

North Somerset Council
Local Development Framework

Weston Town Centre Area Action Plan
Issues and Options

Schedule of Comments from Consultation

Weston Town Centre AAP Consultation Comments

Initials	Name	Paragraph Heading	Contributors Summary
R	Burrows	1.1 Introduction	
-	939361/WTCAAP I&O/1		rethinking current development trends
R	Simmonds	1.1 Introduction	
	English Heritage 1020033/WTCAAP I&O/1		There is very little recognition of the Historic Environment in this document. English Heritage has provided guidance on regeneration in historic coastal towns and how the historic environment can assist in helping to regenerate and create a sustainable and dynamic coastal economy for the 21st century.
D	Crook	1.2 Planning Context	
	Government Office for the South West 1017121/WTCAAP I&O/1		Terminology used may be confusing to those outside the planning community.
A	Wood	1.2 Planning Context	
	South West Regional Development Agency 1018977/WTCAAP I&O/1		It is essential that the regeneration of Weston-super-Mare

Initials	Name	Paragraph Heading	Contributors Summary
Organisation	Contribution reference		progresses on a whole town basis. The production of a Town Centre Area Action Plan alongside the AAP for the Weston Regeneration Area will help to ensure that the two areas move forward in tandem
C	Baggs	1.5 Background	
-	999937/WTCAAP I&O/1		I though the first half of the document analysed and set out the current problems and issues with the Town Centre very well.
D	Crook	1.5 Background	
Government Office for the South West	1017121/WTCAAP I&O/2		As the Local Plan has been adopted relatively recently, I would expect some reference to this and prehaps the Local Plan Inspector's views on the future development of Weston-super-Mare. Following on from my previous comments about not confusing the reader, the history concerning the Area Development Framework needs to be better explained.
J	Ashman	1.5 Background	
Highways Agency	933985/WTCAAP I&O/1		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.

Initials	Name	Paragraph Heading	Contributors Summary
M	Ralph	1.7 The Context	
	Modus Properties 1044609/WTCAAP I&O/1		Modus Properties are national developers who have a strong track record in delivering mixed use redevelopment, focused upon brown field development opportunities within Town and City Centres.
D	Crook	1.7 The Context	
	Government Office for the South West 1017121/WTCAAP I&O/3		Given that the AAP is being produced ahead of the Core Strategy the Chain of Conformity needs to be clear.
R	Burrows	1.8 The Facts	
-	939361/WTCAAP I&O/2		evening economy, too many bars
N	Cooke	1.8 The Facts	
	The Sovereign Shopping Centre 1016897/WTCAAP I&O/2		Disagree with the statement that WSM meets day to day shopping needs.
N	Cooke	2.1 Retail	

Initials	Name	Paragraph Heading	Contributors Summary
	Organisation Contribution reference The Sovereign Shopping Centre 1016897/WTCAAP I&O/1		Agree with identified issues.
S P	Parry	2.4 Urban Design	
	Avon Wildlife Trust 1045217/WTCAAP I&O/1		Urban Design-poor connections: The document does not mention green infrastructure such as parks and green spaces which will also contribute to the quality of life and the visual impact of the town centre area. GI principles should be used to link any green space within the Area Action Plan remit with GI in the wider townscape and surrounding areas.
R	Freeman	2.4 Urban Design	
	Theatres Trust 1020641/WTCAAP I&O/1		New development needs to be flexible enough to respond to future changes in use, life style and demography. This means designing for energy and resource efficiency, creating flexibility in the use of property, public spaces and service infrastructure and introducing new approaches to transportation, traffic management and parking.
D	Crook	2.5 Tourism	
	Government Office for the South West 1017121/WTCAAP I&O/4		The document explains the need to identify sites for new leisure and culture uses. However, there are no suggestions about what type of

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Organisation Contribution reference			<p>leisure and cultural facilities Weston might be lacking and so what it needs. What does the evidence say to support what type of leisure facility is needed? Also there is a clear link between tourism and retail that is hinted at but is never really made explicit in the document.</p>
R	Freeman	2.5 Tourism	<p>The Theatres Trust welcomes the recognition within the consultation document that the cultural and creative economy is an important contributor to Weston's tourism economy. A strong cultural sector is key to the development of a vibrant town centre and tourist amenities. Theatres are an important community asset and can also be a major tourist attraction.</p>
Theatres Trust 1020641/WTCAAP I&O/2			
T	Totz	2.6 Transport and Accessibility	<p>In regard to transport, we welcome the transport issues identified under bullet point 6 in the chapter on the main issues. Policy TR1, TR6 and TR11 of the draft RSS should be considered accordingly when planning for Weston Town Centre.</p>
South West Regional Assembly 1017665/WTCAAP I&O/3			
N	Cooke	2.7 Question 1	

Initials	Name	Paragraph Heading	Contributors Summary
Organisation	Contribution reference		
The Sovereign Shopping Centre 1016897/WTCAAP I&O/3			Residents of Weston currently have to drive long distances for the retail offer they require due to the less than adequate provision in Weston.
T	Totz	2.7 Question 1	
South West Regional Assembly 1017665/WTCAAP I&O/1			Addressing deprivation in areas identified in Section 9 of the draft RSS is required by draft RSS para 4.2.21. The plan would benefit from a stronger link between the main issues identified (especially deprivation) and the vision and objectives. When planning for development in the Weston Town Centre, draft RSS Policy SI2 should therefore be taken into account.
-	Kilmartin Property Group	2.7 Question 1	
Kilmartin Property Group 1021633/WTCAAP I&O/2			Kilmartin is concerned that reliance on the delivery of a leisure scheme at the Tropicana could preclude the delivery of a leisure complex in the town centre which may be better located in sustainability terms. a restrictive out of centre retail policy must be applied in order to encourage the investment of new retail within the town centre, without further competition from out of centre locations.
-	CNM Estates	2.7 Question 1	

