



BASELINE REPORT - WELLAND NEIGHBOURHOOD AREA

DRAFT WELLAND NEIGHBOURHOOD PLAN

On behalf of Little
Malvern and Welland Parish Council



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Contents

- 1.1 Introduction
- 1.2 Historical Development
- 1.3 Environmental Considerations
- 1.4 Heritage Considerations
- 1.5 Retail Considerations
- 1.6 Local Economy and Employment Considerations
- 1.7 Housing Land Considerations
- 1.8 Transport Considerations
- 1.9 Community Facilities
- 1.10 Socio-Economic Profile

Figures

- 1 Welland Neighbourhood Area
- 2 Malvern Hills AONB
- 3 Nature Conservation Sites
- 4 Flood Risk Map
- 5 Landscape Character Type
- 6 Listed Buildings

Appendices

- A MHAONB Management Plan Special Qualities of the Malvern Hills AONB
- B MHAONB Management Plan Built Development Policies
- C Landscape Character Types
- D Key Statistics Tables
 - 1 Welland Population Profile 2001 and 2011
 - 2 Ethnic Group – Welland, Malvern Hills District (MHD) and the West Midlands Region (WMR)
 - 3 2011 Household Composition – Welland, MHD and the WMR
 - 4 2011 Household Spaces and Accommodation Type – Welland, MHD and the WMR
 - 5 2011 Housing Tenure – Welland, MHD and the WMR
 - 6 2011 Occupancy Rating (Bedrooms) – Welland, MHD and the WMR
 - 7 2011 Economically Active and Inactive – Welland, MHD and the WMR
 - 8 2011 Occupation Type – Welland, MHD and the WMR
 - 9 2011 Employment Sector – Welland, MHD and the WMR
 - 10 2011 Travel Distance to Work – Welland, MHD and the WMR
 - 11 2011 Method of Travel to Work – Welland, MHD and the WMR
 - 12 2011 Car or Van Availability – Welland, MHD and the WMR
 - 13 2011 General Health - Welland, MHD and the WMR
 - 14 2011 Household Deprivation Dimensions – Welland, MHD and the WMR
- E Housing Completions and Commitments 2006-2019

1.1 INTRODUCTION

1.1.1 This report provides a baseline position within the Welland Neighbourhood Area (see Figure 1) under a number of land use related themes which provide a local evidence base to support the emerging neighbourhood plan. The themes include:

- Environmental and landscape assets such as:
 - Malvern Hills AONB
 - The Malvern Hills and Commons Land
 - Nature Conservation Assets
 - Flood Risk
 - Agricultural Land Classification
 - Landscape Character
 - Air Quality
 - Green Infrastructure
- Heritage assets including designated and non-designated assets
- Retail land
- Local employment land
- Housing Land
- Transport
- Community facilities
- Socio-economic profile

1.2 HISTORICAL DEVELOPMENT

1.2.1 For the historical development of the parish and local area please see the Landscape Assessment Report by Carly Tinkler and in particular Section 4.4 'Landscape History'. Below is the extract relating from the 19th Century history onwards.

4.4.30 Originally, there was little settlement in what is now the main village other than along Drake Street. However, by 1800, the population in this part of the parish had increased (in 1801 the population was around 334, including women and children), and the old church was deteriorating. It seems likely that the 'working centre' of the village also evolved here as enclosure of the commons created the need for a larger working population. In 1831 the population was 490, but by 1862 it had increased to 802. Pamela Hurlé's opinion is that this significant rise was due to enclosure. It is also evident that the 'Victorians' decided to respond to the community's increasing needs by building the new church and a year later, a school.

4.4.32 The 1886 Ordnance Survey map shows extensive orchards in the parish, particularly on the east and south-eastern side of the village and around Marlbank. The HER data for Welland, however, only records a concentration of former orchard sites (11th - 19th centuries) around Marlbank Farmhouse, Juniper Farm, and further along the Marlbank Road, so it seems likely that the orchards were associated with enclosure, and established as part of the move from the old village to the new one.

4.4.33 The 1904 Ordnance Survey map remains largely the same as its predecessor, with orchards still dominant on the western side of the village and around Marlbank and Marlbank Farm. Subsequent OS maps (1927, 1930 and 1954) also show very little change to the landscape, although some residential development has occurred south of Marlbank Brook in the 1954 map.

4.4.34 By the time of the 1970 OS map, the area covered by orchards, while still extensive, has decreased significantly north of Drake Street and around Marlbank Farm, mostly merging into larger arable fields. Residential development has also expanded south of Marlbank Brook and south along the B4208. The village today is still largely characterised by these mid-20th century developments on the west side of the B4208 and the more sparsely populated eastern side. The orchard at Mutlow's Farm and a small area near The Orlons to the south are the only remaining orchards in the heart of the village today.

1.3 ENVIRONMENTAL AND LANDSCAPE ASSETS

The Malvern Hills Area of Outstanding Natural Beauty (AONB)

- 1.3.1 The western side of the NPA up to B4208 is located within the Malvern Hills AONB (see Figure 2). This area is approx. 300 ha and represents around 40% of the NPA. The NPPF states at paragraph 172 that great weight should be given to conserving the landscape and scenic beauty in AONB which have the highest status of protection in relation to these issues. Policy SWDP 23 follows the NPPF stating that development that would have a detrimental impact on the natural beauty of an AONB will not be permitted. Any development within an AONB must conserve and enhance the special qualities of the landscape, and development proposals should have regard to the most up-to-date approved AONB Management Plan.
- 1.3.2 The Management Plan 2019-2024¹ for the Malvern Hills AONB has been produced by the Malvern Hills AONB Partnership on behalf of Local Authorities in the area. Under the Countryside and Rights of Way Act (2000) this plan formulates policy for the management of the AONB and for the carrying out of local authority functions in relation to that policy. All public bodies have a statutory duty to have regard to the purpose of conserving and enhancing the natural beauty of the AONB.
- 1.3.3 The Malvern Hills AONB Management Plan identifies the special qualities of the AONB (see Appendix A) and the key issues affecting it. The plan contains aims, objectives and policies for the area. The purpose of the management plan is to help all those involved in managing the AONB to conserve its special qualities, manage the pressures on these qualities and improve the AONB for current and future generations of people who live in and visit the area. This document was used to inform the section of this assessment on managing change and forces to change within the AONB.
- 1.3.4 The Management plan sets out the special features of the AONB in relation to built development which includes:
- Rural character and scale of settlements contribute to local distinctiveness, landscape character and sense of tranquillity.
 - High-quality built environment characterised by numerous distinctive features, such as settlement patterns, landmark buildings, garden layouts, boundary elements and planting traditions; and
 - Interested and active local communities engaged in community planning initiatives in the AONB

¹ <http://www.malvernhillsaonb.org.uk/wp-content/uploads/2019/04/64217-Malvern-Hills-AONB-Management-Plan-2019-24v06.pdf>

1.3.5 The Management Plan identifies a number of built development issues within the AONB including:

- Allocating land for development
- Shortage of affordable housing
- Lack of consistency in development proposals in the AONB
- Reflecting landscape and historic character in new development
- Protecting views and the setting of the Malvern Hills AONB
- Loss of Local distinctiveness in the built environment
- The cumulative impacts of development
- The reuse and redevelopment of existing buildings
- Loss of character through infilling
- Impacts of agricultural buildings and infrastructure
- Impact of equestrian developments
- Need for sustainable design
- Finding the right renewable energy schemes
- Lack of local stone and materials
- Tranquillity
- Light pollution

1.3.6 The Management Plan identifies the following objective in relation to built development:

Objective: The distinctive character and natural beauty of the AONB will be fully reflected in the development and implementation of consistent statutory land use planning policy and guidance across the AONB, and in decision-making on planning applications for development

1.3.7 There are 14 policies which support the above aim and objective and attempt to deal with the issues summarised above. These are shown at Appendix B. The Management Plan also identifies three 'Illustrative Actions':

- i. Maintain and promote a programme of guidance on key planning and design issues appropriate to the AONB, aimed at planning authorities, developers and other interested parties, that takes account of the special distinctiveness of the area.

- ii. Explore the use of the Natural Capital Planning Tool to assess development proposals for their likely impact on the AONB's Natural Capital and the ecosystem services it provides to people.
- iii. Develop a model policy for locally important landscape designations in areas adjoining the AONB, to help safeguard important vistas and views to and from the AONB.

1.3.8 There are a number of relevant guidance documents produced by the Partnership which are referenced below. These will be read and studied to see whether there is a need for parts of the guidance to be incorporated into policies within the neighbourhood plan.

- Guidance on Building Design²
- Guidance on the Selection and Use of Colour in Development³
- Guidance on Highway Design⁴
- Guidance on Identifying and Grading Views and Viewpoints⁵
- Landscape Strategy and Guidelines⁶
- Solar Energy Guidance⁷
- Wind Energy Guidance⁸

The Malvern Hills and Commons Land

1.3.9 The Malvern Hills Trust (MHT) is responsible for over 1,200 hectares of land including open hilltops, urban commons, wooded slopes and hay meadows. The work of MHT is determined and guided by the Malvern Hills Acts (1884, 1909, 1924, 1930 and 1995). MHT's key objectives, as defined within the Acts, are to:

- Preserve the natural aspect of the Hills and Commons
- Protect and manage trees, shrubs, turf and other vegetation
- Prevent unlawful digging and quarrying
- Keep the Hills open, unenclosed and unbuilt on as open spaces for the recreation and enjoyment of the public
- Conserve and enhance biodiversity, Sites of Special Scientific Interest and Scheduled Ancient Monuments on its land.

