

11 October 2023  
Orchard Farm, Pershore - Application Cover Letter



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Dear Sir / Madam,

## Land at Orchard Farm, Pershore

### Application for Hybrid Planning Permission

#### Planning Portal Reference: PP-12023349

We are instructed by Formula Land to submit a hybrid planning application, which is in outline across the site, and full in relation to the proposed demolition of the existing agricultural dwelling and agricultural buildings. The description of the proposed development is:

***“Planning application for the demolition of existing farmhouse, agricultural buildings and structures, the erection of a phased development of up to 300 residential dwellings (Use Class C3) and associated public open space, drainage, infrastructure and engineering works with all matters reserved except access”***

The application is submitted today (11 October 2023) via Planning Portal.

The planning application submission comprises several plans and accompanying documents. I include a document list below for your reference:

Document Name	Document Reference
Site Location Plan	P22-2506_012-1
Site Plan	P22-2506_DE_004-1 Rev C
Illustrative Masterplan	P22-2506_DE_0008 Rev G
Land Use Parameter Plan	P22-2506_DE_0010 Rev B
Strategic Landscape Parameter Plan	P22-2506_EN_0012_A_0001
Building Heights Parameters Plan	P22-2506_DE_0013 Rev A
Density Parameters Plan	P22-2506_DE_0014 Rev A
Illustrative Landscape Masterplan	P22-2506_EN_0011_C_0001
Movement Strategy Plan	P22-2506_DE_0015 Rev A
Street Hierarchy Plan	P22-2506_DE_0016 Rev A
Placemaking Plan	P22-2506_DE_0017 Rev A
Character Areas Plan	P22-2506_DE_0018 Rev A
Public Open Space Typologies Plan	P22-2506_DE_0019 Rev A
Demolition Plan	P22-2506_DE_0020
Indicative Phasing Plan	P22-2506_DE_0021_1
Proposed Ghost Island Arrangement 50mph	227119_PD02 Rev N
Proposed Emergency Access Route	227119_PD03 Rev B
Proposed Tactile Paving Arrangement	227119_PD04

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Proposed Footway Alignment 50mph	227119 _SK02 Rev N
Proposed Footway Alignment – End of Shared Route	227119 _SK07 Rev C
Proposed Footway Alignment Zebra Crossing	227119 _SK09
Proposed Ghost Island Arrangement SPA 11.2m Refuse Vehicle	227119 _AT_ A01 Rev D
Proposed Ghost Island Arrangement SPA Standard Design Vehicle	227119 _AT_ A02 Rev D
Design and Access Statement (including Open Space Assessment)	
Planning Statement (including draft S106 Heads of Terms)	
Statement of Community Consultation and Engagement	
Affordable Housing Statement	
Housing Land Supply Assessment	
Transport Assessment	
Ecological Appraisal	
Framework Woodland Management Plan	
Biodiversity Net Gain Assessment	
Arboricultural Impact Assessment	
Flood Risk Assessment and Drainage Strategy (including Foul Sewerage Utilities Assessment)	
Water Management Statement	
Energy Statement	
Sustainability Statement (including Homes Quality Mark Pre-assessment)	
Whole Lifecycle Carbon Assessment	
Health Impact Assessment	
Heritage Assessment	
Geophysical Survey	
Air Quality Assessment and Monitoring Report	
Noise Assessment	
Agricultural Land Assessment	
Mineral Resource Assessment	
Landscape and Visual Impact Assessment	
Electricity Capacity Assessment	

The application fee has been calculated based on the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended). The fee in relation to the outline component of the application is £43,586. This fee, in addition to the Planning Portal service charge of £64, has been paid via Planning Portal under reference PP-12023349.

The fee in relation to the full component of the application is £462. This has been paid directly to Wychavon District Council via BACS payment under the Planning Portal reference PP-12023349.

I trust the above is sufficient to validate the application. We look forward to discussing the application proposals with you in early course.

Yours sincerely



Michael Davies  
Director

Encs.