Initials	Name	Paragraph Heading	Contributors Summary
Organisation	Contribution reference		
CNM Estates	1017697/WTCAAP I&O/2		CNM Estates considers that the key issues affecting the tourism in WsM have been identified. However, in order to attract better facilities into the town centre, a mix of uses may be required such as residential to help pay for other forms of development. Proposals should be in accordance with PPS6 policy objectives and should not favour one site above another.
T	Middlemiss	2.7 Question 1	
Weston-super-Mare Town Council	1020385/WTCAAP I&O/2		The issues listed are comprehensive in all the categories and the correct sights have been identified. The options give a wide range of balanced redevelopment and vision for the town. In particular: Socio-economic must be handled with sensitivity. Education must take high priority, especially school buildings identified as no longer fit for the purpose that belong to another age. Urban Design crucial to vision and development.
J	Ashman	2.7 Question 1	
Highways Agency	933985/WTCAAP I&O/2		The Agency agrees that the main issues have been identified. However, The Agency considers that the inaccessibility of the town centre is a key constraint and therefore reducing the reliance on the private car should be an important objective of its redevelopment.

Initials	Name	Paragraph Heading	Contributors Summary
Organisation Contribution reference			
R	Simmonds	2.7 Question 1	The historic environment has a significant contribution to make in helping address and resolve a number of issues, namely Design, Tourism, Transport and Accessibility, and as such it should be clearly identified.
English Heritage 1020033/WTCAAP I&O/2			
D F	Moynihan	2.8 Question 2	My comment would be that the provision of additional housing, and in particular affordable housing, should be included as an issue and objective, as well as being given serious consideration in all of the listed potential development sites (some may have this included already).
Somerset Housing Group 1015905/WTCAAP I&O/1			
R	Bull	2.8 Question 2	Flood Risk, Bathing Water Standards, Waste, Contaminated Land and Conservation are all issues which need to be considered as part of the Area Action Plan.
Environment Agency 1020673/WTCAAP I&O/1			
-	Tesco's Stores Ltd	2.8 Question 2	
Tesco Stores Ltd			

Initials Name	Paragraph Heading	Contributors Summary
Organisation Contribution reference		
998337/WTCAAP I&O/1		<p>Tesco considers that a key issue for consideration within the strategy is the level of retail growth that should be accommodated within the town. Findings of Donaldsons Report are inconsistent with national guidance and the local authority should demonstrate that it has reviewed and, where appropriate challenged, the findings of the Donaldson's report in respect of future retail needs in the context of these principles of national guidance.</p>
- Kilmartin Property Group	3.2 Question 3	
Kilmartin Property Group 1021633/WTCAAP I&O/3		<p>Kilmartin fully supports the Council's aim within the AAP for WsM town centre to perform a sub- regional role. In particular the objective to seek to capitalise on its seaside location and future tourist growth is fully supported. However, the balance between jobs and homes is unlikely to be achievable on all sites and if rigidly applied the Council may stymie regeneration initiatives and fail to demonstrate a deliverable five year housing supply.</p>
- CNM Estates	3.2 Question 3	
CNM Estates 1017697/WTCAAP I&O/3		<p>CNM Estates fully supports the Council's aim within the AAP for WsM town centre to perform a sub- regional role. In particular the objective to seek to capitalise on its seaside location and future tourist growth is fully supported. However, the balance between jobs and homes is unlikely to be achievable on all sites and if rigidly applied the Council may stymie regeneration initiatives and fail to</p>

Initials	Name	Paragraph Heading	Contributors Summary
Organisation	Contribution reference		
			demonstrate a deliverable five year housing supply.
C	Baggs	3.2 Question 3	
-	999937/WTCAAP I&O/2		Must have a Vision that is deliverable.
D	Crook	3.2 Question 3	
Government Office for the South West 1017121/WTCAAP I&O/5			<p>We are pleased to see that key areas from the Community Strategy Vision are covered within the Area Action Plan.</p> <p>On the Vision, the first paragraph mentions 'a previously completed weston Area Action Plan'. This is potentially confusing to the reader and needs to be reworded to agree with the explanation provided under 'Background'.</p>
J	Ashman	3.2 Question 3	
Highways Agency 933985/WTCAAP I&O/3			<p>The Highways Agency generally agrees with the Vision set out, but would also like to see the Vision promote the aspiration of creating an integrated and sustainable transport network.</p>

Initials	Name	Paragraph Heading	Contributors Summary
P	Ashby	3.2 Question 3	
	Ashby Properties 989185/WTCAAP I&O/3		Improve links to other towns/reduce crime/more vibrant shopping and leisure
P	Ashby	3.3 Question 4	
	Ashby Properties 989185/WTCAAP I&O/4		Beach/coastline/green spaces are good - should aim to attract affluent tourists.
E	Haycock	3.4 Question 5	
-	1010177/WTCAAP I&O/20		Weston should aim for No1 Tourism Market Weston should aim for No3 Retail Markets
-	Kilmartin Property Group	3.6 Question 6	
	Kilmartin Property Group 1021633/WTCAAP I&O/4		The first bullet point concerning the increased provision for mixed use town centre retail and leisure development should be highlighted as the key priority and given much stronger emphasis. The Council in line with the evidence base should control all out of centre retail/leisure development in favour of town centre proposals in line with PPS6 objectives and the deficiencies identified within WsM town

