



**LOCAL GREEN SPACE REPORT
INFORMAL CONSULTATION VERSION**

**MALVERN WELLS NEIGHBOURHOOD
DEVELOPMENT PLAN**

MALVERN WELLS PARISH COUNCIL



DECEMBER 2019

Contents

- 1. Introduction**
- 2. Local Green Space: National Planning Policy**
- 3. Local Green Space: Planning Practice Guidance**
- 4. Local Green Space: Survey Questionnaire responses (April 2019)**
- 5. Malvern Wells Proposed Local Green Space Sites**

- 5.4 Assarts playing fields**
- 5.5 Former Abbey College playing fields**
- 5.6 Holywell Park**
- 5.7 Jubilee Garden**
- 5.8 Malvern Common and Lower Wyche Common**
- 5.9 Malvern Wells Cemetery**
- 5.10 St Wulstan's Nature Reserve**
- 5.11 St Wulstan's Village Green**
- 5.12 Upper Welland Road Green Gap**

- 6. Conclusion**

Figures

- 5.1 Green Space sites in the SWDP (2016)**
- 5.2 Assarts Playing Field location plan**
- 5.3 Former Abbey College playing fields location plan**
- 5.4 Holywell Park location plan**
- 5.5 Jubilee Garden location plan**
- 5.6 Malvern Common and Lower Wyche Common location plan**
- 5.7 Malvern Wells Cemetery location plan**
- 5.8 St Wulstan's Nature Reserve location plan**
- 5.9 St Wulstan's Village Green location plan**
- 5.10 Upper Welland Road Green Gap**

Plates

- 1 Assarts Playing Fields**
- 2 Former Abbey College playing fields**
- 3 Holywell Park**
- 4 Jubilee Garden**
- 5 Malvern Common and Lower Wyche Common**
- 6 Malvern Wells Cemetery**
- 7 St Wulstan's Nature Reserve**
- 8 St Wulstan's Village Green**
- 9 Upper Welland Road Green Gap**

1. Introduction

1.1 Green and other open spaces located close to local people provide a range of social, environmental and economic benefits, including:

- Improved mental and physical health
- Increased social activity
- Increased physical activity
- Reduced Crime
- **Improvement to Children's learning**
- Increased voluntary action
- Improved Community Cohesion and sense of belonging
- Potential for local food growing
- More attractive places to live, work, play, visit and invest
- Enhanced opportunities for wildlife habitats and wildlife corridors
- Climate change adaption for example by flood alleviation

Page | 3

1.2 This statement provides information on the key green spaces within the Malvern Wells Neighbourhood Area and the evidence to demonstrate the appropriateness of designating these as Local Green Spaces.

2. Local Green Space: National Planning Policy

- 2.1 Paragraphs 99-101 of the National Planning Policy Framework (February 2019) provide the national planning policy relating to Local Green Space which states:
- 2.2 The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period. (paragraph 99)
- 2.3 Paragraph states 100 states The Local Green Space designation should only be used where the green space is:
- a) in reasonably close proximity to the community it serves;
 - b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - c) local in character and is not an extensive tract of land.
- 2.3 Policies for managing development within a Local Green Space should be consistent with those for Green Belts (paragraph 101).

3. Local Green Space: Planning Practice Guidance

- 3.1 The following paragraphs are taken from the Planning Practice Guidance in relation to Local Green Space designation with relevance to Malvern Wells Parish.

What is Local Green Space designation?

- 3.2 Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.

Paragraph: 005 Reference ID: 37-005-20140306

How is land designated as Local Green Space?

- 3.3 Local Green Space designation is for use in [Local Plans](#) or [Neighbourhood Plans](#). **These plans can identify on a map ('designate') green areas** for special protection. Anyone who wants an area to be designated as Local Green Space should contact the local planning authority about the contents of its local plan or get involved in neighbourhood planning.

Paragraph: 006 Reference ID: 37-006-20140306

How does Local Green Space designation relate to development?

- 3.4 Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.

Paragraph: 007 Reference ID: 37-007-20140306

What if land has planning permission for development?

- 3.5 Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented.

Paragraph: 008 Reference ID: 37-008-20140306

Can all communities benefit from Local Green Space?

- 3.6 Local Green Spaces may be designated where those spaces are demonstrably special to the local community, whether in a village or in a neighbourhood in a town or city.

Paragraph: 009 Reference ID: 37-009-20140306

What if land is already protected by designations such as National Park, Area of Outstanding Natural Beauty, Site of Special Scientific Interest, Scheduled Monument or conservation area?

- 3.7 Different types of designations are intended to achieve different purposes. If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.

Page | 6

Paragraph: 011 Reference ID: 37-011-20140306

What about new communities?

- 3.8 New residential areas may include green areas that were planned as part of the development. Such green areas could be designated as Local Green Space if they are demonstrably special and hold particular local significance.

Paragraph: 012 Reference ID: 37-012-20140306

What types of green area can be identified as Local Green Space?

- 3.9 The green area will need to meet the criteria set out in [paragraph 100](#) of the National Planning Policy Framework. Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.

Paragraph: 013 Reference ID: 37-013-20140306

How close does a Local Green Space need to be to the community it serves?

- 3.10 The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served.

Paragraph: 014 Reference ID: 37-014-20140306

How big can a Local Green Space be?

- 3.11 There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, [paragraph 100](#) of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, **designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.**

Paragraph: 015 Reference ID: 37-015-20140306

Is there a minimum area?

- 3.12 Provided land can meet the criteria at [paragraph 100](#) of the National Planning Policy Framework there is no lower size limit for a Local Green Space.

Paragraph: 016 Reference ID: 37-016-20140306

Page | 7

What about public access?

- 3.13 Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (eg green areas which are valued because of their wildlife, historic significance and/or beauty).
- 3.14 Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected.

Paragraph: 017 Reference ID: 37-017-20140306

What about public rights of way?

- 3.15 Areas that may be considered for designation as Local Green Space may be crossed by [public rights of way](#). There is no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other legislation.

Paragraph: 018 Reference ID: 37-018-20140306

Does land need to be in public ownership?

- 3.16 A Local Green Space does not need to be in public ownership. However, the local planning authority (in the case of local plan making) or the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan.

Paragraph: 019 Reference ID: 37-019-20140306

Would designation place any restrictions or obligations on landowners?

- 3.17 Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners.

Paragraph: 020 Reference ID: 37-020-20140306

Who will manage Local Green Space?

- 3.18 Management of land designated as Local Green Space will remain the responsibility of its owner. If the features that make a green area special and locally significant are to be conserved, how it will be managed in the future is likely to be an

important consideration. Local communities can consider how, with the landowner's agreement, they might be able to get involved, perhaps in partnership with interested organisations that can provide advice or resources.

