	Comments noted.
C Power  English Heritage  2892385/WTCAAPP&O/8	<b>6.06.11 Policy TBS1: Tall Buildings and Structures Policy</b>	We welcome the inclusion of this policy within the AAP. The recent spate of planning proposals for tall buildings and structures in and around the seafront has indicated the need for a strategic overview of what is acceptable in terms of height within this sensitive part of the town. Detail amendments to policy text have been suggested. It may also be helpful to consider producing a more detailed policy statement/SPD on tall buildings in Weston-super-Mare in the future.	Comments noted. Suggested amendments will be incorporated into the Publication Document.

<b>Initials</b>	<b>Name</b>	<b>Document Section</b>	<b>Comment Summary</b>	<b>Officers Response</b>
R	Burrows	<b>6.06.11 Policy TBS1: Tall Buildings and Structures Policy</b>		
-				
939361/WTCAAPP&O/2			Storey Heights - I would be much happier to see buildings judged more strictly on their architecture merits than the dross that has been allowed to dilute the historic core of Weston. In addition to architectural quality, good urban design and placemaking must also be given equal weight so that we don't have one or the other.	Policy TBS1 provides detail on where and when tall buildings may be acceptable in Weston town centre and the policy stresses the importance of exceptional high quality design which enhances the seafront and townscape setting. The policy provides a list of criteria that any scheme for a tall building should be assessed against as part of the planning application process.
R	Burrows	<b>6.06.16 Weston Package Phase 1</b>		
-				
939361/WTCAAPP&O/3			Stop wasting money on tinkering with the road network. What is needed is more permeability and connectivity. More widening, traffic control measures only encourage two things: faster traffic speeds and the traffic management is in itself is unsustainable.	Comments noted.
Paul	Davis	<b>6.06.16 Weston Package Phase 1</b>		

<b>Initials</b>	<b>Name</b>	<b>Document Section</b>	<b>Comment Summary</b>	<b>Officers Response</b>
<p>Persimmon Homes</p> <p>2525857/WTCAAPP&amp;O/9</p>				
			We welcome the initiative in relation to the Weston Package.	Comments noted.
A	Ordidge	<b>6.07.0 Parking - Supporting Text</b>		
<p>South West of England Regional Development Agency</p> <p>934337/WTCAAPP&amp;O/5</p>				
			The AAP expresses the need for a more efficient approach to the provision of car parking facilities in Weston; and the need to provide short-stay facilities commensurate with new and more intensive town centre leisure and retail development. The South West RDA supports these values and would welcome the provision of cycle parking facilities that surpass minimum standards.	Comments noted.
A	Ordidge	<b>6.07.2 Park and Ride Text</b>		
<p>South West of England Regional Development Agency</p> <p>934337/WTCAAPP&amp;O/6</p>				
				Comments noted. The viability of a Park and Ride is dependent on restrictions on town

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
P Carr	<b>6.07.2 Park and Ride Text</b>	Viability issues associated with the implementation of Park and Ride options are also noted. It is understood from the AAP that those issues may ease with the redevelopment of Locking Road car park. At that point, and in line within the West of England Joint Local Transport Plan's discouragement of long-stay parking in Weston, the South West RDA would support a park and ride solution.	centre parking.
1020737/WTCAAPP&O/2	<b>6.07.2 Park and Ride Text</b>	An item not considered in the Action Plan, is provision of a bus station. A facility enjoyed by neighbouring towns, and which could be used to accommodate the current Locking Road car park, bus and coach stop, also the bus stops scattered around the town centre, particularly the longer distance services to Bristol, Wells, etc, where the bus shelters are inadequate, and for the future as a terminus or dropping off point for the proposed park and ride facility.	There is currently no demand from the bus companies for a dedicated bus station.
Paul Davis	<b>6.07.2 Park and Ride Text</b>		

<b>Initials Name Organisation Contributor Reference</b>	<b>Document Section</b>	<b>Comment Summary</b>	<b>Officers Response</b>
Persimmon Homes  2525857/WTCAAPP&O/10		A policy for Park and Ride needs to be considered on a Town Wide basis and should not just be restricted to the Town Centre Plan. It is likely a site for a Park and Ride will be outside the centre. As well as considering summer provision, there might be possibilities of considering weekend provision by making use of parking provision at out of centre employment parks in the Regeneration Area.	A Park and Ride site is being considered as part of the Weston Urban Extension. However, the town centre parking strategy significantly impacts the viability of the Park and Ride and therefore it needs to be considered in this context.
B  -	Jenkins  <b>6.07.2 Park and Ride Text</b>		
995553/WTCAAPP&O/1		I do not believe you are planning our town centre without first how people are going to get there trouble free in comfort hassle free and enjoyable. The answer is Park and Ride and Monorail ref 99555 3/cs180.	A Park and Ride has been identified as a longer term option for the town.
P  Avon and Somerset Police	Morris  <b>6.07.3 Policy CP1: Car Parking</b>		
699553/WTCAAPP&O/5		There is a current problem in Weston with on street car crime so any opportunity to enable	Comments noted. Amendments will be included in the Publication Document.

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
		<p>off street secure vehicle parking would be welcomed. Rephrase this policy to include reference to the Safer Car parks Scheme Standard. This is assessed by Avon and Somerset Constabulary and a "Park Mark" award is given to car parks that meet the standards.</p>	
<p>R Bull</p> <p>Environment Agency</p> <p>1020673/WTCAAPP&amp;O/10</p>	<p><b>6.08.0 Flood Risk - Supporting Text</b></p>	<p>For all sites within Flood Zone 3 the AAP should highlight that a site specific Flood Risk Assessment (FRA) will be required in line with PPS25.</p>	<p>Comments noted. This requirement will be included in policy FR1 of the Publication Document.</p>
<p>R Bull</p> <p>Environment Agency</p> <p>1020673/WTCAAPP&amp;O/9</p>	<p><b>6.08.0 Flood Risk - Supporting Text</b></p>	<p>Decision makers at the AAP stage should use the available information such as the SFRA to locate development in respect of its flood risk and vulnerability. Where possible, more vulnerable development should be aimed at lower risk areas.</p>	<p>North Somerset Council is commissioning a Level 2 SFRA for Weston-super-Mare. This will be used to inform the next stage of the AAP.</p>
<p>R Bull</p>	<p><b>6.08.0 Flood Risk -</b></p>		

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
<b>Supporting Text</b>			
Environment Agency  1020673/WTCAAPP&O/7		This section only refers to tidal flooding. All forms of flood risk (see Annex C of PPS25) should be referred to in this section, certainly including fluvial and surface water flood risk. We would also strongly recommend that the section includes reference to the consideration for climate change and sea level rise.	Comments noted. Weston town centre is most at risk from tidal flooding. However, reference to other forms of flood risk will be included in this section, as suggested. The AAP identifies that fluvial flooding is a risk at the Wyvern school site.
R Bull	<b>6.08.1 Policy FR1: Flood Risk</b>		
Environment Agency  1020673/WTCAAPP&O/8		We do not agree that the areas that benefit from protection can be treated as Flood Zone 2. If a site falls within Flood Zone 3 it must be considered as Flood Zone 3 (at risk in a 1 in 200 year event), if it is well defended the significant risk can be considered to be less but the recognition of risk from breach, although very small, must be included. Therefore we disagree with Policy FR1.	Appropriate amendments to the document will be made to clarify this issue.
P Yeates	<b>6.09.0 Conservation - Supporting Text</b>		