Initials	Name	Paragraph Heading	Contributors Summary
Organisation Contribution reference			<p>centre.</p>
P Stephen - 1017441/WTCAAP I&O/1		3.6 Question 6	<p>Certain of the objectives may well prove to be less than realistic, but the fundamental aim to bring about improvement - particularly in the residential, retail and tourist fields is to be welcomed. I am concerned many of these options may be seen to be little more than "tinkering" unless a greater degree of radicalism is not brought to bear.</p>
C Baggs - 999937/WTCAAP I&O/3		3.6 Question 6	<p>Park and Ride facility should be a firm priority.</p>
J Ashman Highways Agency 933985/WTCAAP I&O/4		3.6 Question 6	<p>There is scope within the objectives to include further reference to the reduction in use of the private car in line with Planning Policy Guidance note 13. Furthermore, there is capacity to promote increased connectivity between the main train station, bus station and town centre facilities through walk ways and cycle ways.</p>

Initials	Name	Paragraph Heading	Contributors Summary
-	Kilmartin Property Group	3.7 Question 7	<p>The Council should give a clear policy direction to prioritise new mixed use town centre schemes, that no new out of centre retail/leisure development will be permitted and in any event any out of centre proposal will be subject to the strict application of PPS6 retail tests. Additionally, the benefits of a higher education campus within the town centre with the economic benefits it can bring to the town centre should not be overlooked.</p>
<p>Kilmartin Property Group 1021633/WTCAAP I&O/1</p>			
R	Simmonds	3.7 Question 7	<p>We encourage a character based approach which considers the historic development of the city over time and how various events, stages and influences have helped shaped its character as currently configured. To this end the Objectives re-establishing the role of Weston as a tourist destination, strengthening its physical and visual connections and improving the fabric by raising the quality of design should clearly recognise the role of the historic environment in the regeneration.</p>
<p>English Heritage 1020033/WTCAAP I&O/3</p>			
D	Crook	3.7 Question 7	<p>A number of possible design options could be set out for how key sites might be redeveloped.</p>
<p>Government Office for the South West 1017121/WTCAAP I&O/6</p>			

Initials Name

Paragraph Heading

Contributors Summary

**Organisation
Contribution reference**

The issue of housing provision is absent from the document. The document would be greatly enhanced by the objectives being more measurable with possible targets of how proposals will actually be delivered, what the obstacles are for delivery and how they will be overcome.

- CNM Estates

3.7 Question 7

CNM Estates
1017697/WTCAAP I&O/1

Overall, the AAP's primary objective should therefore be to encourage, embrace and stimulate positive town centre regeneration to create a truly vibrant and vital town centre during the day and evening. The Council should therefore give a clear policy direction to prioritise new mixed use town centre schemes. The benefits of a higher education campus at attracting jobs, skilled workers and local residents to stay and work in the area should not be overlooked.

R Bull

3.7 Question 7

Environment Agency
1020673/WTCAAP I&O/2

We would request a further objective to those outlined on Page 14:- To seek protection and enhancement of the environment, to reduce and manage flood risk, and to improve the quality of habitat for biodiversity interests, while taking into account climate change.

T Totz

4.1 Retail Options

Initials	Name	Paragraph Heading	Contributors Summary
	Organisation Contribution reference South West Regional Assembly 1017665/WTCAAP I&O/2		We would welcome that the retail option recognises the town centre as the main focus for further retail development. This is in accordance with Policy TC1 and PPS6. In order to achieve more sustainable tourism, the region's approach is to enhance the tourism 'offer' by investing in existing attractions and destinations, rather than investing in and promoting major new high profile (iconic) attractions. Therefore, both options on page 15 are inaccordance with the draft RSS.
R	Burrows	4.1 Retail Options	
-	939361/WTCAAP I&O/3		separate the retail options
P	Ashby	4.1 Retail Options	
	Ashby Properties 989185/WTCAAP I&O/1		More niche businesses and don't develop on town square
M	Ralph	4.1 Retail Options	
	Modus Properties 1044609/WTCAAP I&O/2		It is dangerous and potentially unhelpful for there to be an acknowledgement that not all of the floor space need be accommodated within the boundary of the existing Town Centre.

Initials	Name	Paragraph Heading	Contributors Summary
P	Ashby	4.2 Tourism Options	Attract more affluent clientele to Weston.
Ashby Properties 989185/WTCAAP I&O/2			
C	Baggs	4.2 Tourism Options	Tourism Options shouldn't be mutually exclusive. More effort made to keep Weston tidy.
- 999937/WTCAAP I&O/4			
R	Burrows	4.2 Tourism Options	increase length of stay in town
- 939361/WTCAAP I&O/4			
-	CNM Estates	4.2 Tourism Options	The tourism objectives are ambitious but as a strategy is supported by CNM Estates. The options set down to address the strategy for tourism seek to dictate to the market place the right solution for WsM. All three options must be promoted together as no one option is right on its own.
CNM Estates 1017697/WTCAAP I&O/4			

Initials	Name	Paragraph Heading	Contributors Summary
D	Crook	4.3 Question 8	Would have preferred to see a number of more inclusive, spatial options about how the town centre as a whole would develop in the plan period supported by a number of diagrammatic options to be included setting out possible alternative schemes for the town centre.
Government Office for the South West 1017121/WTCAAP I&O/7			
-	Kilmartin Property Group	4.3 Question 8	The retail and tourism options currently seek to dictate to the market place the right solution for WsM. The policies should be flexible and encouraging and not seek to restrict competition or innovation. Amended wording provided for retail options.
Kilmartin Property Group 1021633/WTCAAP I&O/5			
D	Kinsey	4.3 Question 8	Encourage independent shops, no more landmark buildings, sort out congestion and parking problems, any new builds must be good quality and in harmony with their surroundings.
-	1017281/WTCAAP I&O/9		
-	Tesco's Stores Ltd	4.3 Question 8	In terms of the three retail options presented Tesco is concerned that
Tesco Stores Ltd 998337/WTCAAP I&O/2			

