

Further to your submission of the application. During the pre-validation discussions you were made aware that we would be unlikely to support the proposed Class E use on this scale in this location. Having now reviewed the full submission I can confirm that due principally to the out of centre location, we are unable to support the proposals both in terms of both function and scale. It would not be in the interests of the proper planning of this site and wider regeneration within the area to support the principle of such a use.

You will be aware of the need for such a development to comply with Policies C1, C2, C4, C9 and C10 as well as Section 7 of the NPPF. We note that the evidence relied on in the submitted sequential test is out of date in terms of both the City Centre and District Centre and we have concluded that overall we do not consider that the proposals are policy compliant.

We had already raised with you the date used within the Noise Report is out of date. Additionally having now received further consultation responses it has emerged that there are issues with adequacy both the BNG Report and that the Data within the Transport Assessment is both out of date and inadequate in terms of scope.

We are aware the Sheraton Suites have been struggling over a number of years and we recognise that there are a number of structural and financial challenges caused by the recent and current economic climate and other world events that that may have contributed to this. Given this we would be happy to meet with the operator / owner to discuss further what might be appropriate in terms changes in the way that the site operates or how it could be redeveloped.

However our advice in terms of the current proposals is that either you withdraw the application or it will be refused on the basis set out above.