² http://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/MalvernBuildingDesignGuideLoRes_001.pdf

³ http://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/guidance_on_colour_use_screen.pdf

⁴ http://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/HIGHWAYSpolicyLOW_001.pdf

⁵ http://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/KEYVIEWSFinalreport-lowreswebsite_000.pdf

⁶ http://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/MalvernLandStratGuideLoResFinal_000.pdf

⁷ http://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/SolarPanelsFinal_000.pdf

⁸ <http://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/WindTurbinesFinal.pdf>

1.3.10 There is no land within the NPA under the responsibility of the MHT. However, Castlemorton Common which is located adjoining the southern boundary of the NPA is owned and managed by the MHT.

Nature Conservation Assets

1.3.11 There are a number of nationally and locally designated nature conservation sites within the NPA (locations shown on Figure 3).

- Mutlow's Orchard Site of Special Scientific Interest (SSSI)
- Brotheridge Green (part) SSSI
- Welland Cemetery Site of Regional or Local Wildlife Importance
- Drake Street Meadow Site of Regional or Local Wildlife Importance
- Brotheridge Green Disused Railway (part) Site of Regional or Local Wildlife Importance
- Pool and Mere Brooks Site of Regional or Local Wildlife Importance (along the northern boundary of the NPA)

1.3.12 There are a number of nationally and locally designated nature conservation sites adjoining the southern and northern boundaries of the NPA including:

- Castlemorton Common SSSI
- Malthouse Farm Meadows SSSI
- Castlemorton, Hollybed & Coombegreen Commons Site of Regional or Local Wildlife Importance
- St Wulstan's Local Nature Reserve

1.3.13 Beyond these statutory protected sites, the NPA includes numerous other areas, particularly farm land, that are habitats and/or foraging sites for protected and nonprotected species as well as a host of plants and other flora. Information has been obtained from the Worcester Biological Records Centre (WBRC) regarding information on protected/notable species and designated sites. This includes a listing of the species and sites. This is available at Appendix E of the Landscape Assessment Stage 1 Summary Report March 2017 by Carly Tinkler.

Flood Risk

1.3.14 The majority of the NPA is within Flood Zone 1 and, therefore, has a less than 1 in 1,000 annual probability of flooding in any year. According to the Environment Agency's Flood Map for Planning there are two specific areas that are in Flood Zone 2 (between a 1 in 100 and 1 in 1,000 annual probability of flooding) and Flood Zone 3 (1 in 100 or greater annual probability of river flooding):

- In the south of the NPA along Marlbank Brook from the properties off Chestnut Close within the village to the sewage works in the south-eastern corner of the parish (see Figure 4).

- In the north of the NPA along Mere Brook from east of Merebrook Farm to south of Brook Farm and Tyre Hill House (see Figure 4).

Agricultural Land Classification

- 1.3.15 A proportion of the NPA is urban in character relating to the built-up area within the Welland development boundary. The countryside around it is made up of the Castlemorton Common to the south and a mix of agricultural (arable and pastoral) to the north, east and west.
- 1.3.16 According to the Planning for Soils in Worcestershire: Technical Research Paper (December 2011)⁹ by Worcestershire County Council, the NPA is mainly classed as Grade 3: Moderate to good (the paper does not distinguish between Grade 3a and 3b). There is an area of Grade 4 land within the vicinity of the NPA which is assumed to align with Castlemorton Common.
- 1.3.17 Paragraph 170 of NPPF 2018 states planning policies and decisions should contribute to and enhance the natural and local environment by ‘recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services - including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland’. Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.

Landscape Character

- 1.3.18 The Landscape Character Assessment¹⁰ undertaken by Worcestershire County Council identifies two landscape character types within the NPA:
- Settled Farmlands and Pastoral Land Use – predominantly land in the west of the NPA
 - Enclosed Commons – predominantly land in the east of the NPA.
- 1.3.19 Figure 5 shows the location of the above character types within the NPA (Orange for Settled Farmlands and Pastoral Land Use and Purple for Enclosed Commons). Details of the landscape typologies are included at Appendix C.
- 1.3.20 A Landscape Assessment¹¹ has been produced for the parish by Carly Tinkler CMLI which provides detail on landscape character.

⁹ The Planning for Soils Technical Paper can be viewed at <http://www.swdevelopmentplan.org/wp-content/uploads/2014/11/CD141-Planning-for-Soils-in-Worcestershire.pdf>

¹⁰ The Landscape Character Assessment can be viewed at http://www.worcestershire.gov.uk/info/20014/planning/1006/landscape_character_assessment

Air Quality

1.3.21 There are currently no Air Quality Management Areas and there are no monitoring sites within the NPA. The 2017 Air Quality Annual Status Report¹¹ (November 2017) by Worcestershire Regulatory Services provides details of air quality for the District during 2016.

Green Infrastructure (GI)

1.3.22 According to the SWDP Policies Map there are two areas within the NPA which are designated as Green Space and protected through Policy SWDP38¹²:

1. Welland Park, Marlbank Road
2. Spitalfield, Marlbank Road

1.3.23 Interestingly, Welland Cemetery is not designated as Green Space in the SWDP. However, it is designated as a Site of Regional or Local Wildlife Importance.

1.3.24 There are potentially other areas that could be designated as green space which need investigating such as those areas of amenity open space provided with the Lawn Farm development.

1.3.25 The Worcestershire Green Infrastructure Partnership, which includes MHDC, produced the Worcestershire Green Infrastructure (GI) Strategy 2013 – 2018¹³. The Partnership considered the way in which landscape character, biodiversity and historic environment contribute towards character across the County. It identified 30 GI Environmental Character Areas (ECA).

1.3.26 The NPA is located within the Malvern Chase and Commons ECA. The quality of these areas was assessed against the above considerations to arrive at a score for each ECA. Each ECA was placed into one of three categories depending on its score. For the NPA, the GI was placed in the 'Protect and Enhance' category which has a high environmental quality and medium socio-economic status. Within this ECA the overarching principles for the environment are to protect and enhance acid and neutral grassland habitats and wooded landscape of orchards, woodlands and scrub and the overarching socio-economic principles are to support the tackling of and prevention of obesity, respiratory and heart disease beyond the area between the A44 and A4103 and support improvements to household income.

¹¹ <http://www.worcsregservices.gov.uk/media/3697280/MHDC-ASR-2017-final.pdf>

¹² http://www.swdevelopmentplan.org/wp-content/uploads/2016/05/SWDP_38_AdoptedSWDP.pdf

¹³ http://www.worcestershire.gov.uk/downloads/file/3780/worcestershire_gi_strategy_document_2013-2018

1.4 HERITAGE ASSETS

1.4.1 There are no Conservation Areas or Scheduled Ancient monuments within the NPA.

Listed Buildings

1.4.2 There are no Grade I or Grade II* buildings within the NPA. There are 10 Grade II listed buildings within the NPA which are listed below and shown at Figure 6:

- Marlbank Farmhouse, Marlbank Road – listing entry 1098791
- Barn approximately 10 metres north east of Marlbank Farmhouse – listing entry 1178531
- Milestone, Marlbank Road – listing entry 1098792
- Church of St James, Drake Street – listing entry 1078233
- Lawn Farmhouse, Drake Street – listing entry 1263172
- Brookend House, Drake Street – listing entry 1250614
- Milestone, Drake Street – listing entry 1263173
- Welland Court, Welland Court – listing entry 1349257
- The Old Vicarage, Welland Court – listing entry 1178506
- Woodside Farmhouse – listing entry 1302416

Locally listed buildings (Non-Designated Heritage Assets)

1.4.3 There are currently no locally listed buildings within the NPA. MHDC has produced guidance on identifying and designating locally listed buildings within its 'Local List' SPD¹⁴ (May 2015). The Local List SPD states that local heritage assets will need to be significant with regard to at least one of the following - a significant period in the District's history; the social history of the District or a notable example of planned or incidental planning or associated with an individual of local importance. In addition a nominated asset will need to be significant having regard to one or more of the following – age, rarity, aesthetic value, group value, evidential value, archaeological interest, designed landscape, landmark status and social / communal value.

1.4.4 There may be buildings within the NPA that are worthy of nomination for local listing. The identification of buildings and/or structures for submission to MHDC for local listing could be a project for the local community to undertake.

¹⁴ <https://www.malvern hills.gov.uk/documents/10558/867999/Local+List+SPD+15.5.15.pdf/09453be1-ac2a-431b-9d0b316ceb04e279>

1.5 RETAIL LAND

- 1.5.1 Within the SWDP there is no designated retail or neighbourhood centre within the NPA. The village has a post office and village store located on the B4208 to the south of Welland Park. The nearest retail centres are Malvern (approx. 4.5 miles to the north), Upton-upon-Severn (approx. 4 miles to the east) and Ledbury (approx. 7 miles to the south-west).

1.6 LOCAL EMPLOYMENT LAND

1.6.1 There are no SWDP designated employment sites within the NPA. Alongside a number of farms there are a number of local rural businesses in the parish which are important for the local economy:

- Lovells vineyard, Garrett Bank – 13 acre family run vineyard established in 2010.
- Sunnyside Service Station, Marlbank Road – fuel station and vehicle repairs.
- Danemoor Farm Firewood, Danemoor Farm, Blackmoor Park Road – kiln dried logs and firewood.
- Coldtralia, Danemoor Farm, Blackmoor Park Road – sale and rental of fridge and freezer trailers.
- Lombard Tree Boarding Kennels and Cattery, Welland Road.
- Broad Oak Trout Lakes, Gilvers Lane – fishing lakes with holiday accommodation.