Paragraph: 021 Reference ID: 37-021-20140306

Can a Local Green Space be registered as an Asset of Community Value?

Page | 8

- 3.19 Land designated as Local Green Space may potentially also be nominated for listing by the local authority as an [Asset of Community Value](#). Listing gives community interest groups an opportunity to bid if the owner wants to dispose of the land.

Paragraph: 022 Reference ID: 37-022-20140306

4. Local Green Space: Survey Questionnaire responses (April 2019)

- 4.1 On 9 April 2019 1350 no. questionnaires 'The Well's Points of View' were delivered to each household within the parish. Households were given 2 weeks to submit a completed questionnaire by Sunday 21 April. In total 132 no. complete questionnaires were submitted. This represents approximately 10% response rate. A detailed analysis of the responses is provided within 'The Wells Points of View – Survey Questionnaire Analysis' (July 2019)¹. The following paragraphs provide an extract from that report of the views submitted on open space.

Q3.1 Asked people whether they agreed or not with four sites being designated as Local Green Space.

- 4.2 The table below provides a summary of the responses to Q3.1 on the 4no. sites listed within the questionnaire.

Site	Agree	Neutral	Disagree	Don't know	No answer	Total
Assarts Lane playing field						
Number	101	20	0	0	11	132
Percentage	77	15	0	0	8	100
St Wulstan's Village Green						
Number	95	24	1	0	12	132
Percentage	72	18	1	0	9	100
Holywell Park						
Number	60	52	2	4	14	132
Percentage	46	39	2	3	10	100
Malvern Wells Cemetery						
Number	93	30	0	1	8	132
Percentage	70	23	0	1	6	100

Summary:

- Assarts Lane playing field – Over three quarters agree that it meets the LGS criteria
- St Wulstan's Village Green – Just short of three quarters agree that it meets the LGS criteria
- Holywell Park – Less than 50% agree that it meets the LGS criteria
- Malvern Wells Cemetery – 70% agree that it meets the LGS criteria

Q3.2 Asked respondents to list why they considered the site to be special and of local significance

- 4.3 The following paragraphs provide a summary of the main reasons cited for the sites special significance.

Assarts Lane playing field

- 4.4 102 responses (approx. 77% response rate) were made to explaining the special significance of this site. The majority of responses cited its recreational value, in particular the children's play area and the fact that it was a safe space for children to use. There was reference to the scout facility and the fact that other community

¹ <https://www.malvernwells-pc.gov.uk/local-information/neighbourhood-plans>

events take place on it. Appendix 3.1 of the 'The Wells Points of View – Survey Questionnaire Analysis' (July 2019) provides a full list of the responses.

St Wulstan's Village Green

- 4.5 112 responses (approx. 85% response rate) were made to explaining the special significance of this site. Again, the recreational value was cited by many people including the use of the site for community events including the village fete. Other popular reasons were wildlife including orchids and wildflowers, tranquillity and historical importance. Appendix 3.2 'The Wells Points of View – Survey Questionnaire Analysis' (July 2019) provides a full list of the responses.

Page | 10

Holywell Park

- 4.6 71 responses (approx. 54% response rate) were made to explaining the special significance of this site. In this case the majority view was its wildlife and natural habitat. Tranquillity and historic significance were also mentioned. The latter may be related to the war memorial that is located on Wells Road adjacent to the site. Appendix 3.3 'The Wells Points of View – Survey Questionnaire Analysis' (July 2019) provides a full list of the responses.

Malvern Wells Cemetery

- 4.7 112 responses (approx. 85% response rate) were made to explaining the special significance of this site. Tranquillity, peace, remembrance, etc were cited as the **key reasons for this site's special significance**. Wildlife and historical significance were also cited. The latter may relate to the fact that residents have relatives who are buried in the cemetery. Appendix 3.4 'The Wells Points of View – Survey Questionnaire Analysis' (July 2019) provides a full list of the responses.

Q3.3 Asked respondents if they considered any other land in the parish that meets the criteria for LGS designation

- 4.8 There were 78 suggestions for 17 different sites that respondents considered may meet the criteria for LGS designation (see table below). The table at Appendix A provides a list of these sites along with an analysis of whether they could potentially meet the criteria at paragraph 100 of NPPF.

Site	No. of responses	Site	No. of responses
Commons	12	Former railway line	4
Upper Welland Road	9	Holywell Park	4
Malvern Hills	8	Fields east of Wells Road	3
St Wulstan's Nature Reserve	7	Hornycold Wood	2
Former Abbey College playing fields, Hanley Road	6	Three Counties Showground	2
Jubilee Garden	6	Worcestershire Golf Club	2
Land north of Hanley Road	6	Covered reservoir, Lower Wyche	1
All open space	4	Fruitlands open spaces	1
		Fruitlands bridle path	1

Q3.4 Asked respondents whether they considered there was other land in the parish that was important to protect as an open space for its recreational value

4.9 There were 63 suggestions in response to this question. Many of these were similar to the suggestions made to Q3.3. The table below provides a summary of the responses, whether they have recreational value and a consideration of what protection they currently have in planning policy terms.

Page | 11

Site/area	No. of responses	Recreational value	Designation
Commons	11	Walking, informal recreation	AONB / Malvern Hills Acts / Conservation Area / Green Space
Former Abbey College playing fields, Hanley Road	5	Walking – footpath	AONB / Open Countryside
St Wulstan’s Nature Reserve	5	Walking - footpaths	AONB / Green Space / Site of Local or Regional Wildlife Importance
Former railway line	4	None	AONB
Three Counties Showground and adj. land	4	None	AONB
Worcestershire Golf Club	4	Golf, walking and horse riding	AONB
Holywell Park	3	Walking - Footpath	AONB / Green Space
Land adj. footpaths	2	Walking	AONB
AONB land	2	Multiple	AONB
Fruitlands open space mound	2	None – too small	AONB
Jubilee Garden	2	None – too small	AONB / Conservation Area
Malvern Hills	2	Walking – footpaths	AONB / SSSI
Path to the Holy Well	2	Walking – footpath	AONB / Conservation Area
Upper Welland Road paddock	2	None	AONB / Open Countryside / Conservation Area
Woodfarm Road land	2	None	AONB
All green spaces	1	Multiple	AONB / Green Space / Open Countryside
Fields east of Wells Road	1	None	AONB / Open Countryside
Land adj. Abbey House, Hanley Road	1	Walking – footpaths	AONB / Open Countryside
Land between Green Lane and Blackmore Road off Hanley Road	1	Walking - footpaths	AONB / Open Countryside
Lower Wyche Road	1	None	AONB / Conservation Area
Playing Fields	1	Formal and informal recreation	AONB / Green Space /
Upper Welland Road verges	1	None	AONB
Wells Road	1	None	AONB / Conservation Area
Woodlands	1	None	AONB

