

# WELLAND NEIGHBOURHOOD AREA WINDFALL HOUSING DELIVERY

## 2006- 2022

An analysis of the historic and projected delivery of windfall development and potential sites presented as evidence to support the Housing Policies of the Welland Neighbourhood Plan.

**Welland Neighbourhood Plan Group**

**March 2023**

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## Executive Summary

The historic evidence derived from the Local Authority Housing annual monitoring data sets out the high probability that Windfall Housing Site delivery over the plan period of 20 years (2021-2041) will exceed the 12 dwellings (0.6 per year) required to meet the Indicative Housing Requirement.

- In the past 17 years (2006-2022), windfall site delivery on small sites has come through at a rate of 2 dwellings per year, over twice the figure allowed for in the Plan.
- Planning applications are pending for a further 62 dwellings which are a mixture of small and large developments.
- Sites are available within the proposed development boundary that could contribute to windfall delivery should they come forward for development.
- Development in the open countryside has the potential for delivering even more windfall development under exceptional circumstances for example as a rural exception site.

## Background

Welland is a Category 1 village within the SWDP Local Plan Rural Settlement Hierarchy and with a range of facilities and amenities, including its proximity to the Malvern Hills and Commons, good private transport access and an essentially rural character, it is a desirable place to live.

Those merits have contributed to its substantial growth in recent decades, a growth that is characterised both by larger scale and small scale housing developments.

From the 1990's most developments were on a modest scale until 2013/14 when speculative large scale development resulted in a surge in growth.

Throughout the period reported here there has continued to be a pattern of small scale development that is continuing at present alongside a continuing push for large scale development from a number of active landowners speculating on the validity of the Local Plan and the associated Housing Land Supply.

## The Evidence

The data in Tables 1 – 4 was supplied by the Local Planning Authority in response to a request by Planning Officers arising from informal consultation by the Group.

Housing Completion and Application Approvals data in Tables 1-3 were provided by email from Malvern Hills District and Wychavon District joint service Planning Policy team on 3<sup>rd</sup> February 2023 and derived from the Council's annual monitoring for 2022. Pending Planning Applications were derived directly from the Councils' online search facility on 1<sup>st</sup> February using "Welland" and "undetermined applications" as search terms.

Completions on small windfall sites over the past 17 years (2006-2022) have totalled 34 dwellings, equivalent to 2 dwellings per year as shown in Table 1.

Additionally, there were 3 large windfall sites developed over the same 17 years that have contributed a total of 83 dwellings at a rate of 4.88 per year.

Looking forward, 5 dwellings remain to be completed out of the 14 permissioned on the most recent windfall site (19/01770/FUL). Completion of the 5 is expected to be recorded this coming year (i.e., 2023/24). Additionally, M/20/00622/FUL, approved on 21/01/2021 is under construction, expected to deliver one additional dwelling this coming year. These dwellings will have been identified as commitments in the 2022 monitoring data and in the calculation of the IHR.

Looking forward with less certainty, applications for 58 dwellings are awaiting determination while M/21/01593/FUL for an additional 4 dwellings has been approved, subject to a S106 agreement.

The historical delivery of windfall development in Welland, 2 per year on small sites and almost 5 per year on large sites strongly supports the view that the Neighbourhood Plan reliance on 12 windfall completions over 20 years of the plan period will be more than delivered in full.

The presumption in favour of sustainable development would support suitable housing proposals on several available sites within the Development Boundary subject to the proposals meeting the relevant policies of the statutory development plan.

There has been a very active history over the past decades of housing development in the open countryside within the Welland Neighbourhood Area and the conditions whereby such development may be considered sustainable may well prevail in particular circumstances as they have in the past. The exceptions set out in policy SWDP2C are often encountered in rural settings such as Welland and in that context some development outside the proposed development boundary can also be anticipated to contribute to Windfall delivery.

## Local Planning Authority Data - Summary

In response to a request to the MHDC Planning Policy Officer the Authority has provided the detail from their monitoring records of Welland net windfall completions 2006 to 2022 & permissions approved 01 April 2022 to 30 November 2022.

That data was provided on 3<sup>rd</sup> February 2023

The Net Windfall Housing Completions table shows the following data. Large sites are 10 or more dwellings, small sites are 1 to 9 dwellings. Previously allocated sites are those sites that are allocated in the SWDP.