1.6.2 There are two pubs providing local employment opportunities within the NPA; the Inn at Welland, Hook Bank, Drake Street and Marlbank Inn, Marlbank Road. The Marlbank Inn also includes accommodation. The Pheasant Inn located at the corner of Drake Street and Garrett Bank adjacent to the village has been closed for some years.

1.6.3 There are a number of hotels, bed and breakfast facilities and self-catering holiday accommodation within the NPA that cater for the tourism market, contribute to the local economy and provide local employment opportunities:

- Holdfast Cottage Hotel – bar, restaurant and accommodation.
- Yew Tree Cottage, Marlbank Road – self-catering accommodation.
- Fleet's Cottage, Marlbank Road – self-catering accommodation.
- The Pheasant's Nest, Drake Street – self-catering accommodation.
- The Byefields, Byefields Lane - self-catering accommodation.
- Welland Court – bed & breakfast accommodation.

1.6.4 There are a number of caravanning and camping sites within the NPA:

- Rosebud Meadow, Welland Farm, Marlbank Road
- Wood Farm, Marlbank Road
- The Firs campsite, Morton Green

1.7 HOUSING LAND

1.7.1 According to the 2011 census, there were 486 dwellings within the NPA which is split by type in the following:

- Detached 54.5%
- Semi-detached 29.8%
- Terraced 4.3%
- Flats – purpose built 2.7%
- Flats – conversions 0.6%
- Flats – commercial buildings 0.6%
- Caravan / mobile structures 7.5%

1.7.2 In terms of the caravan/mobile structures above, Hook Bank Mobile Home Park provides 37 residential mobile homes.

1.7.3 Appendix D provides further information on accommodation types with comparisons between the NPA, Malvern Hills District and the West Midlands Region.

1.7.4 From April 2006 to March 2019 there have been 177 (net) housing completions within the NPA with an additional 22 units that have permission but have yet to be completed (Source: MHDC). This represents an average housing provision of 15 houses per annum and 13.5 housing completions per annum. Appendix E provides a list of housing completions and commitments per year within the parish.

1.7.5 The provision of 199 units represents 3.5% of the overall housing provision figure for Malvern Hills District within the SWDP (see Table 4b(ii) of the SWDP). This compares with the NPA having 1.4% of the overall dwelling stock for Malvern Hills District (486 dwellings out of 33,717 according to the 2011 Census). Since 2011 there have been 169 housing completions. This represents a 35% increase on the total housing stock within the NPA in an 8 year period.

SWDP Housing Allocations in the NPA

1.7.6 The SWDP identifies three housing allocations within the NPA for a total of 90 dwellings representing a 18.5% on the number of dwellings (according to the 2011 census data) in the area:

- Land adjacent the former Pheasant Inn (SWDP59/13 for 10 dwellings on a 0.33 ha site) – previously developed land (developed as 14 houses)
- Land at Lawn Farm (Phase 1), Drake Street (SWDP59I for 50 dwellings on a 9.21ha site) – greenfield land
- Land between the Old Post Office and Church Farm, Drake Street (SWDP59zi for 30 dwellings on a 1.66ha site) – greenfield land
 - The latter two of the above have been substantially complete by September 2019

House prices

1.7.7 According to the Rightmove website¹⁵ there were 17no. sales in Welland over the past year (since September 2018). Three of these were second hand housing stock (i.e. existing homes); The Jingle, Marlbank Road (4 bed detached, £570K), 30 Welland Gardens (3 bed semi-detached, £225K) and 14 Giffard Drive (4 bed detached, £260K).

1.7.8 The remaining sales were new builds on Kingston Close, Spring Meadows Close and St James Close, as listed below:

- 3, Spring Meadows Close - £410K detached
- 28, Kingston Close, Welland - £280K semi-detached
- 27, Kingston Close - £223K semi-detached
- 30, Spring Meadows Close - £670K detached
- 23, Kingston Close - £315K detached
- 30, Kingston Close -£270K semi-detached
- 21, Kingston Close- £315K detached
- 26, Kingston Close - £275K semi-detached
- 17, Kingston Close - £275K semi-detached
- 15, Kingston Close - £398K detached
- 24, Kingston Close - £239K semi-detached
- 29, Spring Meadows Close - £725K detached
- 9, Kingston Close, Welland - £240K semi-detached
- 6, Spring Meadows Close - £175K terraced

Residential Institutions

1.7.10. There is one residential institution within the NPA at Welland House Care Centre on Lime Grove off Marlbank Road. This nursing home is located within the old rectory and is registered for 48 residents providing long term and respite nursing

¹⁵ https://www.rightmove.co.uk/house-prices/detail.html?country=england&locationIdentifier=REGION%5E70222&searchLocation=Malvern+Wells&columnToSort=P_RICE_ASC&propertyType=1&landRegTenureType=FREEHOLD&year=2&referrer=listChangeCriteria

1.8 TRANSPORT

Cycling and Walking

1.8.1 According to Worcestershire County Council's 'public rights of way' interactive map there are 42no. registered footpaths within and on the boundary of the NPA. Four of these footpaths have 'temporary closures' – 520(B), 521(B), 527(B) and 528(B) – due to the housing development at Lawn Farm. The location of the footpaths can be found on Worcestershire County Councils interactive map¹⁶. There are no bridleways or byways within the NPA.

Rail

1.8.2 There are no rail stations within the NPA. The nearest stations are Great Malvern (approx. 5.3 miles to the north), Colwall (approx. 5.8 miles to the west) and Ledbury (approx.. 6.7 miles to the south-west). They are all on the Hereford to Worcester section of the Cotswold Line which provides services between Hereford and Oxford.

1.8.3 The former Tewkesbury and Malvern railway line runs through part of the NPA. This was closed in August 1961. Parts of this former line are designated a SSSI and a Site of Regional or Local Wildlife Importance known as Brotheridge Green (see Environmental Considerations section).

Bus Services

1.8.4 There are two bus services that operate infrequent services within the NPA:

- Service No. 363 - Worcester - Callow End – Upton - Ripple: operates three services on week days stopping at Danemoor Cross; adjacent the Pheasant Inn on Drake Street; the post box (near Myrtle Cottage) and the Inn at Welland.
- Service No. 365 - Great Malvern - Welland – Upton: a once schoolday service which runs along Drake Street and Marlbank Road with stops at the Inn at Welland; the post box (near Myrtle Cottage); the Pheasant Inn and at the Avenue.

Roads

1.8.5 The A4104 is a main road running on an east-west axis connecting Malvern Wells to Upton-upon-Severn. It is bisected on a north-south axis by the B4208 at Welland Village. The B4208 connects with the A417 Ledbury Road 5.6 miles to the south and Malvern to the north and Hanley Swan to the north-east. The A417 connects with the strategic motorway network including the M50 which connects with the M5.

1.8.6 The remaining roads within the NPA are rural in nature and provide access primarily for local traffic.

¹⁶ <https://gis.worcestershire.gov.uk/website/Countryside/>

1.9 Community Facilities

Day Nurseries and Schools

- 1.9.1 Welland Pre-School is located in the pavilion building on Spitalfield (recreation ground) off Marlbank Road providing early years education for children aged 2-4. According to the last Ofsted Inspection (July 2021) it had 24 places (33 on the roll) for early years education. It provides day care from between 9am to 3pm on weekdays.
- 1.9.2 Welland Primary School is located within the NPA on Marlbank Road within the village providing primary education for 4-11 year olds. According to the school's website it has 142 pupils. The school became an academy in January 2019 and is responsible for its own admissions. The school's catchment area is co-terminus with the Welland parish boundary.
- 1.9.3 There are no secondary schools within the NPA. The nearest schools are:
- The Chase Technology College and Dyson Perrins Church of England Academy – located to the north in Malvern
 - Hanley Castle High School – located to the north-east in Hanley Castle
 - John Masefield High School – located to the south-west in Ledbury, Herefordshire

Community Halls

- 1.9.4 Welland Village Hall is located on Marlbank Road adjacent to Welland Park. It includes two rooms (one large and one small) for hire along with a kitchen, bar and toilets. There is also a library within the Hall. The Hall hosts regular and one-off events for the local community.

Places of Worship

- 1.9.5 St James Church of England Church is located on the corner of Drake Street and the B4208. The nave and an upstairs room along with kitchen and toilet facilities are available for hire.

Leisure and recreation

- 1.9.6 There are three outdoor recreational spaces; Welland Park, Spitalfield and Mutlows Orchard within Welland village. There is an equipped children's play area at Welland Park along with a relatively large open grassed area for informal recreation activities. There is a play shelter and hard surfaced basketball zone at Spitalfield, a grassed playing field with a marked out football pitch and an outdoor gym.. The pavilion includes changing facilities. Add
- 1.9.7 Amenity open spaces have been provided on the Lawn Farm development although these do not include equipped play areas.

Health facilities

1.9.8 There are no GP surgeries or dental practices within the NPA. The nearest facilities are in Malvern (Malvern Health Centre), Colwall (Colwall Surgery) and Upton-upon-Severn (Upton Surgery).

1.10 Socio-Economic Profile

1.10.1 Appendix D provides key statistics from the 2011 census data on the Nomis website for the NPA. Below is a summary of the main observations from the data.