5. Malvern Wells Proposed Local Green Space Sites

5.1 According to the SWDP Policies Map there are 11 areas within the NPA which are designated as Green Space and protected through Policy SWDP38² (see Figure 5.1):

1. Holywell Park, Wells Road (not within the development boundary of Malvern Wells)
2. Malvern Wells Cemetery, Green Lane
3. Land adjacent Old Wyche Road
4. Land southwest of All Saints Church, Lower Wyche
5. Malvern Common (not within the development boundary of Malvern Wells) (also designated a SSSI and under the protection of the Malvern Hills Acts)
6. Cotswolds and Malvern rail line (not within the development boundary of Malvern Wells)
7. Malvern Common and Peachfield Road (not within the development boundary of Malvern Wells)
8. The Homestead, Upper Welland (partly within the development boundary of Malvern Wells)
9. Upper Welland playing field, Assarts Lane
10. **St Wulstan's Village Green**
11. **St Wulstan's Nature Reserve (outwith the development boundary of Malvern Wells)** (also designated as a Site of Regional or Local Wildlife Importance)

Page | 12

5.2 A number of the above sites are considered to meet the criteria for LGS designation within the NPPF including:

- Assarts playing fields (Upper Welland playing field)
- Holywell Park
- Malvern Common
- Malvern Wells Cemetery
- **St Wulstan's Nature Reserve**
- **St Wulstan's Village Green**

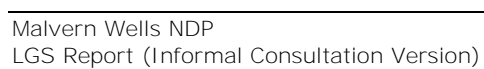
5.3 In addition, three other sites are considered to meet the criteria for LGS:

- Former Abbey College playing fields
- Jubilee Garden
- Upper Welland Road Green Gap

5.4 The following paragraphs provide a reasoned justification for designating the above as Local Green Space Sites.

² http://www.swdevelopmentplan.org/wp-content/uploads/2016/05/SWDP_38_AdoptedSWDP.pdf

Page | 13



5.5 Assarts playing field

Location

- 5.5.1 Assarts Road playing field is located adjacent Assarts Road and Assarts Lane as shown at Figure 5.2.

Ownership

- 5.5.2 The site is owned by Malvern Wells Parish Council.

Public Access

- 5.4.3 The majority of the site has open access to the public. The play area is fenced off with a gate for safety and security reasons. The scout hall is also fenced off and is only accessed by the scout troop.

Current land use designations

- 5.4.4 The site lies within the Malvern Wells Development Boundary. The land currently has or is within the following land use designations within the South Worcestershire Development Plan (2016):

- Malvern Hills Area of Outstanding Natural Beauty
- Green Space
- Malvern Wells Conservation Area (a small portion of the western part of the site lies outwith the CA)³

- 5.4.5 The local benefit gained from designation as a local green space is the protection of existing recreational facilities and the permissive nature of the local green space policy towards the provision of recreational facilities. The LGS designation will also provide additional protection to the open setting of the rural and locally vernacular properties (considered to be non-designated heritage assets) along Assarts Road.

Description

- 5.4.6 The site lies towards the eastern end of Assarts Road and is relatively flat lying at between around 100m AOD in the west and around 90m AOD in the east. The site is predominantly mown grassland. There is a mature hedgerow along the southern boundary separating it from the open countryside beyond.
- 5.4.7 There is a fenced in equipped play area on the western side of the site. The central area includes a set of goal posts.
- 5.4.8 The single storey wooden scout hall is located in the south eastern corner of the site.

³ Malvern Hills District Council has consulted (24 July-6 September 2019) on a Conservation Area Appraisal and Management Plan including an amendment to the Conservation Area boundary which would result in this site being located outwith the Conservation Area (<https://www.malvern hills.gov.uk/conservation-area-appraisals>).

NPPF criteria

a) in reasonably close proximity to the community it serves

- 5.4.9 The site is located relatively centrally to the community living in Upper Welland and the southern part of Malvern Wells. This includes those residents living on Assarts Road, Assarts Lane, Heathlands Close, Wells Close, Woodlands Close, Yew Tree Lane, Chase Road, Upper Welland Road and St Wulstan's Drive. Page | 15

b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife

- 5.4.10 The site provides an attractive open space and an area for formal and informal recreation. It is the only public open space within the parish that contains recreational facilities. Its open character also provides views of Malvern Hills to the west. It also provides an important open setting to the traditional rural cottages located adjacent to it on Assarts Road which are within the Malvern Hills Conservation Area. There was substantial support for this site being designated as a local green space in the Wells Points of View Survey.

c) local in character and is not an extensive tract of land

- 5.4.11 The site measures 0.88ha which represents 0.11% of the total parish area⁴ and 0.88% of the area within the SWDP development boundary. It is therefore not considered an extensive tract of land within the context of the Parish. It is a well maintained open space that positively contributes the character of the local area and provides important amenities to local residents.

⁴ The total parish area is 742ha and the area within the SWDP development boundary is approx. 100ha.

