**Attachment 10**

Scotch Corner Planning Applications Approved

The Secretary of State determined that both proposals were consistent with the development plan. He considered the economic benefits of both carried significant weight and would be in accordance with national policy on ensuring the vitality of town centres and promoting sustainable transport. Further, the change in appearance and character of the area and loss of agricultural land carried limited weight against both proposals and there was no evidence that the applicant has pitched the scale of the scheme so that it would be impossible to identify a town centre site.

The SoS noted that the applicant had undertaken a sequential assessment based on the primary catchment area and concentration on this area was agreed with the local planning authority as being appropriate. In addition, five local planning authorities were contacted to identify sequentially preferable sites for potential investigation. Two of these were identified as sequentially suitable but that following assessment, it was agreed that these sites, by virtue of their size, location and availability, could not accommodate either scheme and are not sequentially preferable sites. Overall,the SoS found the that the proposals did not fail the sequential test.

A key point to note is the decision confirmed there is no requirement to disaggregate the scheme when applying the sequential test.  Specifically, the Inspector stated ‘In carrying out the sequential test it is acknowledged that whilst Framework paragraph 24 indicates that applicants should demonstrate flexibility on issues such as format and scale, it does not require the applicant to disaggregate the scheme. The sequential test seeks to see if the application, i.e. what is proposed, can be accommodated on a town centre site or on sequentially preferable sites.’

This is good news and at odds with the Great Yarmouth decision which hopefully was a rogue decision.