Population profile

1.10.2 There has been a 4% increase in population between 2001 and 2011 which is slightly higher than the figure for the District as a whole. However, there have been some significant changes in particular age groups within the period. The 85+ and 60-64 age groups have increased by 81.5% and 88.9% respectively. This highlights the increasing older demographic within the parish and the wider area as a whole. There have been smaller, but significant, increases in the 20-24 and 25-29 age groups at 33.3% and 22.6%. These age groups are those considering starting families and a key issue will be whether there are the housing and community/education facilities in the area to retain this section of the population.

1.10.3 Conversely, there have been significant falls in the 0-4 and 30-44 age groups by 18.75% and 33.6% respectively. The fall in the early years age group could have an impact on education facilities and the fall in the 30-44 age group may be as a result of a lack of community/education facilities and/or appropriate housing.

1.10.4 The recent housing developments at Lawn Farm and Church Farm will have provided accommodation primarily for those of working population age. It will be interesting to see what impact these developments will have on the demographic profile in the 2021 census.

1.10.5 The population is predominantly white with 1.6% non-white. This is lower than for the District at 2.5% and significantly lower for the Region at 16.9%.

Households

1.10.6 There is a relatively low level of one person households within the parish (25%) when compared with the District and the Region (both over 29%). Conversely, there is a much higher level of married couple and same sex civil partnership households at 43% than in the District and the Region.

1.10.7 Over half the dwellings within the parish are detached (54.5%) which is significantly higher than the District and the Region. Detached and semi-detached dwellings make up 84.3% of the housing stock which is significantly

higher than the District and Region. Conversely, the amount of terraced and flatted properties is comparatively lower.

- 1.10.8 Caravans and mobile housing is significantly higher than the District and the Region. The parish includes a mobile homes park at Hook Bank.
- 1.10.9 Almost 50% of households own their property outright which is substantially higher than for the District and the Region. Private home ownership makes up around four fifths of the housing stock which again is significantly higher than for the District and the Region.
- 1.10.10 Almost 30% of households have one spare bedrooms and this rises to 50% when for households with two or more spare bedrooms. This is similar to the District but higher than the Region. This suggests there is an issue of under-occupation within the existing housing stock. This could potentially be alleviated by developing smaller housing units within the area to allow existing residents to down size. This would free up existing housing stock to the market.

Employment

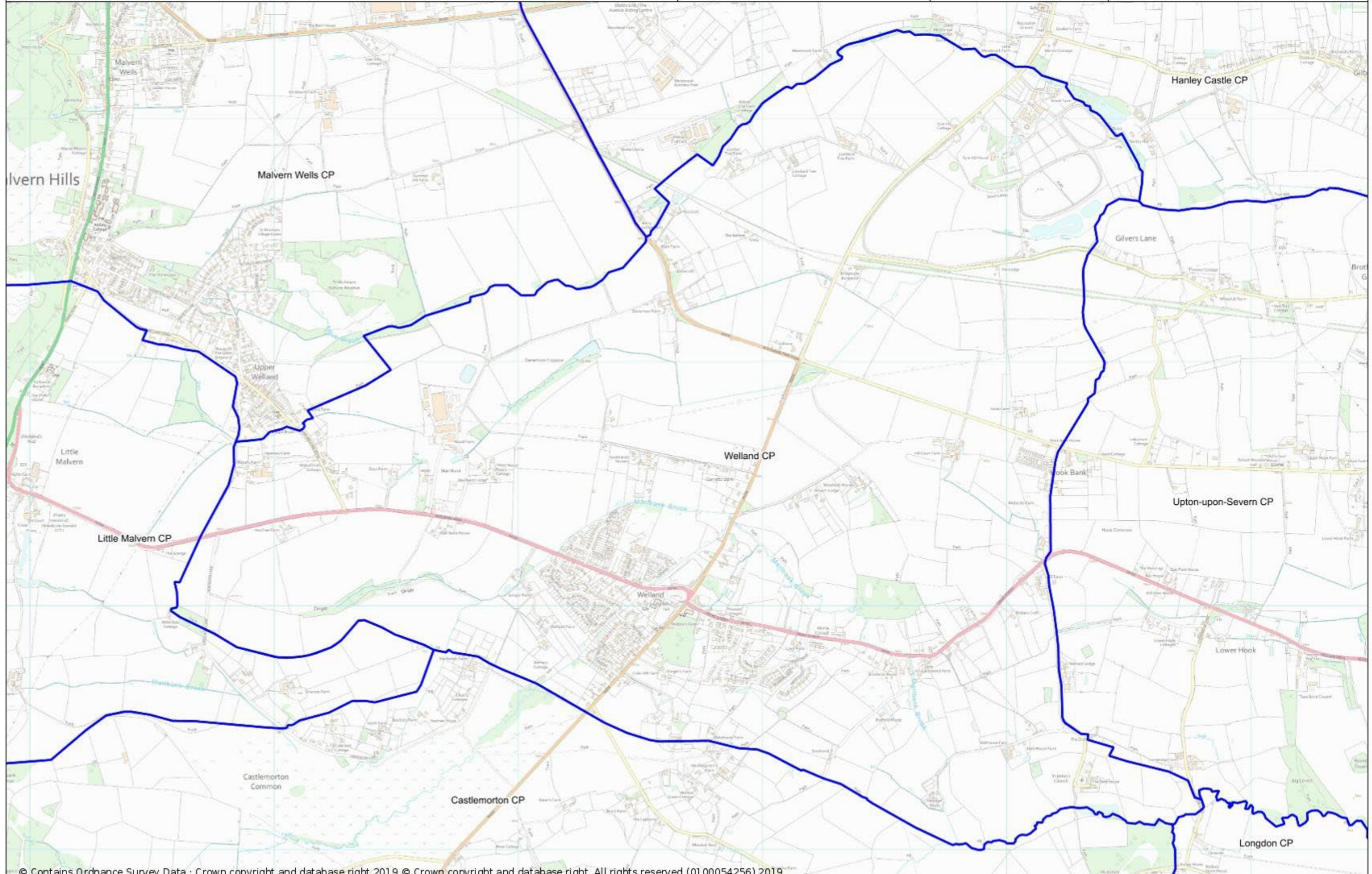
- 1.10.11 Around 70% of the working age population are economically active and 30% are inactive. This is not dissimilar to the District. There is a slightly higher proportion of residents self-employed than in the District and twice as many as for the Region. The proportion of unemployed is low at 2.2% compared with the District and the Region. The proportion of residents who are retired is similar to the District.
- 1.10.12 Over half (52%) of working age residents work within the managerial and professional occupation which is higher than the District (46%) and 37% for the Region.
- 1.10.13 The top three employment sectors for residents employment are retail, education and health and social work. This is similar to the District. The Region includes manufacturing rather than education. Agriculture makes up 4.3% of employment which is one and half times the District proportion and 4.75 times the Regional proportion.
- 1.10.14 A significantly higher proportion of working age residents work from home (23%) than in the District (18.6%) and the Region (9.8%). Those travelling up to 10 km, 10-30km and beyond are comparatively similar to the District. Over three quarters of the working age residents travel by car or van to work. This is slightly higher than for the District. The next highest is walking at 4.3%. Car ownership is highest in the parish with an average of 1.82 cars per household as compared with 1.54 and 1.20 for the District and the Region respectively.

Health and deprivation

- 1.10.15 The general health of the residents within the parish is slightly poorer than those within the District and similar to the Region as a whole. Those residents reporting very bad health were over twice as many as in the District and the Region.
- 1.10.16 The parish has low levels of deprivation which are not dissimilar to the District and are significantly better than the Region.

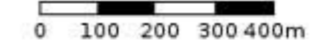
Figures

1. Welland Neighbourhood Area
2. Malvern Hills AONB
3. Nature Conservation Sites
4. Flood Risk Map
5. Landscape Character Type
6. Listed Buildings