Initials	Name	Paragraph Heading	Contributors Summary
Organisation Contribution reference			<p>these are presented as mutually exclusive. It is Tesco's view that the authority should not be constrained in investigating other options which may involve elements of all three scenarios presented.</p>
T	Middlemiss	4.3 Question 8	
	Weston-super-Mare Town Council 1020385/WTCAAP I&O/1		<p>Transport facilities should be a major consideration and it is vital that town centre retail compliments Westons tourist trade, Orchard Meadows trading be supported and encouraged and major department stores encouraged. However development of the Italian Gardens must be resisted in order to preserve it for social and cultural reasons.</p>
J	Ashman	4.3 Question 8	
	Highways Agency 933985/WTCAAP I&O/5		<p>The Agency in principle supports the strategic options for the future of Weston-super-Mare town centre as a major retail and tourism destination. However, the Agency would need to be satisfied that such development would not add to the significant pressure on the strategic road network, in particular Junction 21 of the M5.</p>
E	Haycock	5.01 Birnbeck Pier	
-	1010177/WTCAAP I&O/1		<p>This is being developed privately. Would like a mixture of old and</p>

Initials	Name	Paragraph Heading	Contributors Summary
Organisation Contribution reference			
			new.
K	Kyriacou	5.01 Birnbeck Pier	
-	1017921/WTCAAP I&O/1		The site has been neglected for many years and is a prime site for development in my opinion. Mixed use development would be the way forward, residential units as well as commercial. The views from the land side are exceptional so should be taken advantage of. A marina in the area is what I would like to see, which is something that would link in well with Marine Lake/Knightstone.
-	CNM Estates	5.01 Birnbeck Pier	
CNM Estates	1017697/WTCAAP I&O/5		The AAP for Birnbeck Pier makes no mention of the Royal Pier Hotel which CNM Estates is seeking to propose for redevelopment for a hotel and residential development. The Plan shows the area occupied by the current hotel but no mention is made of its potential development opportunity. The 'land side' area of this annotation should be identified for hotel and residential development.
M	Michael	5.01 Birnbeck Pier	
AGM Holdings Plc	1017825/WTCAAP I&O/1		We are very pleased to have Urban Splash as the developer of the Pier. We do not see a residential led scheme as the answer for

Initials	Name	Paragraph Heading	Contributors Summary
			Birnbeck Island. We believe that the scheme should be leisure driven to include fishing, boating, food & drink, family entertainment, evening entertainment, a very large function room(s), fitness centre, personal watercraft rentals, museum, theatre, etc
M	Michael	5.02 Melrose Car Park	
	AGM Holdings Plc 1017825/WTCAAP I&O/2		Prime site which should be redeveloped. Parking should be retained in redevelopment. Redevelopment should include the adjacent putting green.
R	Burrows	5.02 Melrose Car Park	
-	939361/WTCAAP I&O/5		redevelop melrose place
K	Kyriacou	5.02 Melrose Car Park	
-	1017921/WTCAAP I&O/2		Any development here needs to be limited I feel. The car park is necessary in my opinion, as parking is limited in this area. The Crescent behind is visible from the seafront and this retains its links with the town's history. If this is developed, we risk over developing in years to come with no open spaces left on the seafront. Perhaps some "cosmetic" enhancements and an expansion of the hotel on site would suffice.

Initials	Name	Paragraph Heading	Contributors Summary
E	Haycock	5.02 Melrose Car Park	
-	1010177/WTCAAP I&O/2		Not sure what should be done with this.
C	Baggs	5.02 Melrose Car Park	
-	999937/WTCAAP I&O/5		Leave as car park.
D	Kinsey	5.02 Melrose Car Park	
-	1017281/WTCAAP I&O/1		As it is so difficult to park in Weston I wonder why this car park is not full. Are the charges too high?
D	Kinsey	5.03 Tropicana	
-	1017281/WTCAAP I&O/2		The proposed building is too big and hideously out of keeping with its surroundings. The best option would be a pool with a retractable roof and refreshment facilities. The other facilities are superfluous. Learn from the fate of Bristols I-Max and Wildwalk.
R	Simmonds	5.03 Tropicana	

Initials	Name	Paragraph Heading	Contributors Summary
Organisation	Contribution reference		
English Heritage	1020033/WTCAAP I&O/4		Concern over Tropicana proposals. The size, scale, height and overall massing of the proposed new building are considered to be excessive in this location. The vastly increased scale of this proposal is considered to be excessive in relation to its wider context. This proposal encroaches significantly onto the beach and thereby harms one of the town's real attributes. As such it may well impede wider attempts to regenerate the town as it sits some distance away from the centre of the town.
C	Baggs	5.03 Tropicana	
-	999937/WTCAAP I&O/6		I think the Henry Boot plan for the Tropicana site is a dreadful monstrosity and totally out of keeping and inappropriate for that seafront site.
K	Kyriacou	5.03 Tropicana	
-	1017921/WTCAAP I&O/3		We do not need a project on the scale that Henry Boot is proposing, with cinema, hotel, bowling, etc. We need a pool with a glazed roof on it - retractable would be the better option - together with some catering concessions, and perhaps a spa, and a gym (as hotels are lacking such facilities in the town). The general concept we should be looking at is like the traditional lidos which graced many resorts in the past. I still cannot understand we the diving platforms were not retained!