Figure 5.2: Assarts playing field location plan

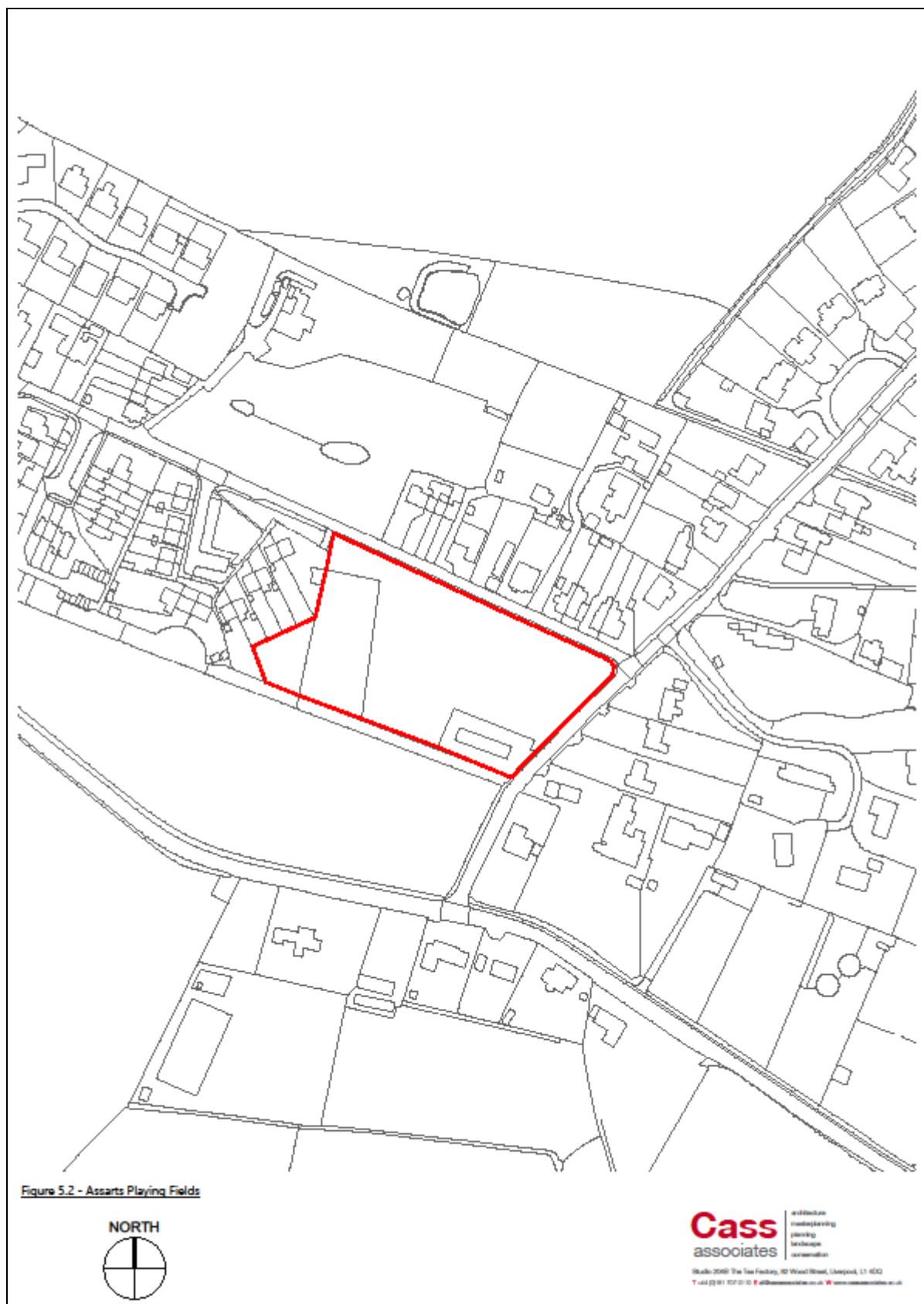




Plate 1A: Assarts playing fields—view west



Plate 1B: Assarts playing fields-view north



Plate 1C: Assarts playing fields—children’s play area with Black Hill and Pinnacle Hill in background



Plate 1D: Scout Hall, Assarts playing fields

5.6 Former Abbey College playing fields

Location

- 5.6.1 The former Abbey College playing fields are located to the south of Hanley Road and east of Rothwell Road as shown at Figure 5.3.

Page | 17

Ownership

- 5.6.2 The site is in private ownership.

Public Access

- 5.5.3 There is no public access to the site. However, there is a public right of way that runs within the site along the eastern boundary (footpath 533(B)) and adjacent to the southern boundary (footpath 536(B)) of the site. These footpaths links with other footpaths providing access to the Malvern Hills in the west and the wider countryside to east and south. There are a number of other informal paths within the site which have been used by dog walkers and others for over 20 years.

Current land use designations

- 5.5.4 The site lies outwith the Malvern Wells Development Boundary. The whole site is covered by a Tree Preservation Order which was designated in August 2012. The land currently has or is within the following land use designations within the South Worcestershire Development Plan (2016):

- Malvern Hills Area of Outstanding Natural Beauty

- 5.5.5 The local benefit gained from designation as a local green space is the protection **of the site's landscape and wildlife** habitat. The designation is also an acknowledgement of its former recreational value as sports facilities along with the public rights of way that are located within the site.

- 5.5.6 The site was put forward in the South Worcestershire Development Plan Review (SWDPR) Strategic Housing and Employment Land Availability Assessment (SHELAA) 'Call for Sites' in 2018.

Description

- 5.5.7 The site was previously used as playing fields for the Abbey College which has its main building campus on Wells Road to the south of the site. Remnants of the previous facilities such as fencing and stanchions can still be seen on the northern portion of the site.
- 5.5.8 The site lies on the lower eastern slopes of the Malvern Hills with a high point of around 110m AOD in the southwest (adjacent Rothwell Road) to around 90m AOD in the northeast (Hanley Road). Although relatively steeply sloping the site has two relatively flat areas to the north and south of the site.
- 5.5.9 The site includes a dense line of conifers on an east-west axis which was probably located around the previous sports facilities. There is also a significant amount of self-generating woodland throughout the site interspersed with open areas. The

trees are visible from the surrounding area. The whole site is covered by a Tree Preservation Order.

NPPF criteria

a) in reasonably close proximity to the community it serves

Page | 18

5.5.10 The site is located relatively centrally within the parish. It is immediately adjacent to the community living in the central part of Malvern Wells which includes those residents living on Hanley Road, Rothwell Road, **Green Lane, Grundy's Lane**, Wood Farm Road, The Moorlands and Oaklands.

b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife

5.5.11 The site was put forward as a local green space by a number of respondents to the Wells Points of View Survey. The site previously had formal recreational value through its sports facilities and it has a public right of way along its eastern and southern boundaries which provide opportunities for rambling and walking. The woodland, hedgerows and grassland on the site is considered to provide a rich variety of habitat for wildlife.

c) local in character and is not an extensive tract of land

5.5.12 The site measures 5.30ha which represents 0.7% of the total parish area and 5% of the area within the SWDP development boundary. It is therefore not considered an extensive tract of land within the context of the Parish. It consists of woodland and open grassland which is characteristic of the eastern slopes of the Malvern Hills.