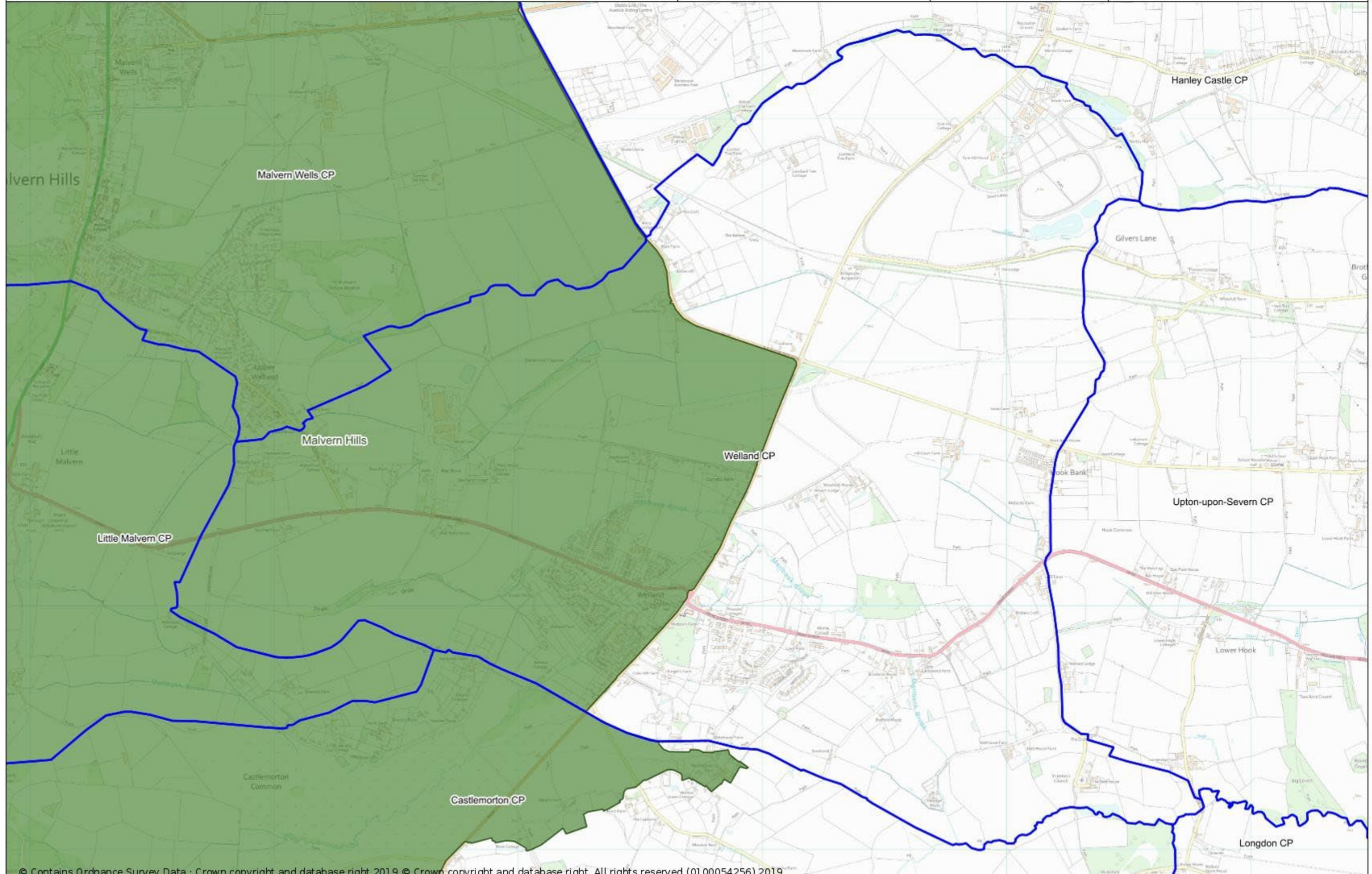


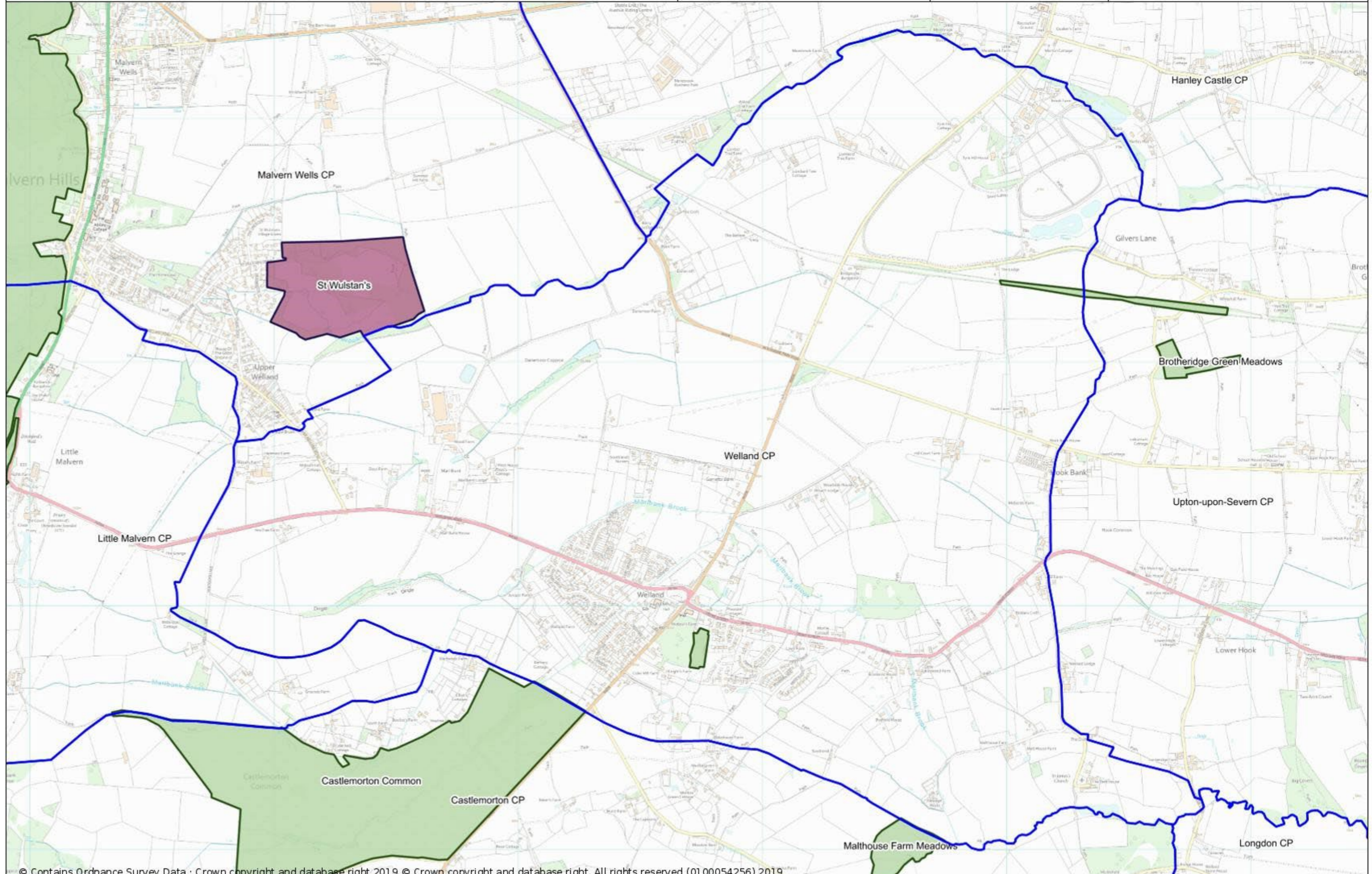
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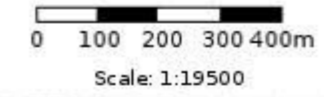
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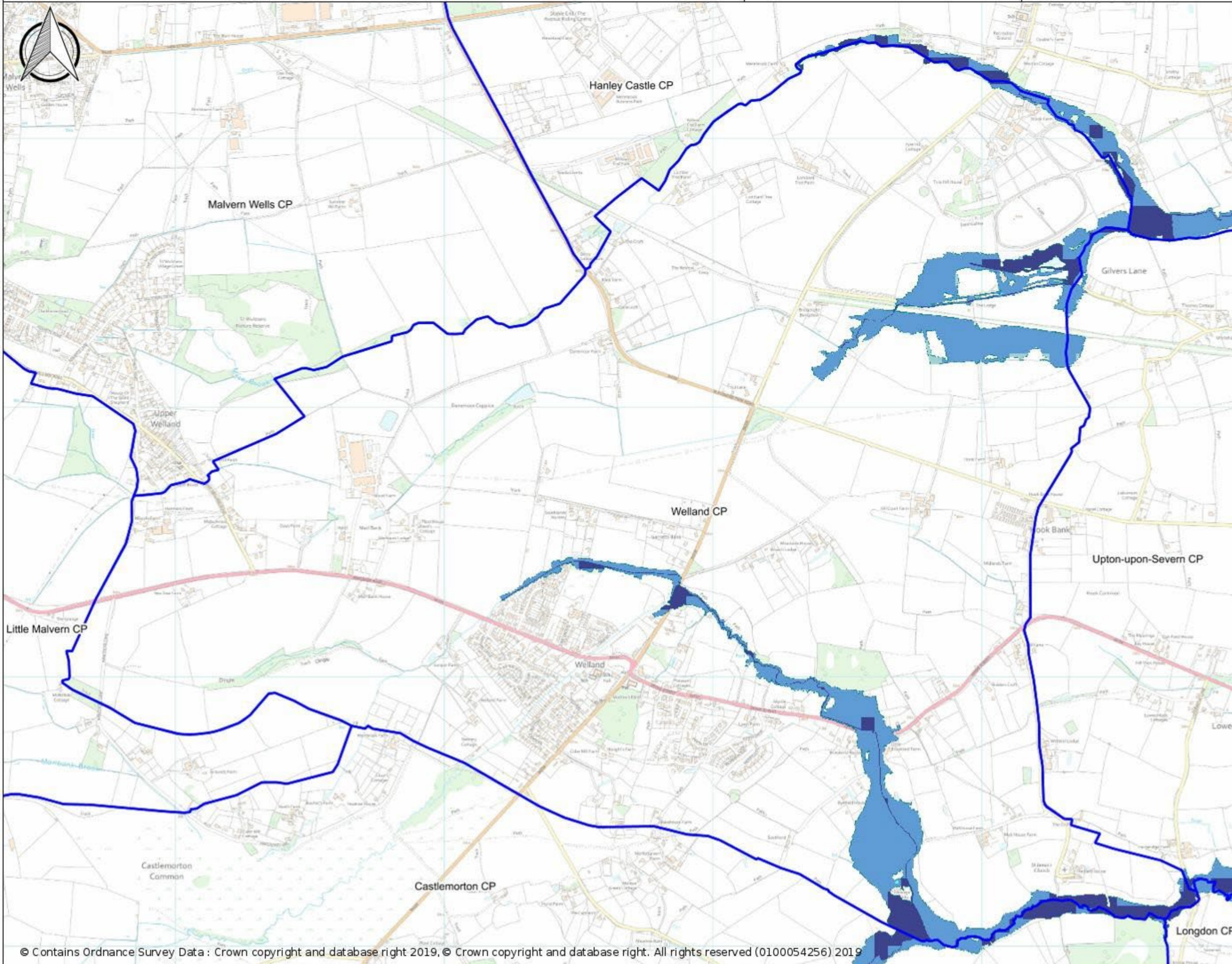