Initials	Name	Paragraph Heading	Contributors Summary
B	Markwald	5.03 Tropicana	
-	1019233/WTCAAP I&O/1		In summary the Tropicana project will be of incalculable and social significance to the residents of Weston-super-Mare.
E L	Lockett	5.03 Tropicana	
	Sport England 1010081/WTCAAP I&O/1		Redevelopment of Tropicana should take into account wider than just local requirements.
N	Cooke	5.03 Tropicana	
	The Sovereign Shopping Centre 1016897/WTCAAP I&O/6		Proposals for Tropicana site will have a detrimental effect on the town centre.
E	Haycock	5.03 Tropicana	
-	1010177/WTCAAP I&O/3		Think hotel proposed will be far too big and will spoil the view of Weston.
M	Michael	5.03 Tropicana	

Initials	Name	Paragraph Heading	Contributors Summary
	AGM Holdings Plc 1017825/WTCAAP I&O/3		Tropicana should be redeveloped but the scale and appearance of the current proposals are unacceptable. Certain leisure uses i.e. the bowling and cinema should be located in the town centre as part of the redevelopment of the Sovereign Centre. This is not the right site for a budget hotel.
M	Michael	5.04 Weston Beach	
	AGM Holdings Plc 1017825/WTCAAP I&O/4		The Local Authority should appoint a sub-contractor to promote events on the beach AND the beach lawns. We have a substantial facility that we only use a few times a year when we should have events constantly. Emphasis should be given to children's activities to promote Weston as a family town rather than the stag/hen weekend culture that is currently building and using much more police resource than desirable.
E	Haycock	5.04 Weston Beach	
-	1010177/WTCAAP I&O/4		Weston Beach is perfect as it is.
R	Burrows	5.04 Weston Beach	
-	939361/WTCAAP I&O/6		seafront lighting upgrade

Initials	Name	Paragraph Heading	Contributors Summary
K	Kyriacou	5.04 Weston Beach	
-	1017921/WTCAAP I&O/4		Our biggest asset. The annual motorcycle races and the T4 concerts have shown this, and as a town we should be attracting more events of this nature, on a weekly basis throughout the year.
C	Baggs	5.04 Weston Beach	
-	999937/WTCAAP I&O/7		I think more "quality" cafes and resturants should be encouraged along the seafront.
D	Kinsey	5.04 Weston Beach	
-	1017281/WTCAAP I&O/3		Encouraging more cafes and resturants along the beach front is just going to make the tatty, downmarket appearance worse.
D	Kinsey	5.05 Marine Parade etc	
-	1017281/WTCAAP I&O/4		There is no point in improving the planting if there is no provision for maintenance. Since when was croquet a popular game?

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S P	Parry	5.05 Marine Parade etc	
	Avon Wildlife Trust 1045217/WTCAAP I&O/2		Beach Lawns supports nationally scarce plants which require relict sand dune conditions. We would oppose any loss of this site and advise continuing with its current management arrangements, i.e. avoidance of fertiliser, topsoil, herbicide and shading etc.
K	Kyriacou	5.05 Marine Parade etc	
-	1017921/WTCAAP I&O/5		As above really (referring to Weston Beach comments). Some re-landscaping, croquet, etc, would be excellent. A "tasteful" play area, and please, no pirate ships!!!
E	Haycock	5.05 Marine Parade etc	
-	1010177/WTCAAP I&O/5		Marine Parade could do with more seats. Beach Lawns should be tidied up - right mess after statue event.
M	Michael	5.05 Marine Parade etc	
	AGM Holdings Plc 1017825/WTCAAP I&O/5		The Local Authority should appoint a sub-contractor, (probably a PR company to promote events on the beach AND the beach lawns. We have a substantial facility that we only use a few times a year when

Initials	Name	Paragraph Heading	Contributors Summary
Organisation Contribution reference			<p>we should have events constantly. Emphasis should be given to children's activities to promote Weston as a family town rather than the stag/hen weekend culture that is currently building and using much more police resource than desirable.</p>
M	Michael	5.06 Dolphin Square	<p>Requires urgent re-development. Should not be major retail as it will fragment the High Street however, some ground floor retail is required. We must include sufficient car parking for offices, visitors, shoppers, traders and residents. Any re-development must include high quality residential to ensure sufficient value and income to provide the best terms for the Local Authority and also include subsidised leisure facilities for the town.</p>
AGM Holdings Plc 1017825/WTCAAP I&O/6			
E	Haycock	5.06 Dolphin Square	<p>Dolphin Square is ok as it is at present except for the council flats. Carlton Street Car Park must be a goldmine.</p>
-			
1010177/WTCAAP I&O/6			
N	Cooke	5.06 Dolphin Square	<p>We welcome the proposal to redevelop Dolphin Square however it</p>
The Sovereign Shopping Centre 1016897/WTCAAP I&O/7			