<b>Initials</b>	<b>Name</b>	<b>Document Section</b>	<b>Comment Summary</b>	<b>Officers Response</b>
<p>Housing Team - North Somerset Council</p>				
		833217/WTCAAPP&O/2	English Heritage funding to fund repairs to properties in the Beach Lawns area may be available.	Comments noted.
Paul	Davis	<b>6.09.2 Policy CHE1: Conservation and the Historic Environment</b>		
<p>Persimmon Homes</p>				
		2525857/WTCAAPP&O/11	We assume that the cross reference to Local Plan Policies will be replaced with a cross reference to Core Strategy Policies.	Correct.
P	Morris	<b>6.10.3 Policy ED1: Education</b>		
<p>Avon and Somerset Police</p>				
		699553/WTCAAPP&O/4	Education facilities need specific reference to meeting Secured by Design standards as they are particularly vulnerable to break ins.	Comments noted.
M	Clews	<b>6.11.0 Evening and Night-time Economy - Supporting Text</b>		

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
-			
2887873/WTCAAPP&O/3		Streets need clearing of drunkenness and drugs please to be safe for OAP's and all alike.	Comments noted.
R	Burrows	<b>6.11.1 Policy ENE1: Evening and Night-time Economy</b>	
-			
939361/WTCAAPP&O/4		You could do better by identifying areas that could be cultural quarters only, i.e. cafes, bistros, non alcoholic venues or ones that are more intolerant of drunks. This may be difficult but Regent Street is a no go to some people due to the amount of drunken louts and it is a shame that by the playhouse the same is in existence. It is interesting to see the dynamic that Regent Street is by far the rowdier end of town and that north of the high street and south parade seems more mature.	Comments noted.
J	Ashman	<b>7.01.0 Key Areas of Change - Background Text</b>	
Highways Agency			
933985/WTCAAPP&O/7			Comments noted. Transport assessments and

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
N Cooke	<b>7.01.0 Key Areas of Change - Background Text</b>	Where applications are forthcoming for development, the Agency requires such proposals to be accompanied by a robust transport assessment including a travel plan. Such assessments must take account of the GTA and identify where necessary an appropriate range of mitigation measures.	travel plans will be required as part of the planning application process.
The Sovereign Shopping Centre  1016897/WTCAAPP&O/11	<b>7.01.0 Key Areas of Change - Background Text</b>	As mentioned before we believe that a master plan for the town centre should be drawn up which clearly focuses on the needs and future needs of residents. Major retail and leisure development on the sites we have suggested above is urgently required.	Comments noted.
S P Parry	<b>7.01.0 Key Areas of Change - Background Text</b>	Avon Wildlife Trust	Comments noted. Again, this is covered by
1045217/WTCAAPP&O/6	<b>7.01.0 Key Areas of Change - Background Text</b>	Avon Wildlife Trust	Comments noted. Again, this is covered by

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
Paul Davis	<b>7.01.0 Key Areas of Change - Background Text</b>	The Trust proposes that in any new developments, measures are incorporated which enhance the biodiversity of the design, promoting 'biodiversity by design principles' including SUDS, green roofs, solar panels and insulation as well as more strategic green infrastructure.	Core Strategy policies.
Persimmon Homes  2525857/WTCAAPP&O/16	<b>7.01.0 Key Areas of Change - Background Text</b>	Policies SF2, RC2, RC3, RC5, GW2, GW4, GW5, GW6 and GW7 We object to all of the above policies on the basis that they are contrary to emerging Core Strategy Policy relating to Weston-super-Mare generally, which requires that large sites proposed for residential development must either provide on-site employment opportunities or, where this is not appropriate, off-site contributions.	The Core Strategy policy requiring that large sites proposed for residential development must provide on-site employment opportunities or off-site contributions applies to the whole of Weston. The AAP sets out the specific approach to be taken in respect of allocated sites.
C Power  English Heritage	<b>7.01.1 Seafront Key Objectives</b>		

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
2892385/WTCAAPP&O/9		English Heritage's primary interest lies within the area incorporated in Beach Lawns and Birnbeck Conservation Areas. We welcome the recognition of the significance of these areas within the draft AAP.	Comments noted.
R Bull	<b>7.02.0 Seafont - Supporting Text</b>		
Environment Agency			
1020673/WTCAAPP&O/12		Figure 14 summarises the key evidence for the seafont area, however does not include the SFRA Level 1 and 2 which should be a key document in the location and design of new development.	Comments noted. These documents will be included in the key evidence within the Publication Document.
- CNM Estates	<b>7.02.03 Policy SF1: Seafont</b>		
CNM Estates			
2884257/WTCAAPP&O/1		In light of the on-going discussions between CNM and the council about the Royal Pier Hotel, we make the following suggestions: Policy SF1 Given the significant number of new homes that have to be located in the Weston urban area, it would be prudent to acknowledge the opportunity to accommodate a number of these on specific sites within the Seafont including the Royal Pier Hotel.	The AAP states that residential development would be acceptable as part of the redevelopment of the Royal Pier Hotel.

<b>Initials</b>	<b>Name</b>	<b>Document Section</b>	<b>Comment Summary</b>	<b>Officers Response</b>
D	Westbrook	<b>7.02.03 Policy SF1: Seafront</b>		
	Natural England			
	2862209/WTCAAPP&O/6		The seafront lies adjacent to the Severn Estuary international site and, as indicated earlier, some developments in this location have the potential to impact upon it. We welcome the requirement for development to make a positive contribution to the existing built environment and coastal setting but would also recommend the authority consider the insertion of additional working to make clear that development should not adversely impact upon the Severn Estuary international site.	Comments noted. Additional wording will be included in the publication document.
L	Orme	<b>7.02.03 Policy SF1: Seafront</b>		
	-			
	2782465/WTCAAPP&O/1		The plans for the seafront are inaccurate and misleading. They should include completely the proposed development of the Tropicana, and the full extent of the area that the council have already granted planning permission for to Henry Boot and this same area should be marked on all their plans.	The Preferred Options document depicts the current foot print of the existing Tropicana building rather than the larger footprint of the scheme that was granted planning permission in October. This is because the Area Action Plan is a long term planning policy document which needs to be flexible enough to adapt to changing circumstances on each site. As the

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
			<p>planning permission granted for Tropicana in 2008 has not yet been implemented, it would be premature to depict that footprint in the Area Action Plan. The Preferred Option for development for a leisure use on this site is in line with the broader strategy for the town to concentrate leisure uses along the seafront and within the retail core area.</p>
<p>D Westbrook</p> <p>Natural England</p> <p>2862209/WTCAAPP&amp;O/7</p>	<p><b>7.02.07 Birnbeck Island - Description/Issues</b></p>	<p>The Birnbeck site occupies a prominent location in relation to the Severn Estuary international site. It is a known roosting area for purple sandpipers.</p> <p>We are unclear at the present time as to whether re-development of Birnbeck Island and environs would entail adverse effects but that is a risk that we believe should be guarded against and recommend the inclusion of the Severn Estuary international site amongst the list of constraints.</p>	<p>Comments noted and agreed. An additional bullet point with be added to the Preferred Option in the Publication Document to this effect.</p>
<p>- CNM Estates</p> <p>CNM Estates</p>	<p><b>7.02.07 Birnbeck Island - Description/Issues</b></p>		



Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
		<p>While promoting alternative transport modes to vehicles is important, for any major development it is vital that its impact on existing communities, the environment and infrastructure are properly considered to ensure it is sustainable and accords with land use planning and transport policies. The impact on nearby Kewstoke must also be considered.</p>	<p>would have to be submitted with any major application in this area.</p>
<p>- CNM Estates</p> <p>CNM Estates</p> <p>2884257/WTCAAPP&amp;O/2</p>	<p><b>7.02.08 Birnbeck Island - Preferred Option</b></p>	<p>Individual sites that come forward for development will be supported by the council provided the development does not compromise the ability for the wider plans to be implemented. In addition, proposals will be assessed against the normal development control criteria including design, heritage, car parking and residential amenity. The Royal Pier Hotel site offers such an opportunity.</p>	<p>Comments noted.</p>
<p>S Townsend</p>	<p><b>7.02.08 Birnbeck Island - Preferred Option</b></p>		

<b>Initials</b>	<b>Name</b>	<b>Document Section</b>	<b>Comment Summary</b>	<b>Officers Response</b>
	Weston Town Centre Partnership			
	2885857/WTCAAPP&O/2		WTCP support the proposals for the Pier.	Comments noted.
<b>C</b>	Willis	<b>7.02.08 Birnbeck Island - Preferred Option</b>		
	-			
	2753313/WTCAAPP&O/2		SF2 Birnbeck Island. I see no prospect of this site being improved - with or without onshore development. The recent fire at the Royal Pier Hotel has created an even bigger eyesore and limited redevelopment here is desirable. But the Prince Consort Gardens must remain sacrosanct. The little used Maderia car park could be used for coach parking.	Comments noted. The AAP proposes retaining and enhancing Prince Consort Gardens.
<b>J</b>	Brentnall	<b>7.02.08 Birnbeck Island - Preferred Option</b>		
	Ward Solicitors			
	1020769/WTCAAPP&O/5		Reference should be made in the statement to linkage to the Town Centre.	The Preferred Option states that there should be "Strong links between the island and the Retail Core to ensure the activity created at Birnbeck Island and surrounding sites benefits the town centre and visa versa".
<b>R</b>	Pollock	<b>7.02.08 Birnbeck Island</b>		

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
-	<b>- Preferred Option</b>	Create a development that is both visually pleasing and financially viable. An upmarket casino complete with helipad to facilitate the "high rollers" who will be attracted to this facility. The grand but rundown hotels nearby could be refurbished to accommodate the affluent visitors.	Comments noted. The preferred option identifies that leisure uses would be acceptable on this site. A casino would be considered to be a leisure use.
R Bull	<b>7.02.08 Birnbeck Island - Preferred Option</b>	Whilst Birnbeck Island is not shown in Flood Zone 3, we are concerned over the flood risk at this location. We have reservations about the preferred options for Birnbeck Pier due to the proposals for more vulnerable development (hotels, residential etc). We strongly advise that the AAP stipulate that a comprehensive Flood Risk Assessment (FRA) is undertaken for any development on Birnbeck Island which thoroughly assesses safety including access and egress during a storm/flood event.	Comments noted. The requirement that a comprehensive FRA is undertaken for any development on this site, will be included in the preferred option in the Publication Document.
Environment Agency			
1020673/WTCAAPP&O/13			
Paul Davis	<b>7.02.08 Birnbeck Island</b>		

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
<b>- Preferred Option</b>			
Persimmon Homes			
2525857/WTCAAPP&O/12		If the overarching objectives for the seafront area is that redevelopment sites will be allocated primarily for recreation uses, we object to the proposal in SF2 for additional residential numbers as part of the redevelopment of other sites and specifically the Royal Pier Hotel, which should be redeveloped primarily for leisure and recreation uses.	Comments noted. The primary uses on these sites will be leisure/tourist related uses, but an element of residential development may be necessary to make certain schemes viable, particularly Birnbeck Pier which is a notoriously difficult site to develop.
-	CNM Estates	<b>7.02.09 Birnbeck Island - Delivery of the Preferred Option</b>	
CNM Estates			
2884257/WTCAAPP&O/4		Whilst it is acknowledged that restoration of the Pier would be a significant benefit to Weston, any financial contributions sought toward this via S106 Agreements must accord with the tests set out in Circular 05/05.	Comments noted.
R	Burrows	<b>7.02.10 Birnbeck Island - Alternatives</b>	
-			



Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
R Burrows	<b>7.02.17 Melrose Car Park - Alternatives</b>	that a flood warning and evacuation plan is specified in the AAP document and requested for development within flood zone 3. We would recommend having a Weston-super-Mare Flood Warning and Evacuation plan for specific developments to comply with.	
939361/WTCAAPP&O/9		<p>The views across the bay from Royal Crescent and surrounding properties do not need to be protected, there is no planning law on a right to a view, look at the huge contradiction when permission was granted for the tropicana and the impact on the views of all the properties that will have wiped out!</p> <p>This eyesore site should be redeveloped.</p>	The AAP proposes retaining Melrose Car Park for car parking to cater for potential increase in visitor numbers due to the regeneration of this end of the seafront.
S Varley	<b>7.02.17 Melrose Car Park - Alternatives</b>	Please note that Children and Young Peoples Services would not be happy to re-build Christchurch on its existing site. This has	Comments noted. Further discussions with CYPS will take place prior to the next stage of the AAP.
North Somerset Council			
389377/WTCAAPP&O/1			

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
		<p>never been our desire - we need a new site. We have asked for sites such as Melrose Car park or another 2ha site. I would like this objection officially recorded please. We also may need extra school places in the future to meet new housing demands, dependent on the yield and type of property.</p>	
<p>D Crook</p> <p>Government Office for the South West</p> <p>1017121/WTCAAPP&amp;O/6</p>	<p><b>7.02.21 Grand Pier - Preferred Option</b></p>	<p>I question the logic of including the Grand Pier as an Option (see page 77). Work has begun and, whilst NSC explain that it has been included for 'completeness', it seems misleading to suggest that there are options. This could be mentioned elsewhere in the document and I assume by the publication/submission stage of significant proportion of the work will have been completed.</p>	<p>Comments noted.</p>
<p>S Townsend</p> <p>Weston Town Centre Partnership</p>	<p><b>7.02.21 Grand Pier - Preferred Option</b></p>		

<b>Initials</b>	<b>Name</b>	<b>Document Section</b>	<b>Comment Summary</b>	<b>Officers Response</b>
			2885857/WTCAAPP&O/4	WTCP support redevelopment. Comments noted.
C	Willis	<b>7.02.21 Grand Pier - Preferred Option</b>		
			2753313/WTCAAPP&O/3	SF4 Grand Pier. I presume this will be rebuilt as approved. Yes.
J	Brentnall	<b>7.02.26 Tropicana - Description/Issues</b>		
			Ward Solicitors	
			1020769/WTCAAPP&O/6	The statement should specifically refer to retail being ancillary to the leisure use. It is essential that this site be developed. Alternative 1 is not financially viable and Alternative 2 would be a disaster for the towns tourist businesses. The Preferred Option for this site states " a small element of retail if ancillary to leisure uses".
C	Willis	<b>7.02.27 Tropicana - Preferred Option</b>		
			2753313/WTCAAPP&O/4	The current scheme is unpopular with the public and I see no prospect of it being developed as approved. The recession has made the prospects worse. I have long Comments noted.