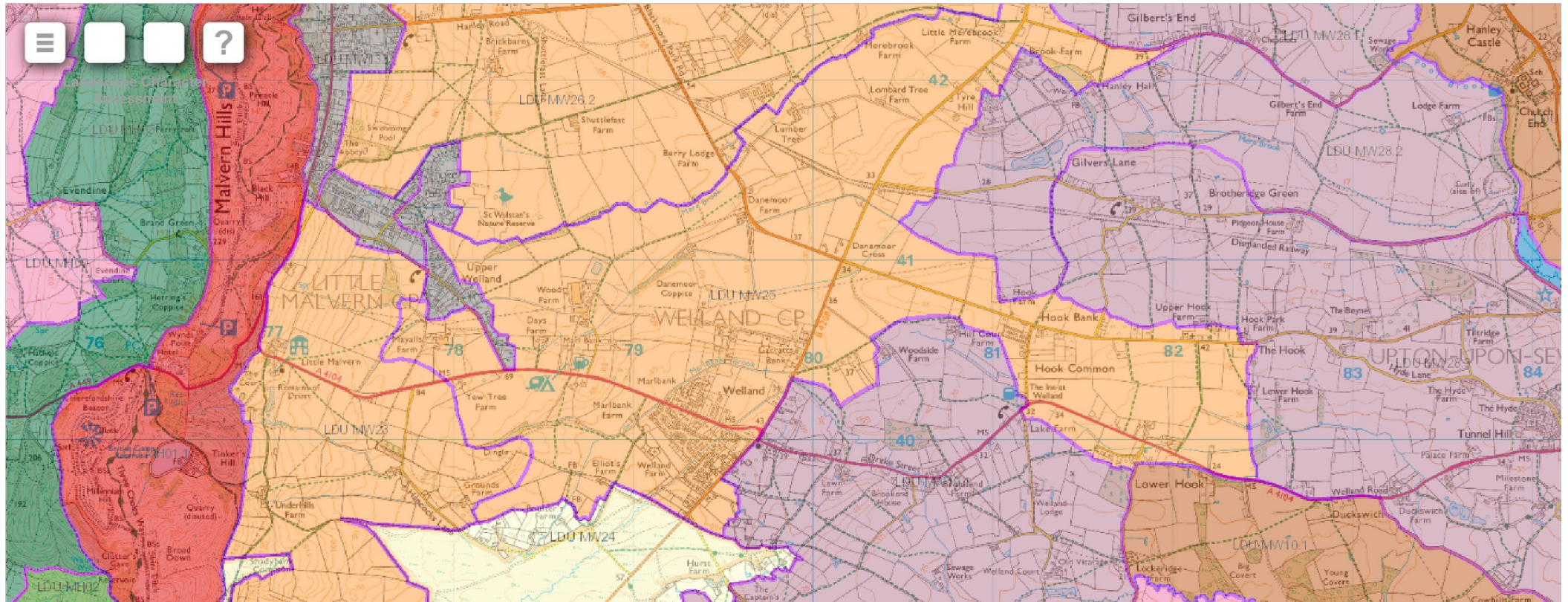


Parish

Label



Worcestershire County Council

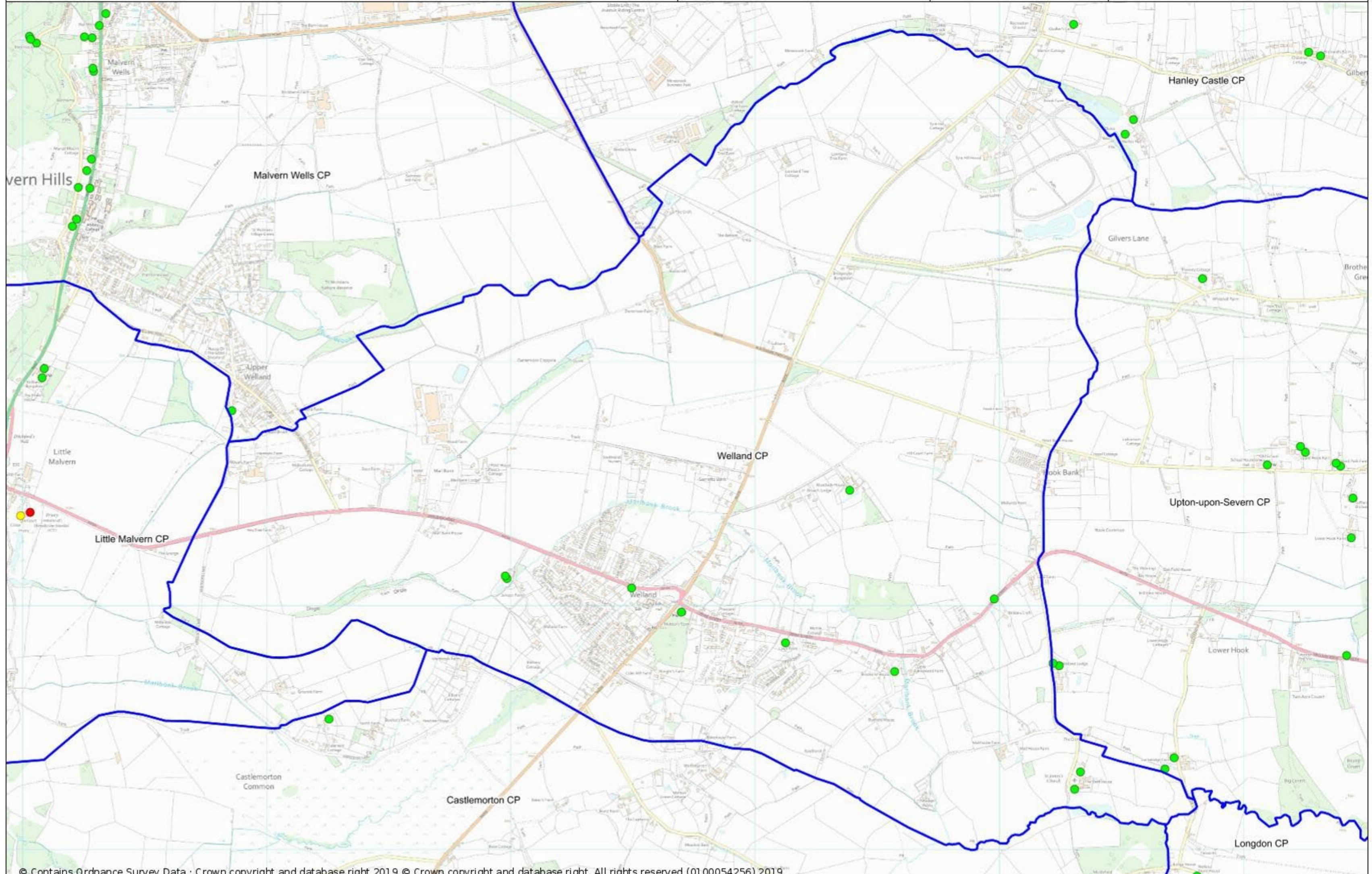


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Appendices

- A MHAONB Management Plan Special Qualities of the Malvern Hills AONB
- B MHAONB Management Plan Built Development Policies
- C Landscape Character Types
- D Key Statistics Tables
- E Housing Completions and Commitments 2006-2019

Appendix A: MHAONB Management Plan Special Qualities of the Malvern Hills AONB

- The Malvern Hills: a high, dramatic ridge of ancient rock that is visible from the Severn Vale and from the rolling hills and valleys to the west.
- Dramatic scenery and spectacular views arising from the juxtaposition of high and low ground.
- A distinctive and varied geology, with a variety of different rock types including granites, diorites, volcanic lavas, limestones, sandstones, mudstones and shales. This gives rise to a unique array of landscapes and natural habitats.
- A wide variety of landscape types in a relatively small area. Assessments of the area's landscape character identify ten distinct landscape types. Woodland and grassland in varying mixes are the most prevalent.
- A distinctive combination of landscape elements that include orchards, parklands, ridgelines, ponds, quarries, hedgerows and watercourses.
- An unspoiled 'natural' environment supporting a wide variety of wildlife habitats and species, many of which are nationally rare.
- An historic landscape of ancient unenclosed commons, varied field boundary patterns and designed parks and gardens, for example at Eastnor.
- A rich and distinctive historic environment including Bronze Age burial grounds, moated sites and Iron Age hill forts, for example British Camp.
- Distinctive 'villagescapes', including conservation areas, listed buildings and local features, that define a 'spirit of place' in the settlements.
- Thriving and active communities with a low deprivation index that reflects the area's prosperity and the availability of employment.
- A history of recreation and tourism that continues today, with people coming to enjoy the hills, spas and the tranquillity of the rural landscapes.
- A sense of remoteness and tranquillity, underpinned by dark night skies and limited noise and disturbance. People feel calm and spiritually refreshed.
- A strong 'spirit of place', landscapes that have inspired and continue to inspire and which have a deep cultural narrative.
- Open access in many places over the hills and commons, providing opportunities for bracing walks with fine views.

Appendix B: MHAONB Management Plan Built Development Policies

BDP1: Allocations of land for development in the AONB and its setting should be informed by Landscape Sensitivity and Capacity Assessments and/or Landscape and Visual (Impact) Assessments, as appropriate.