Page | 19

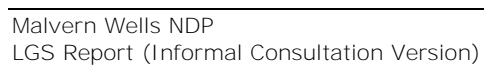




Plate 2A: Former Abbey College playing fields—Hanley Road frontage

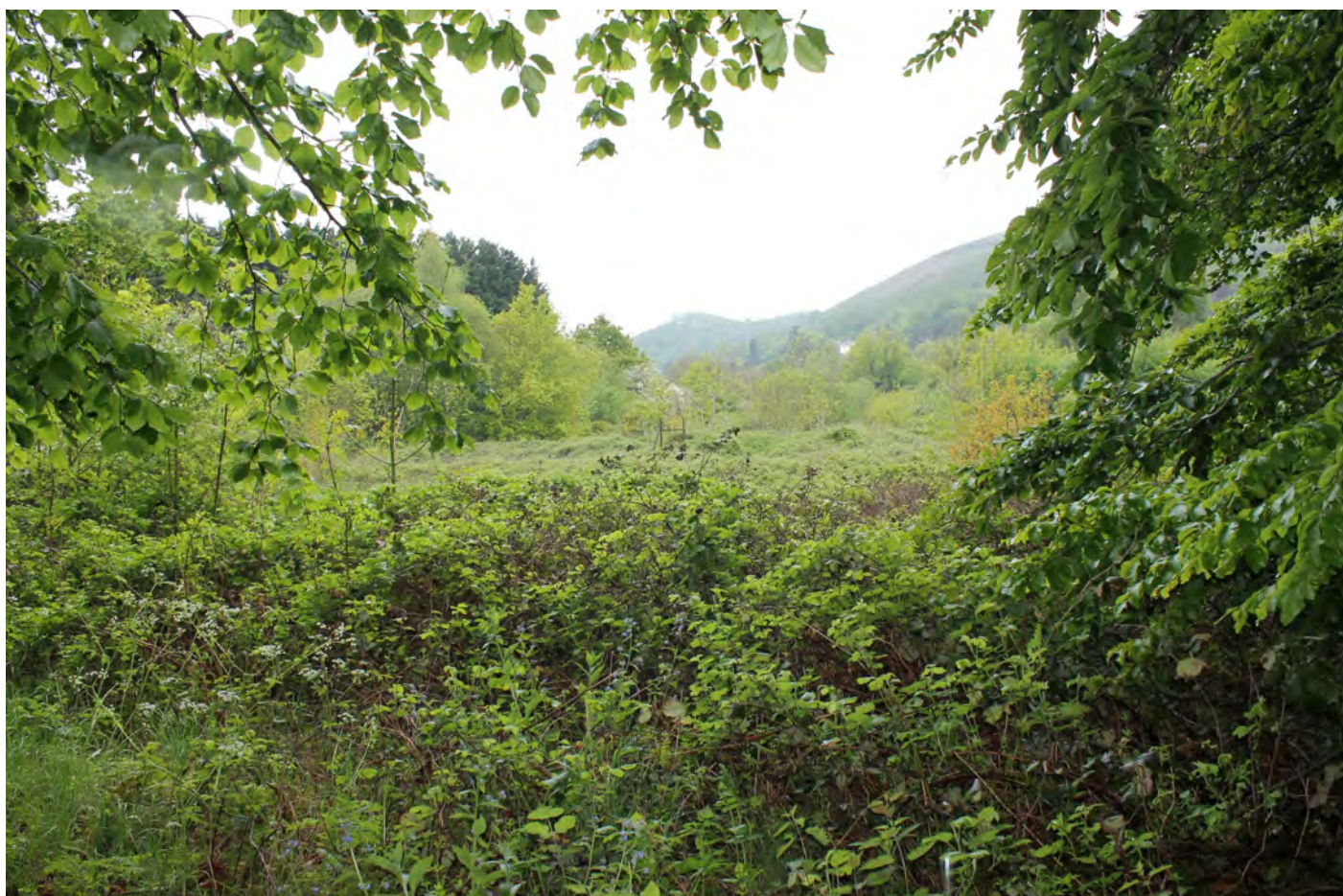


Plate 2B: Former Abbey College playing fields-northern section (with former sports facilities infrastructure in centre of frame)



Plate 2C: Former Abbey College playing fields-public right of way and row of leyandii in background



Plate 2D: Former Abbey College playing fields-southern section (view of Jubilee Hill)

5.7 Holywell Park, Wells Road

Location

5.7.1 Holywell Park is located between Wells Road and Holywell Road as shown at Figure 5.4.

Ownership

5.7.2 The site is in private ownership.

Public Access

5.6.3 There is no public access to the site. However, there is a right of way that runs diagonally through the site connecting Wells Road with Holywell Road. This footpath links with other footpaths providing access to the Malvern Hills. There is also a public right of way alongside the southern boundary of the site which leads to the Holy Well.

Current land use designations

5.6.4 The site lies outwith the Malvern Wells Development Boundary. The land currently has or is within the following land use designations within the South Worcestershire Development Plan (2016):

- Malvern Hills Area of Outstanding Natural Beauty
- Green Space
- Malvern Wells Conservation Area

5.6.5 The local benefit gained from designation as a local green space is the protection **of the site's wildlife, landscape and historical significance. The designation is also** an acknowledgement of its former recreational value as sports facilities along with the public rights of way that are located adjacent to the site.

5.6.6 The site was put forward in the SWDPR SHELAA 'Call for Sites' in 2018.

Description

5.6.7 The site was previously the sports facilities (including a swimming pool) for Wells House school located to the north of the site on Holywell Road now converted to flats.

5.6.8 The site lies on the lower eastern slopes of the Malvern Hills with a high point of around 165m AOD in the west (Holywell Road) to around 140m AOD in the east (Wells Road). The site is relatively steeply sloping on the west and flattens out as it nears its eastern boundary.

5.6.9 The site includes a significant amount of self-generating woodland. This located to the east of the public right of way. The land to the north of the public right of way is more open parkland in character.

5.6.10 The war memorial located within the site on Wells Road is Grade II listed. There are two properties located adjacent to the site on the eastern side of Wells Road, May Place and 181 and 183 Wells Road, which are also Grade II listed. Adjacent

to the south of the site there is a gas lamp and Hill Mount which is also Grade II listed.

NPPF criteria

a) in reasonably close proximity to the community it serves

Page | 21

- 5.6.11 The site is located relatively centrally within the parish. It is immediately adjacent to the community living in the central part of Malvern Wells which includes those residents living on Wells Road, Holywell Road, Hanley Road, Green Lane, Grundy's Lane, Wood Farm Road, The Moorlands, Oaklands and Rothwell Road.

b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife

- 5.6.12 There was majority support for this site being designated as a local green space in the Wells Points of View Survey. In addition, the site was put forward as a potential local green space by a number of respondents to the Survey.

- 5.6.13 The site and its woodland character provides an important visual break in the built development along the western side of Wells Road. This is the only point along the western side of Wells Road where there is a break in the built form from Wyche Common in the north to the parish boundary in the south. The site is the only point where the natural landscape from the Hills flows to the Wells Road without being interrupted by built development. It therefore makes an important contribution to the setting of the Hills.

c) local in character and is not an extensive tract of land

- 5.6.14 The site measures 2.95ha which represents 0.4% of the total parish area and less than 3% of the area within the SWDP development boundary. It is therefore not considered an extensive tract of land within the context of the Parish. It consists of woodland which is characteristic of the eastern slopes of the Malvern Hills.