<b>Total completions for each monitoring year form 2006 to 2022 in Welland</b>				
<b>Year</b>	<b>Small Windfall Completions</b>	<b>Large Windfall Completions</b>	<b>Previously Allocated Site Completions</b>	<b>All Completions</b>
2006	0	0	0	0
2007	0	0	0	0
2008	4	0	0	4
2009	5	0	0	5
2010	1	0	0	1
2011	0	0	0	0
2012	1	0	0	1
2013	5	0	0	5
2014	2	0	0	2
2015	1	0	0	1
2016	0	0	5	5
2017	0	14	50	64
2018	1	10	20	31
2019	4	50	5	59
2020	1	0	14	15
2021	3	0	0	3
2022	6	9	0	15
<b>Total</b>	<b>34</b>	<b>83</b>	<b>94</b>	<b>211</b>

*Table 1 Housing Completions in Welland 2006 – 2022 – Numbers*

The windfall completions for the period 2006-2021 (16 years) is 28 dwellings on small sites and 74 dwellings on large sites. This represents a rate of 1.75 dpa and 4.625pa respectively.

The base date for the SWDP Review and the Plan is April 2021 and therefore 6 dwellings have been completed on small sites and 9 dwelling on large sites for this period.

## LPA Data – Completions

Housing Completions in Welland Neighbourhood Area 2006 - 2022																	
Application Ref.	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
MIG/06/00436/HOU			2														
MIG/07/01870/HOU			2														
MIG/07/01522/HOU				1													
MIG/03/01715/HOU				1													
MIG/03/01582/HOU				2													
MIG/07/00174/HOU				1													
MIG/07/01006/HOU					1												
MIG/10/01022/HOU							1										
MIG/11/01750/HOU								1									
MIG/10/01639/HOU								4									
MIG/12/01320/HOU									2								
MIG/14/00732/HOU										1							
MIG/14/01338/HOU											2						
MIG/14/01007/HOU											3						
MIG/13/01388/HOU												14					
MIG/14/01338/HOU												5					
MIG/14/01007/HOU												45					
MIG/17/00196/HOU													1				
MIG/13/01388/HOU													10				
MIG/14/01338/HOU													2				
MIG/14/01338/HOU													16				
MIG/14/01007/HOU													2				
MIG/17/00596/HOU														1			
MIG/16/00179/HOU														1			
MIG/16/01111/HOU														4			
MIG/16/01111/HOU														30			
MIG/16/01111/HOU														16			
MIG/17/01526/HOU														1			
MIG/14/01338/HOU														3			
MIG/14/01338/HOU														2			
MHDC/64/HOU														1			
MIG/16/01203/HOU															11		
MIG/16/01203/HOU															3		
MHDC/142/HOU															1		
MHDC/141/HOU																2	
MIG/16/01568/HOU																1	
MIG/15/00828/HOU																	1
MIG/10/00948/HOU																	3
MHDC/213/HOU																	3
MHDC/213/HOU																	2
MHDC/213/HOU																	4
MIG/17/00048/HOU																	2
<b>Annual Totals</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>5</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>5</b>	<b>2</b>	<b>1</b>	<b>5</b>	<b>64</b>	<b>31</b>	<b>59</b>	<b>15</b>	<b>3</b>	<b>15</b>
<b>Grand Total</b>																	<b>211</b>

Table 2 Housing Completions in Welland Neighbourhood Area 2006 – 2021 – Applications

Greater detail on the completions in Welland, abstracted from the MHDC spreadsheet can be found in Appendix 1

Previous Allocations	
MIG/14/01338/HOU	30
MIG/16/01203/HOU	14
MIG/14/01007/HOU	50
	94
Large Windfalls	
MHDC/213/HOU	9
MIG/13/01388/HOU	24
MIG/16/01111/HOU	50
	83

Table 3 Allocations and Large Windfalls

### NB

Site MHDC/213/HOU (MHDC ref 19/01770/FUL) is an approval for 14 dwellings of which only 9 had been completed by March 2022. A further 5 dwellings are under construction/now completed but will not appear as completions until the 2023 Housing monitoring report is concluded.