Initials	Name	Paragraph Heading	Contributors Summary
Organisation Contribution reference			<p>should be acknowledged that the proposals as they presently stand, whilst creating some retail accommodation, will not in any way deliver the retail space on the scale identified in the Donaldsons report.</p>
K	Kyriacou	5.06 Dolphin Square	
-	1017921/WTCAAP I&O/6		<p>Perhaps the biggest opportunity for a landmark development in the town centre. Our business (the Oxford Corner Restaurant) is part of this site, and I would like to see the area re-developed. Mixed use again would work.</p>
-	Kilmartin Property Group	5.06 Dolphin Square	
Kilmartin Property Group 1021633/WTCAAP I&O/6			<p>Dolphin Square is a key opportunity for the town centre to signal change, investment and a new retail, leisure, residential and office development. The AAP has now been superseded by the publication of the Dolphin Square SPD. Representations are submitted separately to this document and comments prepared on behalf of Kilmartin Property Group equally apply to considerations that will need to be incorporated within the AAP for this site.</p>
D	Kinsey	5.06 Dolphin Square	
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Initials	Name	Paragraph Heading	Contributors Summary
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1017921/WTCAAP I&O/7			This area is crying out for evening café culture, and is slowly improving, but needs to be pushed forward.
M	Michael	5.07 St James Street	
AGM Holdings Plc 1017825/WTCAAP I&O/7			Need to find uses for 'upper floor' sea front properties. The current club culture should be relocated to 2nd or 3rd row locations. That would leave these properties able to capitalise on the views from their upper floors and hugely increase their values. Bistros, cafe bars, wine bars, pavement cafes etc would naturally inhabit St James Street if these uses could be implemented on the sea front properties which hold the key to this area.
C	Baggs	5.07 St James Street	
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999937/WTCAAP I&O/9			St James Street should be completely pedestrianised.
D	Kinsey	5.07 St James Street	
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1017281/WTCAAP I&O/6			Very tatty - needs upgrading.

Initials	Name	Paragraph Heading	Contributors Summary
E	Haycock	5.07 St James Street	
-	1010177/WTCAAP I&O/7		Could be linked to High Street and Walliscote Road for traffic.
C	Baggs	5.08 Victoria Square	
-	999937/WTCAAP I&O/10		Expand Sovereign Centre onto Victoria Square.
D	Kinsey	5.08 Victoria Square	
-	1017281/WTCAAP I&O/7		More tat - golf course could be made into an attractive green space.
-	Victoria Square Landownwers	5.08 Victoria Square	
	Victoria Square Landownwers 1120609/WTCAAP I&O/1		Promote site for retail-led mixed use scheme.
E	Haycock	5.08 Victoria Square	
-	1010177/WTCAAP I&O/8		Could be improved - lot of empty space.

Initials	Name	Paragraph Heading	Contributors Summary
M	Michael	5.08 Victoria Square	
	AGM Holdings Plc 1017825/WTCAAP I&O/8		Expand the Sovereign centre right here! Join the sea front to the High Street - obvious!
R	Burrows	5.08 Victoria Square	
	- 939361/WTCAAP I&O/9		victoria square
N	Cooke	5.08 Victoria Square	
	The Sovereign Shopping Centre 1016897/WTCAAP I&O/5		We also believe that our ambitions for Town Square should be seen as part of a much broader town centre master plan that could include the re-development of the area to the west of the Sovereign Shopping Centre next to the seafront (between St Margaret's Terrace and Regent Street) for leisure orientated activities such a multi-screen cinema, resturants, bars and a hotel.
R	Burrows	5.09 Sovereign Centre	
	- 939361/WTCAAP I&O/10		sovereign centre expansion

Initials	Name	Paragraph Heading	Contributors Summary
M	Michael	5.09 Sovereign Centre	
	AGM Holdings Plc 1017825/WTCAAP I&O/9		Expand the Sovereign centre onto Victoria Square! Join the sea front to the High Street - obvious!
E	Haycock	5.09 Sovereign Centre	
	- 1010177/WTCAAP I&O/9		Sovereign Centre is ok - could have department store on town square.
D	Kinsey	5.09 Sovereign Centre	
	- 1017281/WTCAAP I&O/8		I am totally against it expanding on to Town Square. Green Spaces are now regarded as valuable assets. This space should be valued and properly maintained.
C	Baggs	5.10 Town Square	
	- 999937/WTCAAP I&O/11		Open space should remain at Town Square
E	Haycock	5.10 Town Square	

Initials	Name	Paragraph Heading	Contributors Summary
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1010177/WTCAAP I&O/10			Sovereign Centre is ok - could have department store on town square.
M	Michael	5.10 Town Square	
AGM Holdings Plc 1017825/WTCAAP I&O/10			Obviously an option to expand the Sovereign Centre if the cost and timescale of using Victoria Square would mean a long and laborious process. The town needs to see some development soon on the retail side or will otherwise face a slow decline of trade as the out of town centres step up their game.
R	Burrows	5.10 Town Square	
- 939361/WTCAAP I&O/11			no to sovereign centre expansion on town square
N	Cooke	5.10 Town Square	
The Sovereign Shopping Centre 1016897/WTCAAP I&O/4			Town Square, being adjacent to the existing covered shopping centre, represents the most logical and commercially viable site to deliver development of the size referred to in the Donaldsons report.

Initials	Name	Paragraph Heading	Contributors Summary
R	Burrows	5.11 NCP Car Park	
-	939361/WTCAAP I&O/12		NCP car park site
M	Michael	5.11 NCP Car Park	
	AGM Holdings Plc 1017825/WTCAAP I&O/11		Nothing will work here unless we use the frontage to High Street as well. If this site is to be re-developed, we must have additional, town centre car parking to replace it. Given the Governments reluctance to build new car parks, we cannot afford to lose what we already have. Whatever Government policy says, without car parking, the town centre is not viable.
E	Haycock	5.11 NCP Car Park	
-	1010177/WTCAAP I&O/11		This is vital for car parking (Needs extra signage).
C	Baggs	5.11 NCP Car Park	
-	999937/WTCAAP I&O/12		Remove buses and pedestrianise area between Big Lamp Corner and Alexandra Parade with some redevelopment on that corner.