Figure 5.4: Holywell Park location plan

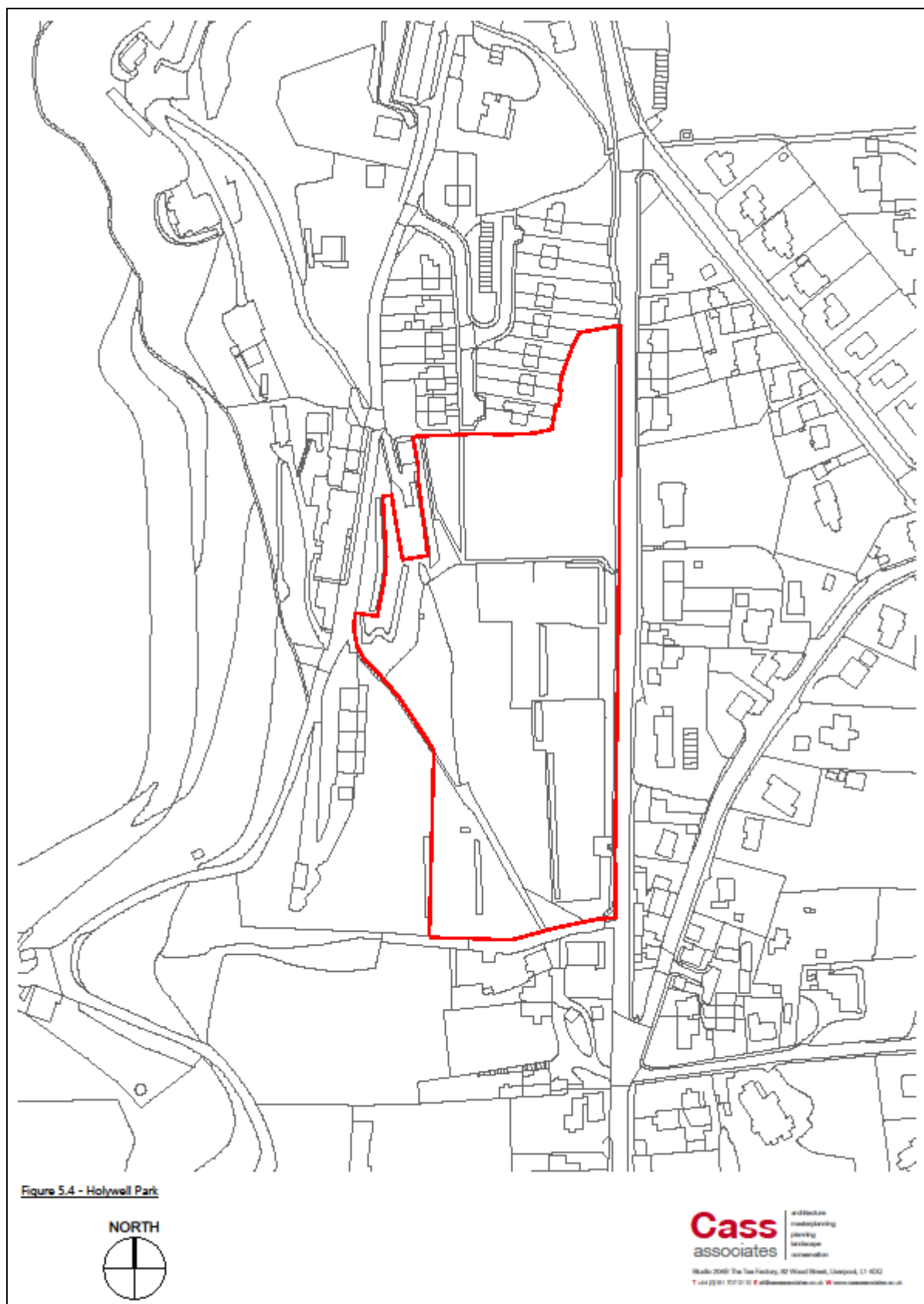




Plate 3A: Holywell Park—adjacent Wells Road



Plate 3B: Holywell Park—Wells Road frontage with listed war memorial



Plate 3C: Holywell Park—public right of way



Plate 3D: Holywell Park—View north-east from public right of way

5.8 Jubilee Garden

Location

- 5.8.1 Jubilee Garden is located **at the junction of Wells Road and Grundy's Lane** as shown at Figure 5.5.

Ownership

- 5.8.2 The site is owned by Malvern Wells Parish Council.

Public Access

- 5.7.3 The site is open to the public. There is a short footpath and a bench within the site.

Current land use designations

- 5.7.4 The site lies within the Malvern Wells Development Boundary. The land currently has or is within the following land use designations within the South Worcestershire Development Plan (2016):

- Malvern Hills Area of Outstanding Natural Beauty
- Malvern Wells Conservation Area

- 5.7.5 The local benefit gained from designation as a local green space is the recognition **of the site's cultural and historical connection with the springs, wells and fountains** of Malvern Wells. It currently has no designation within the SWDP, with the exception of it being located within the Conservation Area, that would protect it from development.

Description

- 5.7.6 The site lies on the eastern side of Wells Road **at the junction with Grundy's Lane**. It is a small flat site lying at around 140m AOD. It is located adjacent to housing and close to Holywell Park.
- 5.7.7 The site includes neatly arranged flower beds, a mown grassed area, a bench and short flagged path. There is a water fountain, Jubilee Fountain, at the southern end of the site. This substantial Victorian fountain was erected in 1887 on lands belonging to the Hornyold Estate. It commemorates the Queen's Golden Jubilee and the wording on the stonework reads: "Laus. Victoria, Deo 1887 - 50th year of Her Majesty's reign." The site is bounded by a knee-high white painted metal rail fence.

NPPF criteria

a) in reasonably close proximity to the community it serves

- 5.7.8 The site is located relatively centrally within the parish. It is immediately adjacent to the community living in the central part of Malvern Wells which includes those residents living on Wells Road, Holywell Road, Hanley Road, Green Lane, **Grundy's Lane, Wood Farm Road, The Moorlands, Oaklands and Rothwell Road**.

b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife

- 5.7.9 The site was put forward as a local green space by a number of respondents to the Wells Points of View Survey. The site provides a small attractive open space and an area for quiet contemplation within the built-up area of Malvern Wells. The water fountain provides the site with historical significance to the springs, wells and waters of the Malvern Hills.

Page | 24

c) local in character and is not an extensive tract of land

- 5.7.10 The site measures 0.016ha. It is not considered to be an extensive tract of land. It is a well maintained amenity space with an historical association with the water fountain that positively contributes the character of the local area.

