

Hi Steve

Spatial Planning welcome the applicant's submission of further material to support the proposal. There continues to be a question over whether the application adequately addresses the policy requirement to pass the sequential test, although the information submitted indicates that the scheme is somewhat unique with the scheme comprising a rural retail/leisure offer that includes elements that would ordinarily be directed to town centre locations in the first instance. Bearing in mind the economic, social and environmental benefits that the scheme will deliver, and its effective use of an otherwise redundant previously developed site, it is considered appropriate in this case to address planning policy concerns in the planning balance of any subsequent recommendation.

With kind regards

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