Initials	Name	Paragraph Heading	Contributors Summary
C	Baggs	5.12 Tesco Site	
-	999937/WTCAAP I&O/13		A large food store should remain on this site and car parking capacity should be increased.
-	Tesco's Stores Ltd	5.12 Tesco Site	
	Tesco Stores Ltd 998337/WTCAAP I&O/3		Tesco welcomes the recognition in the AAP of the potential that the existing Tesco store and site offers to make a further contribution to the regeneration of the town centre.
E	Haycock	5.12 Tesco Site	
-	1010177/WTCAAP I&O/12		This is best occupied by Tesco's
M	Michael	5.12 Tesco Site	
	AGM Holdings Plc 1017825/WTCAAP I&O/12		All car parking should be on multi-level. The only question should be, "do we develop underground or multi-storey?". There is no doubt that Tesco have the best supermarket site in town. Equally, there is no doubt, they are out of space.

Initials	Name	Paragraph Heading	Contributors Summary
R	Burrows	5.12 Tesco Site	
-	939361/WTCAAP I&O/13		tesco site
R	Burrows	5.13 Locking Road Car Park	
-	939361/WTCAAP I&O/14		Locking Road Car Park
E	Haycock	5.13 Locking Road Car Park	
-	1010177/WTCAAP I&O/13		Could be better occupied for car parking.
M	Michael	5.13 Locking Road Car Park	
	AGM Holdings Plc 1017825/WTCAAP I&O/13		We must have car parking, coach parking, lorry parking on this site. If we can accommodate as much as we currently have and other things by going higher, then we foresee no problem. However, if we are proposing other uses instead of the parking facilities we currently have, then we believe that it would take away valuable and relevant coach and car parking in the town centre that it cannot do without.

Initials	Name	Paragraph Heading	Contributors Summary
C	Baggs	5.13 Locking Road Car Park	
-	999937/WTCAAP I&O/14		Have an integrated bus/rail exchange located next to the railway station.
M	Michael	5.14 Sunnyside Road	
	AGM Holdings Plc 1017825/WTCAAP I&O/14		We have to declare our interest as owners of this land This is last vacant parcel of land in town. We have discussed in the past that this would be a good site for the Local Authority's new offices as it is centrally located and right next to the train station, with excellent road links. We also believe however that the site should have some residential use on it. Other possible uses include New 80 bedroom budget hotel, New Police station, Medical facilities.
E	Haycock	5.14 Sunnyside Road	
-	1010177/WTCAAP I&O/14		Use this for department stores with a Park and Ride facility.
R	Burrows	5.14 Sunnyside Road	
-			

Initials	Name	Paragraph Heading	Contributors Summary
	AGM Holdings Plc 1017825/WTCAAP I&O/15		There is some confusion re restrictive covenants on this site - we are not sure if it is available for re-development or not.
E	Haycock	5.15 Rugby Club	
-	1010177/WTCAAP I&O/15		Use this site for shopping facilities with a Park and Ride facility.
-	Weston Rugby Club	5.15 Rugby Club	
	Weston Rugby Club 1019777/WTCAAP I&O/1		On behalf of the Club I suggest that the whole of the Recreation Ground should be considered as an option for development i.e incorporated within Site 15.A scheme could incorporate the Rugby Club, high density residential, employment and perhaps commercial leisure development as well as land for public recreation. The public open space land could perhaps be better used as a park rather than playing fields.
K M	Haggerty	5.15 Rugby Club	
-	997729/WTCAAP I&O/1		Rugby club site should remain a sporting/leisure facility and a new Health Centre should be developed on the Drove Road frontage.

Initials	Name	Paragraph Heading	Contributors Summary
E	Haycock	5.16 Gas Works	
-	1010177/WTCAAP I&O/16		Use for overspill car park.
M	Michael	5.16 Gas Works	
	AGM Holdings Plc 1017825/WTCAAP I&O/16		Ideally, the gasometers would 'disappear' however, irrespective of this, the largest possible building(s) on this site to mask their appearance, would be ideal. This is the gateway to our town and does not do us any favours in it's present state.
R	Burrows	5.16 Gas Works	
-	939361/WTCAAP I&O/17		Gas Works
-	National Grid Holdings Property Ltd	5.16 Gas Works	
	National Grid Holdings Property Ltd 1019489/WTCAAP I&O/1		NGPHL objects to the inclusion of the office reference, requesting that this be deleted. NGPHL objects to the exclusion of retailing in the AAP (against the background of the existing adopted policy allocation) and requests that this be reinstated as an appropriate and acceptable use in order to provide the necessary certainty to developers in this regard. NGPHL also objects to the suggestion that

Initials	Name	Paragraph Heading	Contributors Summary
			the existing gasometers could be reused to create a desired landmark feature.
M	Michael	5.17 Retail Park	
	AGM Holdings Plc 1017825/WTCAAP I&O/17		The main road into town should bypass the 'out of town retail park' and not run through the middle of it. We believe that visitors to the site should have a better impression of Weston coming into the town centre than the one that is there already. Furthermore, the necessity to drive from shop to shop does not lend itself to a good shopping experience. The lack of pedestrian access throughout the 'retail park' should be re-considered.
R	Burrows	5.17 Retail Park	
	- 939361/WTCAAP I&O/18		Retail park
E	Haycock	5.17 Retail Park	
	- 1010177/WTCAAP I&O/17		Use for entertainment facilities.
E	Haycock	5.18 Avoncrest Site	