BDP2: Development in the AONB and its setting should be in accordance with good practice guidance including that produced by the AONB Partnership.

BDP3: Development in the AONB should be based on convincing evidence of local need. Priority should be given to the provision of affordable housing and enhancing local services.

BDP4: Development proposals that may affect land in the AONB, including those in its setting, should protect and/or enhance key views and landscape character. AONB guidance relating to views and development in views should be used where relevant.

BDP5: Lighting schemes should be kept to a minimum and only installed where absolutely necessary. Light pollution should be avoided through adherence to good practice design and through practice, for example, dimming or turning lighting off wherever possible.

BDP6: There should be a presumption against the loss of traditional orchards to development, or changes to other uses.

BDP7: Equestrian development should proceed in accordance with best practice guidance, including the AONB Partnership guidance on keeping horses in the landscape.

BDP8: Appropriate scale renewable energy schemes should be encouraged where these support the management of core elements of the AONB landscape and/or where they do not negatively affect the distinctive attributes or special qualities of the AONB.

BDP9: Farm-scale polytunnels for commercial use would not normally be an accepted form of development in the AONB. Where polytunnel development is proposed and where economic benefits are being weighed against landscape impact, priority will be afforded to protecting the natural beauty of the AONB. A whole farm approach should be taken to ensure an acceptable location, design and scale.

BDP10: Support the recycling, re-use and limited and appropriate extraction of small quantities of locally distinctive building materials, such as Malvern stone, where this is needed to help retain local distinctiveness in the built environment.

BDP11: The reuse and redevelopment of existing buildings should be supported, especially where this helps retain the distinctive character of the AONB.

BDP12: A Master Plan will be developed for the Three Counties Showground. This should ensure that the site and any future development and landscaping is effectively integrated into the nationally designated landscape of the AONB.

BDP13: The cumulative impact of small-scale change and development will be monitored. Data gathered will be used to inform decisions and to revise and/or develop policy.

BDP14: In the setting of the AONB, Local Planning Authorities should consider identifying locally important landscape areas to conserve the special qualities and features of the AONB and their enjoyment by people.

Landscapes of Worcestershire

Landscape Type Information Sheet

Settled Farmlands with Pastoral Land Use

Landscape Type Description

A rolling, lowland, settled agricultural landscape with a dominant pastoral land use and small scale, defined by its hedged fields. Hedgerow and streamside trees, together with those associated with settlement, provide tree cover in a landscape with a notable network of winding lanes, scattered farms and clusters of wayside settlements.



Key Characteristics

Primary

- Pastoral land use
- Small-scale landscape defined by prominent pattern of hedged fields
- Tree cover character of trees rather than woodland

Secondary

- Tree cover pattern of scattered trees along hedgerows and watercourses
- Dispersed settlement pattern of farmsteads and groups of wayside dwellings
- Sub-regular enclosure pattern, with small and medium-sized fields
- Rolling lowland with occasional steep-sided hills and escarpments

Tertiary

- Gleyed soils



The Settled Farmlands with Pastoral Land Use, like the Settled Farmlands on River Terraces, share many characteristics of the Principal Settled Farmlands. They are lowland agricultural landscapes, with hedged fields, and a dispersed settlement pattern.

Again the primary defining characteristic relates to soils and to the subsequent land use. These are landscapes of heavy or poorly drained soils with which is associated a predominantly pastoral land use. The field pattern follows that of the other Settled Farmlands, tending to be sub-regular, again suggesting early enclosure from areas of open field, but the size of the fields tends to be smaller, and the pattern more prominent.

Landscape Type Information Sheet

Settled Farmlands with Pastoral Land Use

Tree cover is primarily represented by hedgerow trees and by trees along watercourses. In both instances these can be notable in their numbers, and, combined with the field size, results in a landscape of much smaller, more intimate, scale than the other Settled Farmlands categories.

The same pattern of dispersed farmsteads and wayside dwellings occurs in association with a dense network of lanes.

The defining pastoral land use of these landscapes is becoming diluted due to increased arable cultivation, which in turn has an impact upon the scale and enclosure pattern of these Settled Farmlands. Hedgerows lose their function and in turn may become neglected. Over the past years hedgerows have been removed, resulting in larger fields and a change in the scale of the landscape and, although the Hedgerow Regulations should now reduce such direct damage, deteriorating management is likely to continue.

The loss and deterioration of hedgerows in turn threatens the survival of the hedgerow tree populations. Woodlands are not characteristic of these landscapes and hedgerow trees, together with linear tree cover associated with watercourses, are particularly important, providing the defining tree cover element of these areas. The existing patterns of tree cover should be conserved, and opportunities for new tree planting should be focused on strengthening and restoring hedgerow tree populations and the tree cover associated with watercourses.

The remaining areas of permanent pasture can often be of significant biodiversity interest, and this can be threatened by the increasing change in land use in favour of arable farming. Initiatives to safeguard remaining areas of permanent pasture should be strongly promoted in these areas.

The overall strategy for the Settled Farmlands with Pastoral Land Use is, therefore to conserve and enhance the unity and small scale, hedged character of the landscape and its defining pastoral land use.

Landscape Guidelines

- conserve and enhance the pattern of hedgerows
- maintain overall pastoral land use
- seek opportunities to conserve all remaining areas of permanent pasture
- conserve and enhance tree cover along watercourses
- conserve hedgerow tree populations and promote new hedgerow tree planting
- retain the integrity of the dispersed pattern of settlement

For more information visit our website www.worcestershire.gov.uk/lca or contact the Worcestershire County Council Environmental Policy Team on 01905 766038

Landscapes of Worcestershire

Landscape Type Information Sheet

Enclosed Commons

Landscape Type Description

A landscape of very similar character to the Sandstone Estatelands, with the same ordered pattern of large fields of regular outline, straight roads and estate plantations. It is an open, formal landscape with a visual clarity primarily defined by the straightness of the field boundaries, patterns that have arisen as a result of late enclosure from former waste and woodland.



Key Characteristics

Primary

- Hedgerow boundaries to fields
- Planned enclosure pattern of straight boundaries and roads

Secondary

- Pastoral land use
- Planned woodland character
- Woodland pattern of discrete blocks

Tertiary

- Gently rolling topography
- Open farmland landscape
- Impoverished soils
- Dispersed pattern of isolated farmsteads and scattered wayside dwellings



This is a planned landscape with a notable regular pattern - defined by the straightness of its hedgelines, roads and the outlines of its woodlands.

This regularity is strongly expressed visually, the general openness of the landscape enabling the pattern to be clearly evident.

Tree cover along watercourses can contribute significantly to the landscape structure, hedgerow tree cover is generally less significant

Landscape Type Information Sheet

Enclosed Commons

The presence of wayside dwellings corresponds to the historic evolution of these landscapes from areas of former waste and commonland. Scattered farmsteads can also be a characteristic feature today. These landscapes are often located adjacent, or close, to areas which remain today as unenclosed commonland.

Parkland and ornamental grounds, together with associated estate villages can contribute to the landscape diversity of the enclosed commons.

These are farmed landscapes with an inherent land use of mixed agriculture, although recent increases in arable dominance may be evident. If such a trend continues, the functional value of hedgerows could be significantly reduced. Any loss or deterioration in the hedgerow structure could dilute the visual clarity of these landscapes. Such a continued trend could result in the functional value of hedgerows becoming greatly reduced. Any loss or deterioration of the boundary structures will quickly affect the clarity of definition of this Landscape Type.

Landscape Guidelines

- conserve and restore distinctive hedgerow pattern with priority given to primary hedgerows
- conserve and enhance tree cover along water courses
- conserve scale, spatial patterns and specific character of wayside dwellings
- promote the creation and appropriate management of natural vegetation communities on non-farmed areas and along highways
- conserve and enhance the spatial pattern and scale of the landscape, particularly through opportunities for woodland planting
- promote the development of wide field margins for wildlife benefit

For more information visit our website www.worcestershire.gov.uk/lca or contact the Worcestershire County Council Environmental Policy Team on 01905 766038

Appendix D: Key Statistics Tables

Age	2001		2011		Gain/Loss	
	No	%	No	%	No	%
0 – 4	48	4.2	39	3.3	-9	-18.75
5 – 15	153	13.4	156	13.2	+3	+2.0
16 – 19	46	4.1	53	4.5	+7	+15.2
Children and teenagers	247	21.7	248	21.0	+1	+0.4
20 – 24	27	2.4	36	3.0	+9	+33.3
25 – 29	31	2.7	38	3.2	+7	+22.6
30 – 44	220	19.4	146	12.4	-74	-33.6
45 – 59	279	24.6	279	23.6	0	0
60 – 64	63	5.5	119	10.1	+56	+88.9
Working age adults	620	54.6	618	52.3	-2	-0.3
65 – 74	139	12.2	161	13.6	+22	+15.8
75 – 84	103	9.1	105	8.9	+2	+1.9
85 and older	27	2.4	49	4.2	+22	+81.5
Pensionable adults	269	23.7	315	26.7	+46	+17.1
Welland Total	1,136		1,181		+45	+4.0
Welland Mean Age	44.94		47.10			
Welland Median Age	48.00		51.00			
Malvern Hills District Total	72,172		74,631		+2,459	+3.4
West Midlands Total	5,267,308		5,601,847		+334,539	+6.4