## LPA Data – Housing Applications Approved 1 Apr2021 to 31 Mar2022

Application Number	Location	Proposal	Status
<a href="#">19/01770/FUL</a>	Land At (Os 7964 4028) Rear Of Cornfield Close Welland	Development of a Rural Exception Site for the erection of 14 dwellings (7 affordable dwellings to be cross-subsidised by 7 market dwellings).	Application Approved
<a href="#">21/00601/FUL</a>	Tyre Hill House Hanley Swan Worcester WR8 0EQ	Change of use from a private residence to a Class C2 parenting assessment centre	Application Approved

Application Reference	Date	Resulting Additional Dwellings
19/01770/FUL	28/04/2021	14
21/00601/FUL	20/05/2021	-1
<b>Total Approvals</b>		<b>13</b>

Table 4 Housing Applications Approved 2021 04 01 - 2022 03 31

## LPA Data – Applications Approved 1 April 2022 to 1 Feb 2023

Housing applications in Welland approved from 1 April 2022 to 30 November 2022 were:

Application Reference	Date	Resulting Additional Dwellings
M/22/00004/FUL	01/04 2022	1
M/22/00079/FUL	27/05/2022	0
M/22/00655/PIP	28/06/2022	1
<b>Total Approvals</b>		<b>2</b>

Table 5 Housing Applications Approved 2022 04 01 - 2023 02 01

### NB

M/22/00004/FUL is an amendment to a prior approval, is under construction as M/20/00622/FUL and expected to deliver the 1 additional dwelling this year.

## LPA Date - Applications Pending Determination 1<sup>st</sup> February 2023

Application Reference	Date Valid	Potential Additional Dwellings
M/22/01685/FUL	05/01/2023	1
M/22/01219/FUL	10/08/2022	1
M/22/00608/OUT	22/04/2022	56
M/21/01593/FUL	24/08/2021	4
<b>Total Potential</b>		<b>62</b>

Table 6 Housing Applications in Welland Pending Determination

### Welland Neighbourhood Plan Group

March 2023

## Appendix 1 Welland net windfall completions 2006 to 2022 ABSTRACT

5 Pages appended



## APPENDIX 1

Year starting from 1 April	Site Number	Location	Proposal	Tenure Type	Site Category	Site PD Type	No. Completed	No. lost for the Monitoring Year	Year of Completion/s	Discount from Supply
2008	MIG/06/00436/HOU	45 Giffard Drive Welland Malvern WR13 6SE	Extend and convert 1 dwelling into 2 dwellings	Open Market	Small windfall (HLA only)	Former Residential Building	2	0	Year 2008	N
	MIG/07/01870/HOU	Land At (OS 7950 3994) Gloucester Road Welland	Amendments to design of approved bungalow (05/01105/FUL)	Open Market	Small windfall (HLA only)	Former Residential Building	2	0	Year 2008	N
<b>Total no. of completions: 4</b>										
2009	MIG/07/01522/HOU	3 Lime Grove Welland Malvern WR13 6LY	New four bed detached dwelling	Open Market	Small windfall (HLA only)	Former Residential Building	1	0	Year 2009	N
	MIG/03/01715/HOU	farmFarm, Drake Street, Welland	Conversion of barn to dwelling and new vehicular access to farmhouse.	Open Market	Small windfall (HLA only)	Greenfield	1	0	Year 2009	N
	MIG/03/01582/HOU	Lombard Tree Farm Hanley Swan Worcester WR8 0EJ	Conversion of traditional barn to two residential units.	Open Market	Small windfall (HLA only)	Greenfield	2	0	Year 2009	N
	MIG/07/00174/HOU	Sunny Dawn, Marlbank Road, Welland	New dwelling on part of Sunny Dawn with relocated driveway to Marlbank Road	Open Market	Small windfall (HLA only)	Former Residential Building	1	0	Year 2009	N
<b>Total no. of completions: 5</b>										
2010	MIG/07/01006/HOU	Hook Bank Farm Hook Bank Hanley Castle Worcester	Conversion of Barn to Agricultural Workers Dwelling	Open Market	Small windfall (HLA only)	Greenfield	1	0	Year 2010	N
<b>Total no. of completions: 1</b>										
2012	MIG/10/01022/HOU	Thornfield Marlbank Road Welland Malvern	Erection of detached dwelling. Demolition of existing garage and erection of new	Open Market	Small windfall (HLA only)	Garden Land	1	0	Year 2012	N
<b>Total no. of completions: 1</b>										
2013	MIG/11/01750/HOU	Lumber Tree Farm Hanley Swan Worcester WR8 0EJ	Replacement farmhouse	Open Market	Small windfall (HLA only)	Former Residential Building	1	0	Year 2013	N
	MIG/10/01639/HOU	Sunnymead, Gloucester Road, Welland, Malvern	4 no. detached dwellings and detached garages	Open Market	Small windfall (HLA only)	Greenfield	4	0	Year 2013	N
<b>Total no. of completions: 5</b>										