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
B Jenkins	<b>7.02.27 Tropicana - Preferred Option</b>	favoured razing the site and keeping it as a beach facility. Many of the proposed facilities would be more appropriate in the town centre location.	The preferred option for this site states that retail should be ancillary to leisure uses.
-		The Tropicana should be used only for leisure activities not more shops etc to compete with shops already here plus the new shops you are planning. Lets make Weston an interesting town to visit not another town of shops and cafes something that will still be an attraction in 50 years time like the pier and a mono rail.	
S Townsend	<b>7.02.27 Tropicana - Preferred Option</b>	WTCP supports redevelopment but needs connectivity with the town centre. Small element of retail must be leisure use. WTCP strongly opposes return of site to beach.	The preferred option identifies that development proposals should provide for strong links from the site to the retail core.
Weston Town Centre Partnership			
2885857/WTCAAPP&O/5			
J Aris	<b>7.02.27 Tropicana -</b>		

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
-	<b>Preferred Option</b>	Why not put Tropicana swimming pool on the site of Dolphin Square. So you would have swimming pool and bowling alley on ground floor and shopping centre on floors above, the swimming pool will still be on seafront. Put a bar and resturant on the tropicana site so people can relax and enjoy the views.	Comments noted.
N Cooke	<b>7.02.27 Tropicana - Preferred Option</b>	We consider that the proposals for Tropicana site are not workable, not in keeping, not of the right scale for this important sea front site and will have a detrimental effect on the town centre. The proposal will leave the town fragmented and the opportunity to create a consolidated all year round retail and leisure destination incorporating our ideas for the Winter Gardens and Victoria Square sites will have been lost.	Comments noted. Weston-super-Mare currently lacks an indoor all weather facility, and due to the towns coastal location such leisure uses are appropriate on the seafront as part of the leisure and tourist offer. However, such uses would also be appropriate within the retail core in line with the sequential approach.
The Sovereign Shopping Centre	<b>7.02.29 Tropicana - Alternatives</b>	-	-

<b>Initials</b>	<b>Name</b>	<b>Document Section</b>	<b>Comment Summary</b>	<b>Officers Response</b>
	The Sovereign Shopping Centre			
	1016897/WTCAAPP&O/8		The Tropicana basically requires a roof in order to deliver a year round sea front destination for locals and visitors alike and the sale of the Winter Gardens site could provide the necessary funding for this project.	Comments noted.
M	Clews	<b>7.02.29 Tropicana - Alternatives</b>		
	2887873/WTCAAPP&O/2		Tropicana needs to be a family enjoyment swimming pool with a roof and maybe more updated concessions on beach and sea front (lawns?) to make up for the sad loss of our beautiful Victorian Pier - soon to be glorious again.	Comments noted.
R	Burrows	<b>7.02.29 Tropicana - Alternatives</b>		
	939361/WTCAAPP&O/8		This should never have been approved. The reasons against have been set out before, however the main uses on this site are better served from a redeveloped Dolphin Square as it is much closer to the town centre and all the	Comments noted.

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
		public transport infrastructure, the beach lawns should never have been conceded as part of this application.	
J Brentnall  Ward Solicitors  1020769/WTCAAPP&O/2	<b>7.03.0 Retail Core - Supporting Text</b>	It is essential that additional retail space is provided within the Town Centre in accordance with Donaldsons Retail Study to maintain and improve the viability and vitality of the Town Centre.	Comments noted.
- Victoria Square Landowners  Victoria Square Landowners  1120609/WTCAAPP&O/1	<b>7.03.07 Victoria Square - Description/Issues</b>	We have letters from the majority of the Landowners confirming that, subject to the development value being greater than the current use value, they would be in support of regeneration of the Victoria Square area by demolition and rebuilding. We are hoping that North Somerset Council will be able to fund Valuations to establish the current use value of each of the properties to convince the landowners that the development value will be	Comments noted. The Council welcomes the formation of a consortium by the landowners and is prepared to fund the valuation of the properties in order to move this process forward.

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
-	Victoria Square Landowners	<b>7.03.08 Victoria Square - Preferred Option</b>	higher than the current use values.
Victoria Square Landowners	1120609/WTCAAPP&O/2	The retention of the Sandringham and Beach Hotels could make the development less attractive to a potential developer. The relevant paragraph in the Preferred Option Statement creates uncertainty when read with paragraph 7.3.9. We suggest that the Statement be amended to read:- "If possible the retention and re-generation of at least the facades of the Sandringham and Beach Hotels."	Comments noted. Suggested amendments will be considered for inclusion in the Publication Document.
J	Brentnall	<b>7.03.08 Victoria Square - Preferred Option</b>	
Ward Solicitors	1020769/WTCAAPP&O/7	It is essential that the retail space within this area is maximised because of constraints relating to the NCP. Accordingly the wording in the statement should be amended.	Comments noted. Amendments will be considered for inclusion in the Publication Document.
C	Willis	<b>7.03.08 Victoria Square</b>	

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
2753313/WTCAAPP&O/5	- Preferred Option	I cannot see any need to provide shops here. This has long been an area of tourism related uses. Although marred by various retail additions, the main buildings feel part of Weston's Victorian heritage.	The North Somerset Retail and Leisure Study identifies the need for 19,200m2 of comparison retail within Weston town centre by 2016 if it is to retain its position in the sub-regional hierarchy and to provide the retail offer expected of a growing town. This site provides an ideal link between the High Street and the Seafront and will extend the retail offer of the town linking in with the Sovereign Centre.
N Cooke	7.03.08 Victoria Square - Preferred Option	Victoria Sq site is unlikely to appeal to the High Street retailers as it is too far from the established High Street. Victoria Sq is better suited to leisure uses such as those being proposed at Tropicana. This could lead to extended trading hours creating the much needed vibrancy into the early evening economy.	The AAP aims to expand the retail offer in Weston-super-Mare through large-scale retail-led redevelopment schemes. The redevelopment of Victoria Square and Dolphin Square will not only significantly increase the retail offer of the the town providing the opportunity for larger units appealing to major high street retailers, but will also expand the retail core beyond the currently limited and constrained High Street area, and improve
The Sovereign Shopping Centre			
1016897/WTCAAPP&O/3			

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
S Townsend	<b>7.03.08 Victoria Square - Preferred Option</b>	WTCP preferred option is to extend Sovereign Shopping Centre onto the Town Square but as this is not an option, then the redevelopment of Victoria Square becomes even more important and urgent.	links and connectivity with the rest of the town and the seafront.  Comments noted.
Weston Town Centre Partnership  2885857/WTCAAPP&O/6			
R Burrows	<b>7.03.09 Victoria Square:Figure 18 Indicative drawing of potential future development of Victoria Square</b>	This is unacceptable, the loss of the historic buildings and the loss of Victoria Square.	Comments noted.
939361/WTCAAPP&O/10			
R Burrows	<b>7.03.11 Victoria Square - Alternatives</b>		
-			