Table 1: Welland Population Profile 2001 and 2011

Census Table Ref. 2011 KS102EW - Age structure / 2001 KS002 - Age structure

Ethnic Group	Number	Welland %	Malvern Hills District %	West Midlands %
White; English, Welsh, Scottish, Northern Irish, British	1,132	95.9	95.2	79.2
White; Irish	12	1.0	0.5	1.0
White; Gypsy or Irish Traveller	5	0.4	0.2	0.1
White; Other	13	1.1	1.8	2.5
Mixed Race	9	0.8	0.9	2.0
Asian/Asian British	10	0.8	1.3	10.8
Black/African/Caribbean/Black British	0	0	0.2	3.2
Other Ethnic Group	0	0	0.1	0.9
Total Residents	1,181			

Table 2: Ethnic Group – Welland, Malvern Hills District and West Midlands Region

ONS Ref: Ethnic Group, 2011 KS201EW

Household Type	No	Welland %	Malvern Hills District %	West Midlands %
Family Households				
Married Couple or same sex civil partnership (with or without children)	203	43.1	35.9	33.6
Co-habiting (with or without children)	34	7.2	8.7	9.6
Lone parent	31	6.6	7.9	11.3
All Pensioner (i.e. aged 65 and over)	60	12.7	12.9	8.6
One Person Households				
Lone Pensioner	69	14.6	15.5	12.6
One person other	49	10.4	14.1	16.9
Other Households				
Other	25	5.3	4.9	7.3
Total	471		32,212	2,294,909

Table 3: 2011 Household Composition – Welland, Malvern Hills District and West Midlands Region

ONS Ref: KS105EW - Household composition

Category	Malvern	Welland %	Malvern Hills District %	West Midlands %
All household spaces	486	100	-	-
At least 1 resident	471	96.9	95.5	96.4
Vacant spaces	15	3.1	4.5	3.6
Detached	265	54.5	43.8	23.7
Semi-detached	145	29.8	30.6	36.8
Terraced	21	4.3	11.0	22.9
Flats – purpose built	13	2.7	8.6	13.3
Flats – conversions	3	0.6	3.5	1.9
Flats in commercial building	3	0.6	1.2	1.0
Caravans, etc.	36	7.4	1.3	0.4

Table 4: 2011 Household Spaces and Accommodation Type – Welland, Malvern Hills District and West Midlands Region

ONS Ref: KS401EW - Dwellings, household spaces and accommodation type

Category	Welland	Welland %	Malvern Hills District %	West Midlands %
All households	471	-	-	-
Owned outright	233	49.5	42.5	32.3
Owned mortgage or loan	143	30.4	29.4	32.6
Shared ownership (part loan/part rent)	4	0.8	0.8	0.7
Social rented Council	10	2.1	1.7	10.9
Social rented other	46	9.8	12.4	8.1
Private rented from landlord/agency	27	5.7	10.4	12.8
Private rented other	2	0.4	1.2	1.2
Living rent-free	6	1.3	1.7	1.5

Table 5: 2011 Housing Tenure – Welland, Malvern Hills District and West Midlands Region

ONS Ref: KS402EW - Tenure

Occupancy Rating	Welland	Welland %	Malvern Hills District %	West Midlands %
Households with 2 or more spare bedrooms	235	49.9	46.0	36.0
Households with 1 spare bedroom	144	30.6	33.2	34.5
Households with no spare bedrooms	84	17.8	19.1	25.1
Households in need of 1 bedroom	7	1.5	1.6	3.8
Households in need of 2 or more bedrooms	1	0.2	0.2	0.7

Table 6: Occupancy Rating (Bedrooms) – Welland, Malvern Hills District and West Midlands Region

ONS Ref: Occupancy Rating QS412EW

Employment Type	Welland	Welland %	Malvern Hills District %	West Midlands %
Economically active ¹	578	69.5	67.8	68.3
Full time	283	34.0	33.7	37.4
Part time	131	15.7	14.4	14.0
Self employed	133	16.0	14.2	8.5
Full time student ²	13	1.6	2.3	3.3
Unemployed	18	2.2	3.2	5.1
Economically inactive	254	30.5	32.2	25.7
Retired	30	19.4	19.2	14.4
Student ³	131	3.6	4.8	5.9
Carer	22	2.6	3.5	4.6
Long term sick/other	41	5.0	4.7	6.8

Table 7: 2011 Economically Active and Inactive – Welland, Malvern Hills District and West Midlands Region

ONS Ref: Economic Activity, 2011 KS601EW

- 1 Census data collects information on Economic Activity for all people usually resident in the area aged 16 – 74
- 2 Full time students who are either in employment or unemployed
- 3 Students, including full time students, who were not in employment and did not meet the criteria to be classified as unemployed.

Occupation	Welland	Welland %	Malvern Hills District %	West Midlands %
Mangers, Directors and Senior Officials	107	19.2	13.8	10.1
Professionals	114	20.5	20.4	15.8
Associate professionals	68	12.2	11.7	11.1
Administrative and Secretarial	64	11.5	10.0	11.4
Skilled trades	72	12.9	14.0	12.2
Caring, Leisure and other service	52	9.4	9.2	9.5
Sales and Customer Service	25	4.5	6.7	8.6
Process, plant and machine operatives	24	4.3	5.5	8.8
Elementary	30	5.4	8.8	12.5

Table 8: 2011 Occupation Type – Welland, Malvern Hills District and West Midlands Region

ONS Ref: Occupation, 2011 KS608EW

Sector	Welland	Welland %	Malvern Hills District %	West Midlands %
Retail	82	14.7	14.9	17.1
Education	71	12.8	11.6	10.2
Health and Social Work	66	11.9	12.6	12.9
Manufacturing	64	11.5	10.8	12.3
Professional, Scientific and Technical	47	8.5	8.2	5.1
Construction and Real Estate	46	8.3	9.7	8.9
Accommodation and Food	29	5.2	4.9	5.2
Information and Communication	26	4.7	3.6	2.9
Agriculture	24	4.3	2.8	0.9
Administrative and Support Services	24	4.3	4.3	4.7
Public Administration and Defence	22	4.0	5.5	5.3
Transport and Storage	18	3.2	2.8	5.2
Finance and Insurance	9	1.6	2.2	3.1
Others	28	5.1	6.3	6.1

Table 9: 2011 Employment Sector – Welland, Malvern Hills District and West Midlands Region

ONS Ref: Industry, 2011 KS605EW

Distance	Welland	Welland %	Malvern Hills District %	West Midlands %
Work from home or mainly from home	129	23.1	18.6	9.8
Less than 10km	186	33.3	38.7	55.1
10km to <30km	155	27.7	23.3	20.4
30km and over	49	8.8	10.8	7.1
Other	40	7.2	8.6	7.5

Table 10: 2011 Travel Distance to Work – Welland, Malvern Hills District and West Midlands Region

ONS Ref: Distance Travelled to Work, LC7104EW

Method of Travel ¹⁷	Welland %	Malvern Hills District %	West Midlands %
Work mainly from home	13.8	10.9	4.8
Car/van (driver and passenger)	75.2	73.1	71.1
Motorcycle, scooter or moped	1.1	0.8	0.7
Bus	1.1	1.4	7.8
Train	2.0	2.1	2.6
Bicycle	1.6	1.9	1.9
On foot	4.3	8.9	9.9
Underground, Metro, Light Rail, Tram	0.2	0.1	0.3
Taxi	0	0.2	0.5
Other	0.7	0.7	0.5

Table 11: 2011 Method of Travel to Work – Welland, Malvern Hills District and West Midlands Region

ONS Ref: Method of Travel to Work, 2011 QS701EW

¹⁷ Note: the table above is based on those people are in work

Car or Van Availability	Welland %	Malvern Hills District %	West Midlands %
None in household	7.4	13.5	24.7
One in household	33.1	39.1	41.5
Two in household	39.1	33.8	25.8
Three in household	14.2	9.5	5.9
Four or more in household	6.2	4.2	2.1
Average car/van per household	1.82	1.54	1.20

Table 12: 2011 Car or Van Availability – Welland, Malvern Hills District and West Midlands Region
ONS Ref: KS404EW - Car or van availability

General Health	Welland	Welland %	Malvern Hills District %	West Midlands %
Very good health	526	44.5	45.6	45.1
Good health	396	33.5	35.1	34.8
Fair health	161	13.6	14.1	14.0
Bad health	60	5.1	3.9	4.7
Very bad health	38	3.2	1.4	1.4

Table 13: General Health – Welland, Malvern Hills District and West Midlands Region
ONS Ref: QS302EW - General Health

Household Deprivation Dimensions	Welland %	Malvern Hills District %	West Midlands %
Not deprived in any dimension	49.9	47.5	42.5
Deprived in 1 dimension	31.6	32.9	32.7
Deprived in 2 dimensions	15.5	16.2	19.1
Deprived in 3 dimensions	2.6	3.2	5.2
Deprived in 4 dimensions	0.4	0.2	0.5

Table 14: 2011 Household Deprivation Dimensions – Welland, Malvern Hills District and West Midlands Region . ONS Ref: Households by Deprivation Dimensions, 2011 QS119EW

Appendix E: Housing Completions and Commitments 2006-2019 (source MHDC)

SOURCE MHDC Housing Land Monitoring

<https://www.malvern hills.gov.uk/housing-land-monitoring>

Year Ending 31 March

2019	60
2018	31
2017	64
2016	5
2015	1
2014	2
2013	5
2012	1
2011	0
2010	1
2009	5
2008	2
2007	0
2006	0
	<u>177</u>

INCOMPLETE PERMISSIONS at 31 March 2019

SPRING MEADOWS	2
PHEASANT	14
BOUNDARY COTTAGE	2
LYNDHURST	3
DRAKE STREET (OUTLINE)	<u>1</u>
	<u>22</u>