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Year starting from 1 April	Site Number	Location	Proposal	Tenure Type	Site Category	Site PD Type	No. Completed	No. lost for the Monitoring Year	Year of Completions	Discount from Supply
2014	MIG/12/01320/HOU	Welland Garage, Gloucester Road, Welland	Construction of two detached dwellings involving demolition of existing garage	Open Market	Small windfall (HLA only)	Other Brownfield	2	0	Year 2014	N
	<b>Total no. of completions: 2</b>									
2015	MIG/14/00732/HOU	The Tallet Gloucester Road Welland Malvern	Change of use from holiday accommodation to permanent residential	Open Market	Small windfall (HLA only)	Other Brownfield	1	0	Year 2015	N
	<b>Total no. of completions: 1</b>									
2016	MIG/14/01338/HOU	Land between the Old Post Office and Church Farm, Drake Street, Welland WR13 6LP	Application for approval of reserved matters following outline approval	Unknown	Previously allocated large	Greenfield	2	0	Year 2016	N
	MIG/14/01007/HOU	Lawn Farm Drake Street Welland Malvern	Approval of reserved matters, appearance, landscaping, layout and scale following	Open Market	Previously allocated large	Greenfield	3	0	Year 2016	N
	<b>Total no. of completions: 5</b>									
2017	MIG/13/01388/HOU	Land at OS 7951, 4008, Off Marlbank Road, Welland WR13 6NE	Erection of 24 dwellings including 12 market and 12 affordable homes	Open Market	Large windfall (HLA only)	Greenfield	14	0	Year 2017	N
	MIG/14/01338/HOU	Land between the Old Post Office and Church Farm, Drake Street, Welland WR13 6LP	Application for approval of reserved matters following outline approval	Unknown	Previously allocated large	Greenfield	5	0	Year 2017	N
	MIG/14/01007/HOU	Lawn Farm Drake Street Welland Malvern	Approval of reserved matters, appearance, landscaping, layout and scale following	Open Market	Previously allocated large	Greenfield	45	0	Year 2017	N
	<b>Total no. of completions: 64</b>									
2018	MIG/17/00196/HOU	43 The Avenue Welland Malvern WR13 6SB	Application for a Lawful Development Certificate for a change of use from	Open Market	Small windfall (HLA only)	Other Brownfield	1	0	Year 2018	N
	MIG/13/01388/HOU	Land at OS 7951, 4008, Off Marlbank Road, Welland WR13 6NE	Erection of 24 dwellings including 12 market and 12 affordable homes	Open Market	Large windfall (HLA only)	Greenfield	10	0	Year 2018	N
	MIG/14/01338/HOU	Land between the Old Post Office and Church Farm, Drake Street, Welland WR13 6LP	Application for approval of reserved matters following outline approval	Affordable Rented Housing	Previously allocated large	Greenfield	2	0	Year 2018	N

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Year starting from 1 April	Site Number	Location	Proposal	Tenure Type	Site Category	Site PD Type	No. Completed	No. lost for the Monitoring Year	Year of Completions	Discount from Supply
	MIG/14/01338/HOU	Land between the Old Post Office and Church Farm, Drake Street, Welland WR13 6LP	Application for approval of reserved matters following outline approval	Open Market	Previously allocated large	Greenfield	16	0	Year 2018	N
	MIG/14/01007/HOU	Lawn Farm Drake Street Welland Malvern	Approval of reserved matters, appearance, landscaping, layout and scale following	Open Market	Previously allocated large	Greenfield	2	0	Year 2018	N
<b>Total no. of completions: 31</b>										
2019	MIG/17/00596/HOU	Former Milking Parlour, Lombard Tree Farm, Hanley Swan, WR8 0EJ	Prior approval for a proposed change of use of agricultural building to a	Open Market	Small windfall (HLA only)	Greenfield	1	0	Year 2019	N
	MIG/16/00179/HOU	Hillcourt Farm Welland Malvern WR13 6NH	Prior approval for a proposed change of use of agricultural building to a single	Open Market	Small windfall (HLA only)	Greenfield	1	0	Year 2019	N
	MIG/16/01111/HOU	Land At Lawn Farm (Os 7984 3962), Drake Street, Welland WR13 6LP	Approval of Reserved Matters, Appearance, Landscaping, Layout and Scale following	Intermediate Affordable Housing	Large windfall (HLA only)	Greenfield	4	0	Year 2019	N
	MIG/16/01111/HOU	Land At Lawn Farm (Os 7984 3962), Drake Street, Welland WR13 6LP	Approval of Reserved Matters, Appearance, Landscaping, Layout and Scale following	Open Market	Large windfall (HLA only)	Greenfield	30	0	Year 2019	N
	MIG/16/01111/HOU	Land At Lawn Farm (Os 7984 3962), Drake Street, Welland WR13 6LP	Approval of Reserved Matters, Appearance, Landscaping, Layout and Scale following	Social Rented Housing	Large windfall (HLA only)	Greenfield	16	0	Year 2019	N
	MIG/17/01526/HOU	Land At Os 8009 3990 Drake Street Welland	Proposed two-storey dwelling, car port and studio workshop with new vehicular	Open Market	Small windfall (HLA only)	Greenfield	1	0	Year 2019	N
	MIG/14/01338/HOU	Land between the Old Post Office and Church Farm, Drake Street, Welland WR13 6LP	Application for approval of reserved matters following outline approval	Affordable Rented Housing	Previously allocated large	Greenfield	3	0	Year 2019	N
	MIG/14/01338/HOU	Land between the Old Post Office and Church Farm, Drake Street, Welland WR13 6LP	Application for approval of reserved matters following outline approval	Open Market	Previously allocated large	Greenfield	2	0	Year 2019	N
	MHDC/64/HOU	Marlbank House Marlbank Road Welland Malvern	Certificate of lawfulness for the existing use of property known as	Open Market	Small windfall (HLA only)	Garden Land	1	0	Year 2019	N

