**Attachment 15**

Sainsbury's out-of-centre superstore in Merseyside appeal allowed

The Secretary of State has allowed a called-in application for the redevelopment of three units (!0,942 m2) on an out-of-centre retail park to create a new superstore in Merseyside, agreeing with his inspector over a lack of sequentially preferable sites or harm to a town centre.

He found adopted local retail policy to be out of date, with a policy requirement for need to be demonstrated being notably so,; therefore, as the question of retail capacity was no longer a relevant policy test, the NPPF paragraph 14 approach that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits was applied.

The Secretary of State agreed that the store would provide a net increase in jobs, increased consumer choice and variety, offer sustainable travel choices even though many trips would be by car and improve the retail park environment. Additionally, the proposal would not harm existing, committed or planned investment, have only a relatively small retail impact on the town centre and not have a significant adverse effect on vitality and viability.