Figure 5.5: Jubilee Garden location plan

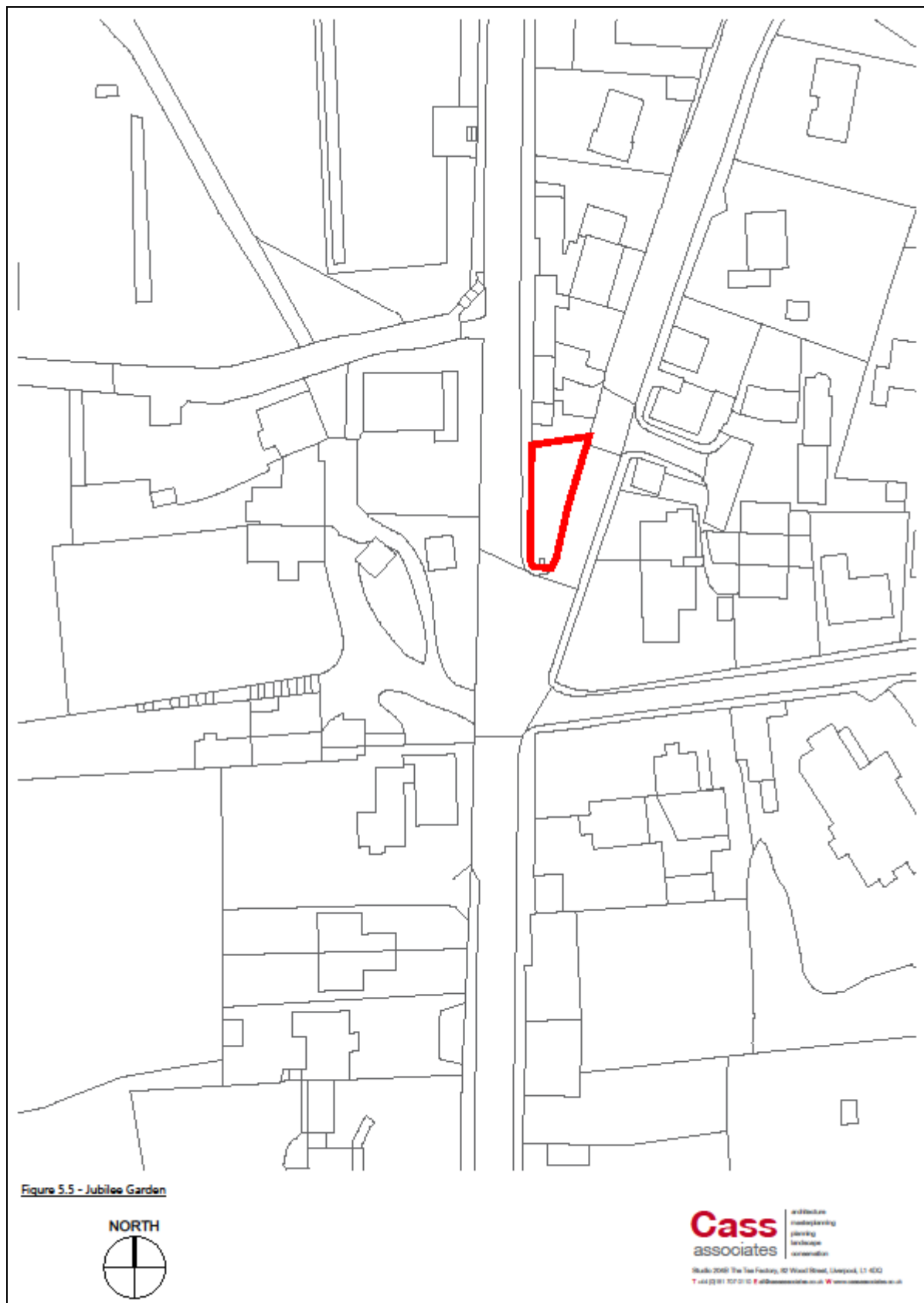




Plate 4A: Jubilee Garden—Jubilee Fountain dressed for Malvern Wells Dressing



Plate 4B: Jubilee Garden—view south from Grundy's Lane

5.9 Malvern Common & Lower Wyche Common

Location

- 5.9.1 Malvern Common and Lower Wyche Common is located to the north of the Parish north of Peachfield Road and to the east of Lower Wyche as shown at Figure 5.6.

Ownership

- 5.9.2 The site is owned by the Malvern Hills Trust.

Public Access

- 5.8.3 The Common has open access to the public. There are a number of public rights of way criss-crossing the Common.

Current land use designations

- 5.8.4 The site lies outwith the Malvern Wells Development Boundary. The land currently has or is within the following land use designations within the South Worcestershire Development Plan (2016):

- Malvern Hills Area of Outstanding Natural Beauty
- Malvern Common Site of Special Scientific Interest (eastern section)
- Site of Regional or Local Wildlife Importance
- Green Space
- Malvern Wells Conservation Area

- 5.8.5 The local benefit gained from designation as a local green space is to recognise the importance of the Common as a national asset. Although, the Common comes under the provisions of the Malvern Hills Acts it is designated as green space within the SWDP. The relevant SWDP policy (policy SWDP38) does allow for development subject to certain criteria. The designation of the site as local green space would be more prescriptive and is considered to be more aligned to provisions within the Malvern Hills Acts.

Description

- 5.8.6 The site extends from the lower slopes of the Malvern Hills at Lower Wyche at around 175m AOD to around 80m AOD to the east. The western section is relatively steep. From the Wells Road the fall is more gradual reaching a relatively flat level towards the railway line. The Common extends beyond the Parish into the Malvern Town civil parish.
- 5.8.7 The site is predominantly open grassland with a number of mature trees. A watercourse runs on an east-west axis emanating from springs on the Hills and connecting with Poolbrook in the east. There is a small waterbody on the western portion of the site close to Wells Road
- 5.8.8 The site includes a playing field and a number of footpaths. There is a car park located off Peachfield Road. The open nature of the site allows expansive views to the east from residents living in Lower Wyche and those travelling along Wells Road.

NPPF criteria

a) in reasonably close proximity to the community it serves

- 5.8.9 The site is located immediately adjacent to the community living in the northern part of Malvern Wells which includes those residents living in Upper and Lower Wyche, Peachfield Road, Fruitlands and the northern section of Wells Road.

Page | 27

b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife

- 5.8.10 Malvern Common, by virtue of its designation through the Malvern Hills Acts, is considered to be demonstrably special not just to the local community but to the nation as whole. The site was put forward as a local green space by a number of respondents to the Wells Points of View Survey.

- 5.8.11 It provides an important undeveloped open gap between Malvern and Malvern Wells. It provides evidence of the historical landscape of the area and includes springs and spouts which have an historical (and geohydrological) association with Malvern Hills. The site is an important wildlife site through its designation as a SSSI and a Site of Regional or Local Wildlife Importance. It is also an important wildlife corridor between Malvern Hills and the open countryside to the east in the Severn Valley.

- 5.8.12 There are also recreational values from the site. This is primarily through the many footpaths and bridleways which run across the site and provide access to the Hills and the wider countryside. There is also a football pitch providing more formal recreational provision.