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Year starting from 1 April	Site Number	Location	Proposal	Tenure Type	Site Category	Site PD Type	No. Completed	No. lost for the Monitoring Year	Year of Completions	Discount from Supply
<b>Total no. of completions: 59</b>										
2020	MIG/16/01203/HOU	Pheasant Inn Drake Street Welland Malvern	Reserved Matters Application for details of appearance, landscaping, layout	Open Market	Previously allocated large	Other Brownfield	11	0	Year 2020	N
	MIG/16/01203/HOU	Pheasant Inn Drake Street Welland Malvern	Reserved Matters Application for details of appearance, landscaping, layout	Unknown Affordable Tenure Type	Previously allocated large	Other Brownfield	3	0	Year 2020	N
	MHDC/142/HOU	Symbiosis House Bestmans Lane Kempsey Worcester	Certificate of Lawfulness for the use of the building known as Symbiosis	Open Market	Small windfall (HLA only)	Former Employment	1	0	Year 2020	N
<b>Total no. of completions: 15</b>										
2021	MHDC/141/HOU	Hillcourt Farm Welland Malvern WR13 6NH	Subdivision and conversion of barn into 2 dwelling units.	Open Market	Small windfall (HLA only)	Greenfield	2	0	Year 2021	N
	MIG/16/01568/HOU	Land adjacent to Boundary Cottage, Gloucester Road, Welland WR13 6LD	Erection of 1 no. two storey dwelling house.	Open Market	Small windfall (HLA only)	Greenfield	1	0	Year 2021	N
<b>Total no. of completions: 3</b>										
2022	MIG/15/00828/HOU	Boundary Cottage Gloucester Road Welland Malvern	Proposed two storey dwelling	Open Market	Small windfall (HLA only)	Garden Land	1	0	Year 2022	N
	MIG/10/00948/HOU	Hillcourt Farm Welland Malvern WR13 6NH	Extension of time limit to commence development on application	Open Market	Small windfall (HLA only)	Greenfield	3	0	Year 2022	N
	MHDC/213/HOU	Land At (Os 7964 4028) Rear Of Cornfield Close Welland	Development of a Rural Exception Site for the erection of 14 dwellings (7	Rural Exception	Large windfall (HLA only)	Greenfield	3	0	Year 2022	N
	MHDC/213/HOU	Land At (Os 7964 4028) Rear Of Cornfield Close Welland	Development of a Rural Exception Site for the erection of 14 dwellings (7	Rural Exception Intermediate Affordable	Large windfall (HLA only)	Greenfield	2	0	Year 2022	N
	MHDC/213/HOU	Land At (Os 7964 4028) Rear Of Cornfield Close Welland	Development of a Rural Exception Site for the erection of 14 dwellings (7	Rural Exception Social Rented	Large windfall (HLA only)	Greenfield	4	0	Year 2022	N

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Year starting from 1 April	Site Number	Location	Proposal	Tenure Type	Site Category	Site PD Type	No. Completed	No. lost for the Monitoring Year	Year of Completion/s	Discount from Supply
	MIG/17/00048/HOU	Lyndhurst Gloucester Road Welland Malvern	Variation of condition 2 on planning permission 17/00048/FUL	Open Market	Small windfall (HLA only)	Garden Land	2	0	Year 2022	N
<b>Total no. of completions: 15</b>										