Ministry of Housing, Communities & Local Government

Gwilym Jones
Somerset County Council

By email: Gwilym.jones@somerset.gov.uk

Please ask for: Edward Chapman
Tel: 0303 444 8065
Email: Edward.Chapman@communities.gov.uk

Your ref: 2021/1675/EOUT

Our ref: PCU/RTI/E3335/3347035

Date: 3 February 2025

Dear Gwilym Jones

Town and Country Planning Act 1990 – Section 77
Town and Country Planning (Development Management Procedure) (England) Order 2015
Town and Country Planning (Inquiries Procedure) (England) Rules 2000

Application by Land Value Alliances & Landowners Consortium for Outline Planning Permission for the erection of up to 1,700 dwellings (Use Class C3), two care homes (Use Class C3), 6.7 hectares of employment land (Use Classes E, B2 and B8), a mixed use local centre for primary school (Use Class F1), cafes/restaurant and convenience store (Use Class E) and other supporting social and physical infrastructure (Use Classes F1, F2 and E), provision of greenspace and other supporting ancillary works. All matters (Access (within the site), Layout, Scale, Appearance, Landscaping) reserved except for four new vehicular site access points from the existing highway at land south of Frome bounded by Marston Road, B3092/Railway Line and A361 (Frome Bypass) and including land to the south of A361, Frome, Somerset (Application no: 2021/1675/EOUT)

1. I am directed by the Secretary of State to refer to the above named planning application.

2. In deciding whether to call in this application, the Secretary of State has considered her policy on calling in planning applications. This gives examples of the types of issues which may lead her to conclude, in her opinion, that the application should be called in. In the light of her policy, the Secretary of State

has decided to call-in this application. She accordingly directs, under her powers in section 77 of the 1990 Act, that the application shall be referred to her instead of being dealt with by the Local Planning Authority.

3. To consider all the relevant aspects of the proposed development, the Secretary of State has decided to hold a local inquiry. For the purposes of the 2000 Rules this letter is the "relevant notice" that an inquiry is to be held and the date of this letter is the "starting date". All the arrangements for holding the inquiry will be made by the Planning Inspectorate in Bristol.

4. The Planning Inspectorate will write to you shortly about the procedure for determining the called-in application.

5. The original application, together with any plans and other documents accompanying it will need to be supplied to the Planning Inspectorate (including any related certificates and correspondence). The Inspectorate will contact you shortly to discuss this further.

6. Should you have any questions please contact the Planning Inspectorate (email Mark.Boulton@planninginspectorate.gov.uk).

7. On the information so far available to the Secretary of State, the matters which she particularly wishes to be informed about for the purposes of her consideration of the application are:

   a) The extent to which the proposed development is consistent with Government policies for Delivering a sufficient supply of homes in the NPPF (NPPF Chapter 5);

   b) The extent to which the proposed development is consistent with Government policies for Building a strong, competitive economy in the NPPF (Chapter No.6);

   c) The extent to which the proposed development is consistent with Government policies for Promoting sustainable transport in the NPPF (Chapter No.9);

   d) The extent to which the proposed development is consistent with Government policies for Conserving and enhancing the natural environment in the NPPF (Chapter No.15);

   e) The extent to which the proposed development is consistent with the development plan for the area; and

   f) any other matters the Inspector considers relevant.

8. This is to be taken as the Secretary of State's statement under rule 6(12) of the 2000 Rules.

9. In accordance with rule 6(1) and (2), the local planning authority shall ensure that two copies of a statement of case are received by the Secretary of State, and one copy has been received by any statutory party as defined in rule 2 within six weeks of the starting date (unless the Planning

Inspectorate notifies you otherwise - you may wish to contact them). Your attention is drawn to rule 6(11). The Secretary of State will comply with rule 6(4).

10. You will be required to submit a statement of case, and the Planning Inspectorate will write to you about this. The statement of case should contain the full particulars of the case which you propose to put forward at the inquiry and a list of any documents to which you intend to refer or put in as evidence. If you are proposing to give evidence, or call another person to give evidence, at the inquiry by reading a written statement (i.e. proof of evidence), your attention is drawn to rule 13.

11. Your attention is drawn to rules 4 and 6(2), in particular to the requirement upon your Council to inform forthwith the Secretary of State of the names and addresses of any statutory parties.

12. Your attention is also drawn to the provisions in rule 14 of the 2000 Rules that the local planning authority and the applicant shall together prepare an agreed statement of common ground and ensure that a copy is received by the Secretary of State and by any statutory party within 6 weeks of the starting date (unless the Planning Inspectorate notifies you otherwise – you may wish to contact them).

13. In pursuance of Article 31 of the 2015 Order, the Secretary of State hereby directs the Council not to grant planning permission, without specific authorisation, for any development which is the same kind as that which is the subject of the application referred to above on any land which forms part of, or includes, the site to which the application relates until the Secretary of State has issued her decision on this application.

Yours sincerely

Andrew Lynch Decision Officer
Head of Casework Propriety & Practice
Planning Casework Unit

This decision was made by the Minister of State for Housing and Planning on behalf of the Secretary of State, and signed on her behalf