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
939361/WTCAAPP&O/11		<p>This is utter bunkum there is no need to discount the other options in order to push for the complete redevelopment of this area with the loss of victoria square and the historic buildings around it just to satisfy some requirement for more retail space!</p> <p>There is another option, to infill the wings that are almost created by the historic buildings that remain by extending the Sovereign Centre forwards and enhance the square with high quality materials and create a low rise unit(s).</p>	<p>Comments noted. There is a certain quantum of development that is needed to make the redevelopment viable, and to provide the level of retail space needed for the town. The AAP proposed that the Sandringham and Beach Hotel buildings are retained and restored as part of any redevelopment due to their positive contribution to the Conservation Area and seafront.</p>
- Kilmartin Property Group	<b>7.03.15 Dolphin Square - Preferred Option</b>	<p>Kilmartin welcome the preferred land use options set out in page 94 of the consultation document. However, would seek to see a variation on the clause relating to community uses and in relation to the requirements for sustainable transport. Proposed alternative wording has been suggested.</p>	<p>The proposed alternative wording will be considered as part of the amendments for the publication stage.</p>
Kilmartin Property Group  1021633/WTCAAPP&O/10	<b>7.03.15 Dolphin Square - Preferred Option</b>		
S Townsend			
Weston Town Centre			

<b>Initials</b>	<b>Name</b>	<b>Document Section</b>	<b>Comment Summary</b>	<b>Officers Response</b>
Partnership				
	2885857/WTCAAPP&O/7		WTCP support redevelopment on this site even though the increased provision of retail is small.	The AAP proposes a net increase of 4,000m <sup>2</sup> at Dolphin Square in addition to the 4,000m <sup>2</sup> existing retail. Therefore, this would provide 8,000m <sup>2</sup> of retail on this site which would make a significant contribution towards meeting the shortfall required in the town centre.
<b>N</b>	<b>Cooke</b>	<b>7.03.15 Dolphin Square - Preferred Option</b>		
The Sovereign Shopping Centre				
	1016897/WTCAAPP&O/4		We generally welcome the proposal to redevelop Dolphin Square however it should be acknowledged that the proposals as they presently stand, whilst providing some much needed public support facilities, do not provide much more retail space than presently exists and thus should not be considered additional new space.	The preferred option for Dolphin Square proposes a net increase of 4,000m <sup>2</sup> . This would double the amount of retail space from what is currently there providing 8,000m <sup>2</sup> in total. This makes a significant contribution to the identified shortfall.
<b>G</b>	<b>Bosher</b>	<b>7.03.15 Dolphin Square - Preferred Option</b>		
Western Power Distribution				

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
1047489/WTCAAPP&O/1		<p>WPD currently own four electricity substation sites within the area due for re-development. These consist of a 33/11kV primary substation and three distribution substations (11kV/415V). If the re-development requires these to be relocated WPD would assess the proposals and confirm suitability. Should the developer wish to discuss the option of relocating the 33/11kV primary substation we would ask for design consultation at an early stage.</p>	Comments noted.
C Willis	<b>7.03.15 Dolphin Square - Preferred Option</b>		
2753313/WTCAAPP&O/6		<p>This comprehensive development - only completed in 1966 - was considered of a good standard at the time, but was never completed. Higher buildings were proposed in Beach Road but never built. I see no need for a further comprehensive development but would welcome a decent development on the corner of Carlton Street and Beach Road. I would oppose the loss of car parking resulting from the development of the Carlton Street car park.</p>	<p>Comments noted. Dolphin Square has been identified as a priority site for redevelopment for a retail-led mixed use scheme which extends the retail offer of the town at the southern end of the High Street and provides a high quality development on the seafront.</p>
J Brentnall	<b>7.03.15 Dolphin Square - Preferred Option</b>		

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
Ward Solicitors			
1020769/WTCAAPP&O/8		It is essential that the retail space within this area is maximised because of constraints relating to the NCP. Accordingly the wording in the statement should be amended.	Comments noted. Amendments will be considered for inclusion in the Publication Document.
R Burrows	<b>7.03.17 Dolphin Square - Alternatives</b>		
939361/WTCAAPP&O/12		Redevelop this but take all of the uses that were going to be put in the Tropicana and put them here in this more central and more sustainable location.	Comments noted.
R Burrows	<b>7.03.20 Tesco - Description/Issues</b>		
939361/WTCAAPP&O/14		This is easily redeveloped, even with retaining the cinema and Alexander parade shops, however using the impact on any intensification of development on the road network as an issue is nonsense, this is a massive draw from way outside of the town centre and attracts many shoppers who just come to Tesco and that is it. Turning this into a shopping experience would be more	Comments noted.

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
J Brentnall	<b>7.03.20 Tesco - Description/Issues</b>	beneficial, especially given its proximity to the train station and bus links.	
Ward Solicitors			
1020769/WTCAAPP&O/9		The statement is supported. It is essential that Tesco store remains within the Town Centre.	Comments noted.
M Bakewell	<b>7.03.21 Tesco Site - Preferred option</b>		
-			
2754049/WTCAAPP&O/1		<p>Being a resident of Hildesheim Court the preferred plan for Tesco is of some concern. The wording in the plan both on page 100 and 148 refers to the rehousing or compensation for residents.</p> <p>This caused great concern to many of the more elderly residents and took a time to convince them that this is only at the planning stage. I am sorry to say that Tesco is not trusted as planning permission within the town has been granted frequently.</p>	<p>Although the site is identified for possible redevelopment within the Area Action Plan, due to the long term nature of the plan it is impossible to put definitive timescales on when, and even if, the Tesco site will come forward for redevelopment. At this stage we cannot be certain as to whether anything will happen on the site, and if it did, whether or not it would affect the existing residential properties. Residents of Hildesheim Court will be fully involved in all stages of the planning and development of the Tesco site, if it were to come forward for redevelopment.</p>
T Davey	<b>7.03.21 Tesco Site -</b>		

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
-	<b>Preferred option</b>	Hildesheim Court, 31 flats, 24 have 1 or 2 persons living in them, many of whom are over 80 years old and an enforced move of home would do their health, no good at all. Some have been resident here since the beginning in 1985, I have been here for 11 years, my wife have recently died, but we have been very happy during that time. So by and large, it is a community of ageing, contented, senior (in the true sense) residents.	Comments noted. If comprehensive redevelopment of the site were to occur it would be in full consultation with residents of Hildesheim Court.
C Willis	<b>7.03.21 Tesco Site - Preferred option</b>	I would be opposed to an extension of Tesco who already have a 31% share of the grocery market and to the loss of their invaluable car park. The eastern facade of the building is quite attractive. The Odeon and the Centre are more in need of upgrading.	Comments noted.
S Townsend	<b>7.03.21 Tesco Site - Preferred option</b>		

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
Weston Town Centre Partnership	2885857/WTCAAPP&O/8	WTCP support redevelopment but it is essential that this store remains within town centre.	Comments noted and agreed.
E Speirs	<b>7.03.21 Tesco Site - Preferred option</b>	When Tesco were given planning permission to build a store on this site it was also agreed that there would be residential accommodation. I think that agreement should be kept.	Although the site is identified for possible redevelopment within the Area Action Plan, due to the long term nature of the plan it is impossible to put definitive timescales on when, and even if, the Tesco site will come forward for redevelopment. At this stage we cannot be certain as to whether anything will happen on the site, and if it did, whether or not it would affect the existing residential properties. Residents of Hildesheim Court will be fully involved in all stages of the planning and development of the Tesco site, if it were to come forward for redevelopment.
J Brentnall	<b>7.03.25 RC5: NCP Car Park Site - Stats</b>	Ward Solicitors	



Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
		perhaps unrealistic?	Comments noted. There is a shortage of suitable sites for retail development within Weston town centre. Although this site is fairly complex in terms of redevelopment, it would provide a prime retail site fronting the High Street.
N Cooke	<b>7.03.27 NCP Site - Preferred Option</b>	The NCP car park site is notably 'off-pitch' and cannot be considered as deliverable retail space.	The NCP site includes the buildings on the corner of Regent Street and the High Street and therefore would provide a prime redevelopment opportunity in the centre of the retail core.
The Sovereign Shopping Centre			
1016897/WTCAAPP&O/5			
R Bull	<b>7.03.27 NCP Site - Preferred Option</b>	Due to the lower flood risk at this site, this is a more preferable location to be promoting underground car park in terms of flood risk. Sustainable Drainage should be highlighted as a key requirement.	Comments noted.
Environment Agency			
1020673/WTCAAPP&O/15			

<b>Initials</b>	<b>Name</b>	<b>Document Section</b>	<b>Comment Summary</b>	<b>Officers Response</b>
R	Burrows	<b>7.03.29 NCP Site - Alternatives</b>		
-				
939361/WTCAAPP&O/7			This is a major and key site and should be brought forward by compulsory purchase order if need be, there are a number of poor post war buildings and the main north west corner of this addresses the 'big lamp corner' this area could really benefit from a key development of high quality.	The AAP identifies Dolphin Square and Victoria Square as the two priority sites for retail-led redevelopment schemes in the retail core. The NCP car park site is a major development opportunity although no owner/developer interest has been shown in redeveloping this site to date.
S	Townsend	<b>7.03.33 St James Area - Preferred option</b>		
Weston Town Centre Partnership				
2885857/WTCAAPP&O/10			Development proposal is desirable but perhaps unrealistic?	Incremental redevelopment of this area which is sensitive to its historical context/setting is the most realistic and desirable option for this site.
C	Willis	<b>7.03.33 St James Area - Preferred option</b>		
-				
2753313/WTCAAPP&O/9			Not a "burgenning cafe culture"! Not much scope for improvement, other than cosmetic.	Comments noted.

<b>Initials</b>	<b>Name</b>	<b>Document Section</b>	<b>Comment Summary</b>	<b>Officers Response</b>
R	Burrows	<b>7.03.35 St James Area - Alternatives</b>		
-				
939361/WTCAAPP&O/13			I cannot see why the council is now using beach lawns conservation area status as an instrument to hold back comprehensive development when this didn't matter one jot when it came to approving the Tropicana and the loss of beach lawns plus the amenity of the existing properties fronting beach lawn, this smacks of hypocrisy	Comments noted.
C	Willis	<b>7.04.0 Gateway Area Supporting Text</b>		
-				
2753313/WTCAAPP&O/10			Much of the Master Plan would greatly improve the approach to the town centre, but I am concerned at the loss of car parking facilities at Locking Road car park and the railway station, and do not support residential at the former. Sunnyside Road and the gas works site are overdue for development, and the removal of the gasometers would be especially welcome. I see no need to redevelop the rugby club site but would have no objection if an alternative site can be found.	Comments noted. Further work on a car parking study for the town will provide further detail on a comprehensive car parking strategy for the town.

<b>Initials</b>	<b>Name</b>	<b>Document Section</b>	<b>Comment Summary</b>	<b>Officers Response</b>
J	Brentnall	<b>7.04.0 Gateway Area Supporting Text</b>		
	Ward Solicitors			
	1020769/WTCAAPP&O/10		The statements are supported save reference should be made to provision for a coach drop off and pick up point.	Comments noted.
S	Townsend	<b>7.04.0 Gateway Area Supporting Text</b>		
	Weston Town Centre Partnership			
	2885857/WTCAAPP&O/11		WTCP supports the redevelopment but should be office-led not retail.	No retail development is proposed in this area.
R	Bull	<b>7.04.02 Figure 20: Summary of key evidence for the Gateway Area</b>		
	Environment Agency			
	1020673/WTCAAPP&O/16		Figure 20 summarises the key evidence for the Gateway Area however does not include the SFRA Level 1 and 2 and possibly the Weston Vision Document, which should be key in the location and design of new development.	The SFRA level 1 and 2 and the Weston vision document will be included in the key evidence for the gateway area in the Publication document. The Publication Document will identify gateway sites that are in flood zones 2 or 3.

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
		The AAP fails to recognise the sites within the Gateway and Corridor Area which lie in Flood Zone 2 or 3 unlike the other sites within the AAP.	
- National Grid Holdings Property Ltd  National Grid Holdings Property Ltd  1019489/WTCAAPP&O/8	<b>7.04.03 Policy GW1: Gateway Area and A370 Corridor</b>	NGPHL objects to the council's stated intention of creating a "commercial office core" within the defined Gateway Area wherein development proposals should be "office-led mixed-use development".	Objection noted.
- Bakers Dolphin Coach Company Bakers Dolphin Coach Company  2890337/WTCAAPP&O/1	<b>7.04.12 Locking Road - Description/Issues</b>	Our clients are generally in support of the suggested re-development of the car park at Locking Road. If development takes place they will have to find an alternative site for parking the fleet of coaches. They would expect to develop new offices and maintenance facilities at an alternative site.	Comments noted. The Council will assist in a search for an alternative site for the coaches if Locking Road car park comes forward for redevelopment.

<b>Initials</b>	<b>Name</b>	<b>Document Section</b>	<b>Comment Summary</b>	<b>Officers Response</b>
P	Stephen	<b>7.04.12 Locking Road - Description/Issues</b>		
	-CHARTERED SURVEYOR			
	1017441/WTCAAPP&O/1		Comments are wide ranging and intended to promote a long term solution to the Centre Objectives .	Comments noted.
R	Bull	<b>7.04.12 Locking Road - Description/Issues</b>		
	Environment Agency			
	1020673/WTCAAPP&O/17		This area lies across Flood Zones 2 and 3, which needs to be recognised in the constraints of the site. Any developer of this area should refer to the SFRA Level 1 and Level 2 and may need to undergo further site specific investigation to understand flood risk for an FRA. As a large site, surface water drainage should also be highlighted as a key consideration and opportunity for environmental enhancement through sustainable drainage.	Comments noted. The flooding issue will be identified as a constraint on this site and the requirement for a FRA will be included in the preferred option in the Publication Document for this site.
P	Carr	<b>7.04.13 Locking Road - Preferred Option</b>		
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Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
J Eaton	<b>7.04.19 Train Station Car Parks - Preferred Option</b>	transport.	The Council are keen to engage with Network Rail regarding the aspirations of the AAP to improve the environment around Weston-super-Mare Railway Station.
Network Rail  2889185/WTCAAPP&O/1		The Council have aspirations to improve the environment around Weston-super-Mare railway station i.e. the car park area to the frontage of the railway station as well as the future enhancement of the railway station and its services. Network Rail would consider consultation with the Council regarding these aspirations. The remaining key development sites in/around the railway station are of future interest to Network Rail in terms of ensuring that there is no future impact upon the railway.	
R Bull	<b>7.04.24 Sunnyside Road - Description/Issues</b>	This area lies across Flood Zones 2 and 3, which needs to be recognised in the constraints of the site. Any developer of this area should refer to the SFRA Level 1 and Level 2 and may need to undergo further site	The flood risk will be identified as a constraint on the site. requirement for an FRA will also be highlighted for this site.
Environment Agency  1020673/WTCAAPP&O/19			

