

Consultee Comment for planning application W/23/02112/OUT

Application Number	W/23/02112/OUT
Location	Orchard Farm Defford Road Pershore WR10 3BX
Proposal	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.
Case Officer	Gillian McDermott
Organisation	Pershore Town Council
Name	Mrs Charlie MacIntyre
Address	Interim Town Clerk Pershore Town Council 34 High Street Pershore WR10 1DS
Type of Comment	Object
Type	
Comments	<p>Pershore Town Council echo the comments made by Worcestershire Wildlife Trust and made by our three district Councillors regarding the Orchard Farm development, but would specifically like to reiterate the following points:</p> <p>? Given that the developer argues that there is not a 5 year land supply in Pershore, the Town Council have to look at the National Planning Policy Framework of which there are various chapters that this development does NOT comply with. Chapter 9 ?Sustainable Transport. This site is unsuitable given the location, lack of public transport, lack of proximity to jobs and educational facilities (including Further Education and Higher Education Colleges), and lack of access to meaningful active travel routes. Chapter 11 ?Effective use of land. The land use at the moment is suitable for the natural environment surrounding the site and the soils, drainage and vegetation in the vicinity. There is no requirement for construction in this area and it is not an effective use of the land. Chapter 15 ?Conserving and enhancing natural environment?. The proposed development is not in line with any of the following sections of chapter 15 of the NPPF: paragraphs 174, 179, 180.</p> <p>? Not only is the development not complying with National Planning Policy Framework, it does not comply with the Local Development Plan ? South Worcestershire Development Plan. SWDP4, moving around South Worcestershire. There doesn?t appear to have been an adequate study carried out regarding the additional traffic and the additional cars this development would add to the already existing overloaded infrastructure. There seems to be no assessments made on the number of vehicles and the additional movements generate. Three Springs Road, where is it proposed this development would be accessed from, is already overloaded and the Three Springs Road/Worcester Road junction is gridlock for many hours of the day. This junction would also be compromised with the new Norton Parkway development and the Station Road/Worcester Road junction compromised with the new Throckmorton New Town.</p> <p>? The Town Council endorse the comments made by the Worcestershire Wildlife Trust, and wholeheartedly object under SWDP22, Biodiversity and Geodiversity Environmental Enhancement and Protection. The Town Council understand that the land is classed as low-grade agriculture Grade 3B, however because of this land being undisturbed it has developed its own ecology, feeding and nesting ground, an extension to Tiddesley Wood; an SSSI. Although not high-quality agricultural land, significant wildlife value has grown substantially over just a few years.</p> <p>? SWDP1 ? sustainable developments. This is not a sustainable development. It would sit a 45-minute walk away from the Railway Station, with no ready walking or cycling routes, thus not meeting the hierarchy of active travel over the use of cars. The closest bus route is a 10-minute walk away. It is a significant distance from the Town Centre, isolating the development and meaning residents would have to drive into town for their everyday needs. There also appears to be no plan to relocate the public bridleway running through the site.</p> <p>? Lastly, the development, sitting directly above the Dowling Drive estate with up to a 1 in 11 (9%) gradient, means the land could potentially be unstable, especially during construction. This could pose issues with landslides and potential flooding for the Dowling Drive estate and onto Three Springs Road.</p> <p>In conclusion, this is an unsustainable and non compliant proposal and Pershore Town</p>

Council strongly object.

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Attachments