Initials	Name	Paragraph Heading	Contributors Summary
-	1010177/WTCAAP I&O/18		This could be also be used as an extension for entertainment facilities, as suggested for site 17 (Retail parks).
-	Avoncrest Developments 1001441/WTCAAP I&O/2	5.18 Avoncrest Site	Consider the suitability of the Weston Links Site, Hutton Moor
R	Burrows	5.18 Avoncrest Site	
-	939361/WTCAAP I&O/19		Avoncrest site
R	Burrows	5.19 Hutton Moor Leisure Centre	
-	939361/WTCAAP I&O/20		Hutton Moor Leisure Centre
E L	Lockett	5.19 Hutton Moor Leisure Centre	
	Sport England 1010081/WTCAAP I&O/3		Although we are in support of the possible expansion of Hutton Moor

Initials	Name	Paragraph Heading	Contributors Summary
Organisation	Contribution reference		Leisure Centre we would again alert you to our playing fields policy as the expansion could result in the loss of playing fields that would need to be provided elsewhere.
E	Haycock	5.19 Hutton Moor Leisure Centre	
-	1010177/WTCAAP I&O/19		Keep as leisure centre.
C	Baggs	5.20 Question 9	
-	999937/WTCAAP I&O/15		There needs to be protected cycleways that go both North-South and East-West and not just lined off strips on the edge of existing roads but seperate, protected routes for cycles.
-	Persimmons Special Projects Western	5.20 Question 9	
	Persimmons Special Projects Western 1020801/WTCAAP I&O/1		How will the proposals be considered relative to the 'self containment' policies referred to in the Draft Core Strategy. Housing policies must be consistant. The AAP must be clear about the amount of residential development that the Town Centre sites will deliver. Conference facilities should be provided on the Weston Airfield as well as the town centre. Potential to provide high quality mixed used scheme - including residential on Rugby club/Sunnyside

Initials	Name	Paragraph Heading	Contributors Summary
			Road site if Rugby Club can be relocated.
P	Stephen	5.20 Question 9	
-	1017441/WTCAAP I&O/2		Would like to see a full and comprehensive redevelopment of the Gateway Area, town centre and seafront areas.
-	Avoncrest Developments	5.20 Question 9	
	Avoncrest Developments 1001441/WTCAAP I&O/1		Consider the suitability of the Weston Links site, Hutton Moor
N	Cooke	5.20 Question 9	
	The Sovereign Shopping Centre 1016897/WTCAAP I&O/8		Weston has a sufficient number of open spaces in the town centre. Major retailers are more likely to want to locate on Town Square rather than Victoria Square, due to its closer proximity to the High Street. Master plan is needed for the town centre to ensure the much needed retail and leisure provision is delivered.
D	Crook	5.20 Question 9	

Initials	Name	Paragraph Heading	Contributors Summary
Organisation	Contribution reference		
Government Office for the South West 1017121/WTCAAP I&O/8			As you progress to the next stage of production, there needs to be more focus on delivery.
C	Bentley	5.20 Question 9	
Natural England 1018753/WTCAAP I&O/1			Natural England has no specific comments to make with respect to Weston-super-Mare town centre area action plan except to reiterate the need to incorporate green infrastructure in its planning and delivery to maximise benefits for people and nature. You may find the Manual for Streets helpful: www.manualforstreets.org.uk
J	Ashman	5.20 Question 9	
Highways Agency 933985/WTCAAP I&O/6			Where sites are identified in an Allocations DPD, or when applications are forthcoming for development, the Agency would require such proposals to be accompanied by a robust transport Assessment including a Travel Plan. The Agency would also draw the Councils attention to the issue that any highway mitigation measures required as a result of development will need to be funded by the developer as the Agency do not have the funding for such initiatives.
M	Ralph	5.20 Question 9	

Initials	Name	Paragraph Heading	Contributors Summary
Organisation	Contribution reference		
Modus Properties	1044609/WTCAAP I&O/3		At this preliminary stage, we believe that the Town Centre Area Action Plan should not be prescriptive in identifying specific sites as to do so may hinder the development industry from actually focusing upon what would be the best site and location for an important retail proposal to be brought forward. We have focused our attention on a fairly complex Land Assembly within the prime retail area if High Street and we hope our representations create an opportunity for us to have wider discussions.
P	Carr	5.20 Question 9	
-	1020737/WTCAAP I&O/1		The AAP should make provision for a new bus station. The Dolphin Square/Carlton Street car park site should be considered for this use. The Dolphin Square site should also be considered as the location for a new state of the art Playhouse, and convert the existitng playhouse into a resturant/bar. A department store should not be by the Sovereign Centre and Town Square should be left as open space, but spruced up. Dolphin Square site is more suitable for a department store.
J	Brentnall	5.20 Question 9	
Weston-super-Mare Town Centre Partnership	1020769/WTCAAP I&O/1		The Partnership fully endorses the need for retail development highlighted by the Donaldsons retail study within the Town Centre and agrees that additional space must be found for development

Initials	Name	Paragraph Heading	Contributors Summary
Organisation Contribution reference			<p>adjacent to the Sovereign Centre. The Partnership supports the idea that the area to the west of the Sovereign Centre should be cleared and redeveloped for mixed use including retail, leisure and possibly an hotel. The Partnership supports comprehensive redevelopment at Dolphin square and Carlton Street.</p>
N	Cooke	5.21 Question 10	
The Sovereign Shopping Centre 1016897/WTCAAP I&O/9			The AAP in its present form is a list of small development site opportunities and will not deliver the step change required.
S	Austin	5.21 Question 10	
Network Rail 1022465/WTCAAP I&O/1			There is potential to reintroduce the bay platform at Weston Station. Any developments with this proposal would have to look to third party funding. Any ideas for the improvement of the station would be welcome, but Network rail has no funds available to implement major refurbishment. Network rail would for the document to consider where development should assist in securing any necessary infrastructure through s.106 agreement to facilitate minor infrastructure projects and cope with growth.