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
S Townsend	<b>7.04.25 Sunnyside Road - Preferred Option</b>	specific investigation to understand flood risk for an FRA. As a large site, surface water drainage should also be highlighted as a key consideration and opportunity for environmental enhancement through sustainable drainage.	Comments noted.
Weston Town Centre Partnership 2885857/WTCAAPP&O/14		WTCP support redevelopment.	Comments noted.
- Weston Rugby Club	<b>7.04.30 Rugby Club - Description/Issues</b>	The Club struggles to generate sufficient income to improve its buildings and facilities to meet current standards. The existing clubhouse and changing rooms were constructed in 1967. Sufficient funds would need to be released from the sale of the Rugby ground to enable the Club to build a new clubhouse, changing rooms and stand at a new site which would have to be an improvement on the existing facilities.	Comments noted.
Weston Rugby Club 1019777/WTCAAPP&O/4			

<b>Initials Name Organisation Contributor Reference</b>	<b>Document Section</b>	<b>Comment Summary</b>	<b>Officers Response</b>
Paul Davis  Persimmon Homes  2525857/WTCAAPP&O/13	<b>7.04.30 Rugby Club - Description/Issues</b>	We note the comment relating to the wish of the Rugby Club to relocate, including potentially to a site within the airfield or RAF Locking, but note that there is no provision within the emerging Master Plan for the airfield for such a relocation.	No specific sites have been identified for the relocation of the Rugby Club at this stage.
- Weston Rugby Club  Weston Rugby Club  1019777/WTCAAPP&O/2	<b>7.04.31 Rugby Club - Preferred Option</b>	The mix of offices and residential referred to in the Preferred Option Statement is unlikely to release sufficient funds to enable a new site to be developed to a standard which would be sufficiently attractive to persuade the members to relocate. Accordingly the statement should be amended to increase the number of residential units or at least refer to a minimum of one hundred units rather than approximately one hundred units.	Comments noted. The level of residential development needs to be matched with an appropriate level of employment on each site as part of the employment-led strategy for Weston-super-Mare. To allow unlimited residential development on this site would be contrary to this strategy.
- Weston Rugby Club	<b>7.04.31 Rugby Club - Preferred Option</b>		

<b>Initials Name Organisation Contributor Reference</b>	<b>Document Section</b>	<b>Comment Summary</b>	<b>Officers Response</b>
Weston Rugby Club  1019777/WTCAAPP&O/3		At the moment there would not appear to be any suitable alternative site to which the Club could relocate. The Club needs at least two full size rugby pitches and land for use by the popular Junior section. An alternative site needs to be in the region of fifteen acres. If the Avoncrest site is to be a potential relocation site the Statement in the Preferred Option for the Avoncrest site will have to refer to at least 7.5 hectares of open space/sport.	Comments noted.
Paul Davis  Persimmon Homes  2525857/WTCAAPP&O/14	<b>7.04.36 Gas Works - Description/Issues</b>	We note that the comprehensive redevelopment of the site is dependant on the decommissioning of the gas cyclinders and the remediation of the site. We also note that the policy identifies the possibility of a site based combined heating power system, which is not referred to on other Town Centre sites, other than the Avon Crest site.	The preferred options for the Gas works site and the Avoncrest site identify the possibility of Combined Heat and Power (CHP) systems due to the quantum of development on these sites which could potentially sustain a CHP system for these sites, or linked with other nearby sites.
R Bull  Environment Agency	<b>7.04.36 Gas Works - Description/Issues</b>		

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
1020673/WTCAAPP&O/18		<p>This area lies across Flood Zones 2 and 3, which needs to be recognised in the constraints of the site. Any developer of this area should refer to the SFRA Level 1 and Level 2 and may need to undergo further site specific investigation to understand flood risk for an FRA. As a large site, surface water drainage should also be highlighted as a key consideration and opportunity for environmental enhancement through sustainable drainage.</p>	<p>The flood risk constraint will be identified on this site in the Publication Document. The requirement for a FRA will also be highlighted for this site.</p>
<p>- National Grid Holdings Property Ltd National Grid Holdings Property Ltd</p>	<p><b>7.04.37 Gas Works - Preferred Option</b></p>	<p>NGPHL objects to the inclusion of "approximately 19,000 m2 of office uses" within the council's preferred redevelopment option for the gasworks, as it would not facilitate the viable and beneficial redevelopment of the site.</p> <p>NGPHL objects to the proposed safeguarding of approximately 4-5m of the eastern side of the site from Drove Road to the proposed new roundabout on Marchfields Way for a bus lane.</p>	<p>Objection noted. The inclusion of employment uses on this site are in accordance with the Councils employment-led strategy for Weston-super-Mare. A large quantum of residential uses are being allocated on this site to facilitate a viable development. The proposed new roundabout on Marchfields Way is part of the Weston Package Transport bid.</p>
1019489/WTCAAPP&O/9			
S Townsend	<p><b>7.04.37 Gas Works -</b></p>		

<b>Initials</b>	<b>Name</b>	<b>Document Section</b>	<b>Comment Summary</b>	<b>Officers Response</b>
		<b>Preferred Option</b>		
	Weston Town Centre Partnership			
	2885857/WTCAAPP&O/15		WTCP support redevelopment.	Comments noted.
R	Bull	<b>7.04.42 Avoncrest - Description/Issues</b>		
	Environment Agency			
	1020673/WTCAAPP&O/20		The site lies within Flood Zone 1 however it is surrounded by Flood Zone 2 and 3. Any development at this site should include consideration of the Uphill Great Rhyne which crosses this site at the northern end. Contamination at this site will act as a constraint to the employment of SuDs, however surface water will need to be addressed for such a large site.	Comments noted.
Paul	Davis	<b>7.04.42 Avoncrest - Description/Issues</b>		
	Persimmon Homes			
	2525857/WTCAAPP&O/15		The Plan needs to be clearer about the dependency of the site on integration with Weston Airfield in relation to a bridge over the railway line, pedestrian cycle links and a	Comments noted.

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
		potential link for combined heat and power.	
A Ordidge	<b>7.04.42 Avoncrest - Description/Issues</b>	Opportunities for sustainable construction (including waste and energy) need to be approached comprehensively. This might include more widespread consideration of district heating and combined heat and power schemes within the AAP. New developments should be built to the equivalent of the highest BREEAM specification possible (preferably 'Excellent' or 'Outstanding') whilst achieving a high CEEQUAL award. They should include the use of new building technologies and sustainable supply chains.	Comments noted.
South West of England Regional Development Agency  934337/WTCAAPP&O/9			
S Townsend	<b>7.04.43 Avoncrest - Preferred Option</b>	WTCP support redevelopment.	Comments noted.
Weston Town Centre Partnership  2885857/WTCAAPP&O/16			
D Westbrook	<b>7.04.43 Avoncrest -</b>		

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
<b>Preferred Option</b>			
Natural England			
2862209/WTCAAPP&O/8		<p>The reference to the requirement for a master plan to ensure the site's redevelopment successfully integrates with the future proposals for Weston Airfield and the town centre objectives is welcome.</p> <p>We trust that amongst the issues to be addressed will be to ensure a coherent green infrastructure network across the wider area.</p>	Comments noted. Green infrastructure will be addressed as part of this master plan.
C	Willis	<b>7.04.43 Avoncrest - Preferred Option</b>	
-			
2753313/WTCAAPP&O/11		<p>No objection if contamination problems can be overcome. Presumably a new access to Herluin Way would be needed.</p>	Comments noted. A new access to Herluin Way is likely to form part of a scheme for the redevelopment of this site.
-	Avoncrest Developments	<b>7.04.43 Avoncrest - Preferred Option</b>	
Avoncrest Developments			
1001441/WTCAAPP&O/2		<p>The allocation of the site for mixed use including open space, employment and housing is supported. The allocation of part of the site, as per the adopted Local Plan, for</p>	Support noted and welcomed. Large-scale out of town retail uses would not be acceptable on this site as they would be contrary to the retail policy within the AAP.

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
J Eaton	<b>8.1 Developer Contributions - Supporting Text</b>	retail purposes would reflect its gateway location, excellent accessibility and ability to accommodate those retail uses unable to and/or unsuitable to a town or district centre.	Comments noted.
Network Rail  2889185/WTCAAPP&O/2	<b>8.1 Developer Contributions - Supporting Text</b>	The Guidance on Transport Assessment (2007) published by the department for Transport places a much greater emphasis on the significance of rail as an alternative and sustainable method of transport. Network Rail would welcome the commitment of the Council of pooling planning obligations from numerous developments to mitigate their combined impact upon the railway (in accordance with Circular 05/05).	Comments noted.
A Ordidge	<b>8.1 Developer Contributions - Supporting Text</b>	South West of England Regional Development Agency	Developer contributions will be sought in
934337/WTCAAPP&O/7	<b>8.1 Developer Contributions - Supporting Text</b>	South West of England Regional Development Agency	Developer contributions will be sought in

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
R Bull	<b>8.1 Developer Contributions - Supporting Text</b>	The South West RDA welcomes the use of developer contributions where they will aid delivery of the infrastructure required to support sustainable growth in Weston. We would support an approach to developer contributions that is directly related to proposed development and ensures transparency and certainty for developers.	accordance with Circular 05/05.
Environment Agency			
1020673/WTCAAPP&O/23		General advice on Foul and Surface Water Infrastructure, Waste Hierarchy, Water Efficiency, Sustainable Construction, Waste/Resource Reduction, Natural Heat Resources, Contaminated Land.	Comments noted and advice welcomed.
Paul Davis	<b>8.2 Policy DC1: Developer Contributions</b>		
Persimmon Homes			
2525857/WTCAAPP&O/17		We object to Policy DC1 requiring developer contributions from schemes that have an indirect impact on the Town Centre. This is	Comments noted. Developer contributions will be sought in accordance with Circular 05/05.

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
J Ashman  Highways Agency  933985/WTCAAPP&O/8	<b>8.2 Policy DC1: Developer Contributions</b>	<p>contrary to Circular 05/05, where one of the five policy tests, all of which must be met, is that a planning obligation must be directly related to the proposed development.</p> <p>We recommend that Policy DC1 is extended to include reference to how developer contributions will be secured.</p>	Comments noted.
R Bull  Environment Agency  1020673/WTCAAPP&O/21	<b>8.3 Fig 24: Developer Contributions Required</b>	<p>This section does not include any contributions for Environmental Enhancement, flood protection or surface water management. Using the SFRA it should be possible to understand what infrastructure is needed for development to progress. We are aware that areas of North Somerset will need surface water management schemes and any contribution that will be needed for this should be recognised at an early stage.</p>	<p>Comments noted. Flood mitigation infrastructure costs will be identified through the forthcoming Developer Contributions SPD. However, any site specific measures will be identified through the AAP.</p>

<b>Initials</b>	<b>Name</b>	<b>Document Section</b>	<b>Comment Summary</b>	<b>Officers Response</b>
Paul	Davis	<b>9.01 Monitoring - Supporting Text</b>		
	Persimmon Homes			
	2525857/WTCAAPP&O/18		There are 10 issues emerging from this discussion which we consider the Council needs to address.	Comments noted. These issues have been responded to in previous sections.
R	Bull	<b>9.05 Phasing - Supporting Text</b>		
	Environment Agency			
	1020673/WTCAAPP&O/22		It is essential that the phasing and delivery of the AAP coincides with the phasing and delivery of the upgrade in flood defences. If the protection of development for its lifetime is not secure, the Agency will be unable to agree that it meets the requirements of PPS25.	The new sea defence wall at Weston is likely to be completed before any of the priority sites are developed.
A	Ordidge	<b>9.05 Phasing - Supporting Text</b>		
	South West of England Regional Development Agency			
	934337/WTCAAPP&O/8		The South West RDA supports the AAP's flexible approach to the phasing of new development in the centre of	Comments noted. Policies and proposals within the AAP have been formulated within the context of the wider growth of Weston.

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
- National Grid Holdings Property Ltd National Grid Holdings Property Ltd	<b>9.05 Phasing - Supporting Text</b>	Weston-super-Mare. We recognise the value of local flexibility in the provision of premises to meet business requirements as they emerge. It will be critical that phasing for the delivery of key sites within the town centre is considered within the wider context of the town and sub-region's growth; particularly at Weston's proposed urban extension and that at South West Bristol.	Comments noted.
1019489/WTCAAPP&O/10		The proposed phasing of the gasworks site in the period 2016-2026 will be dependent on the decommissioning of the existing holders.	
- National Grid Holdings Property Ltd National Grid Holdings Property Ltd	<b>9.09 Delivery - Supporting Text</b>	The decommissioning of the existing holders should be recognised as a "Delivery Land Issue".	Figure 28 states, within the Land Delivery Column, that " comprehensive development of the site is dependent on decomissioning of the gas cyclinders and the remediation of the
1019489/WTCAAPP&O/11			

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
C Power	<b>9.09 Delivery - Supporting Text</b>	English Heritage should also be recognised as a key player - especially in the funding certain projects such as Birnbeck Pier. We would also endorse the proposal for a master plan for the Dolphin Square site although this should cover a larger area than just this site and take a more holistic approach in assessing the wider area for example including the NCP car park too.	land".  Comments noted.
English Heritage  2892385/WTCAAPP&O/10			
S Townsend	<b>9.09 Delivery - Supporting Text</b>	The additional retail capacity as recommended by the Donaldsons report has been identified on the Area Action Plan, but the WTCP has concerns that the redevelopment of some of these sites is unrealistic and may never be achieved.	The AAP is a 20 year plan which has to identify sites for the necessary retail provision to sustain the town over this time.
Weston Town Centre Partnership  2885857/WTCAAPP&O/17			
D Crook	<b>9.16 Appendix 1</b>		

Initials Name Organisation Contributor Reference	Document Section	Comment Summary	Officers Response
Government Office for the South West  1017121/WTCAAPP&O/7		There is no clear indication that a coherent approach to delivery, including infrastructure delivery has been undertaken. The requirements of PPS 12 on delivery apply equally to all DPDs, and further guidance can be found on this issue in the Planning Manual. It also appears that no Green Infrastructure work has been undertaken to support the document so far.	Comments noted. The Council is undertaking a Green Infrastrucutre strategy which will support the AAP.
C Power  English Heritage  2892385/WTCAAPP&O/5	<b>9.20 Glossary</b>	The lack of any definition on the Historic Environment within the Glossary is also of concern to us.	Comments noted. This will be included in the Publication Document.