- 5.8.13 The site provides an attractive open space and an area for quiet contemplation between the built-up areas of Malvern and Malvern Wells. Its open character also provides views of Malvern Hills to the west and the Severn Valley to the east.

c) local in character and is not an extensive tract of land

- 5.8.14 The site measures 39.4ha which represents 5% of the total parish area. It is therefore not considered to be an extensive tract of land. The Commons are an intrinsic and special part of the character of the local area.

Figure 5.6: Malvern Common and Lower Wyche Common location plan

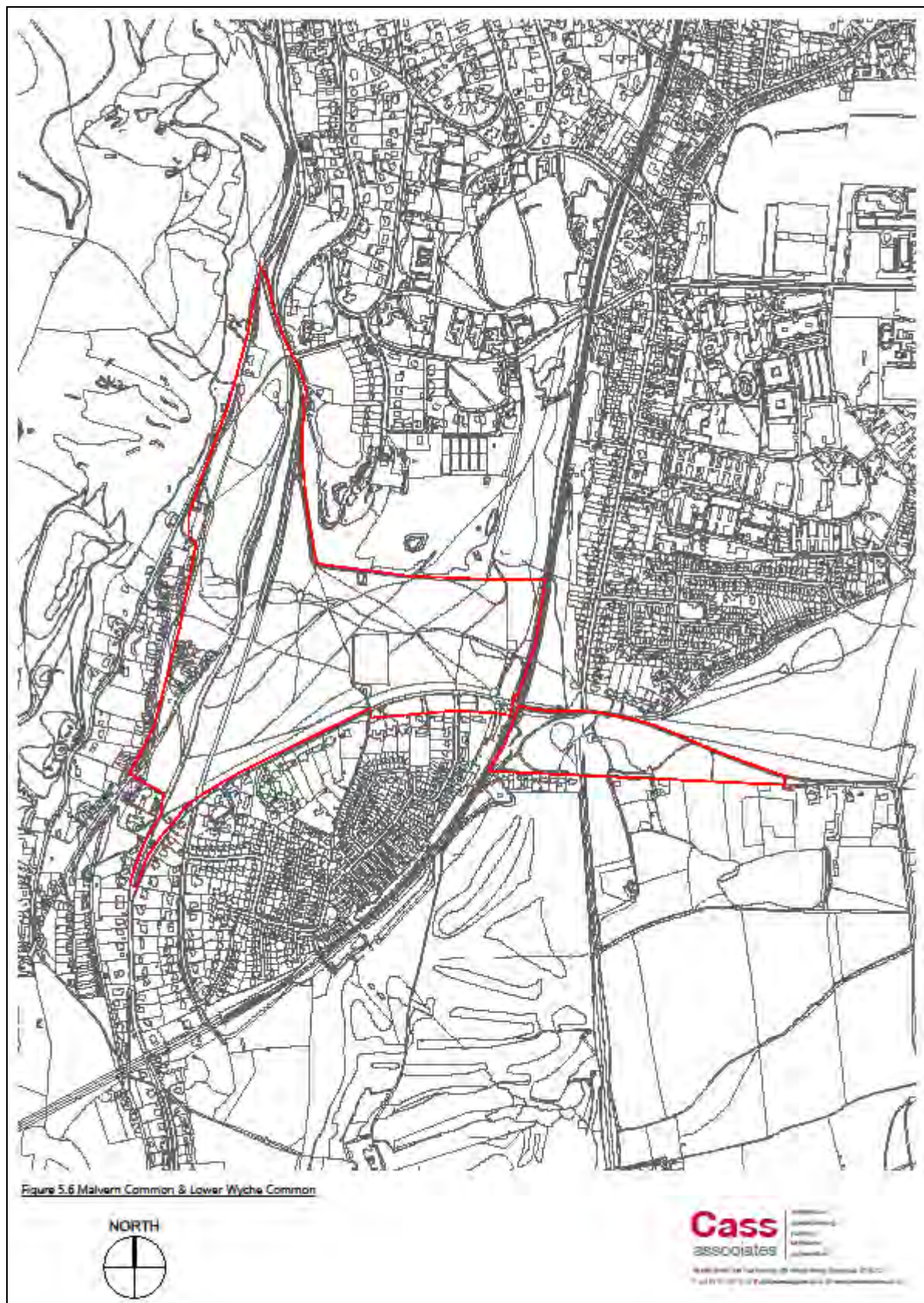




Plate 5A: Malvern Common—view west to the Hills from Peachfield Road car park



Plate 5B: Malvern Common—view east from Lower Wyche

5.10 Malvern Wells Cemetery

Location

5.10.1 Malvern Wells Cemetery is located between Green Lane and Oaklands as shown at Figure 5.7.

Ownership

5.10.2 The site is owned by Malvern Wells Parish Council.

Public Access

5.9.3 There are a number of gates which provide access to the site. The site is open to the public and there is a small remembrance garden in the south eastern corner of the site.

Current land use designations

5.9.4 The site lies within the Malvern Wells Development Boundary. The land currently has or is within the following land use designations within the South Worcestershire Development Plan (2016):

- Malvern Hills Area of Outstanding Natural Beauty
- Green Space
- Malvern Wells Conservation Area

5.9.5 The local benefit gained from designation as a local green space is the recognition of the cultural and historical importance of the site for local people. It will also provide additional protection for the chapel and gates which are considered important non-designated heritage assets.

Description

5.9.6 The site lies towards the eastern end of Green Lane and is relatively flat lying at between around 115m AOD in the west and around 110m AOD in the east. There are a number of mature trees along Green Lane and within the site itself.

5.9.7 The site includes neatly arranged gravestones set in well maintained grounds with interlinking paths. There is a small landscaped remembrance garden in the south-eastern corner of the site which is slightly elevated from the rest of the site.

5.9.8 There is an attractive brick built chapel with arched doorway and windows and a high pitched roof within the site.

NPPF criteria

a) in reasonably close proximity to the community it serves

5.9.9 The site is located relatively centrally within the parish. It is immediately adjacent to the community living in the central part of Malvern Wells which includes those residents living on Wells Road, Holywell Road, Hanley Road, Green Lane, Grundy's Lane, Wood Farm Road, The Moorlands, Oaklands and Rothwell Road.

b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife

5.9.10 The site provides an attractive open space and an area for quiet contemplation within the built-up area of Malvern Wells. Its open character also provides views of Malvern Hills to the west. As a cemetery it holds significance for local people who have relatives that lie in rest there. There was substantial support for this site being designated as a local green space in the Wells Points of View Survey.

Page | 30

c) local in character and is not an extensive tract of land

5.9.11 The site measures 1.07ha which represents 0.14% of the total parish area and around 1% of the area within the SWDP development boundary. It is therefore not considered to be an extensive tract of land. It is a well maintained cemetery that positively contributes the character of the local area.

Figure 5.7: Malvern Wells Cemetery location plan

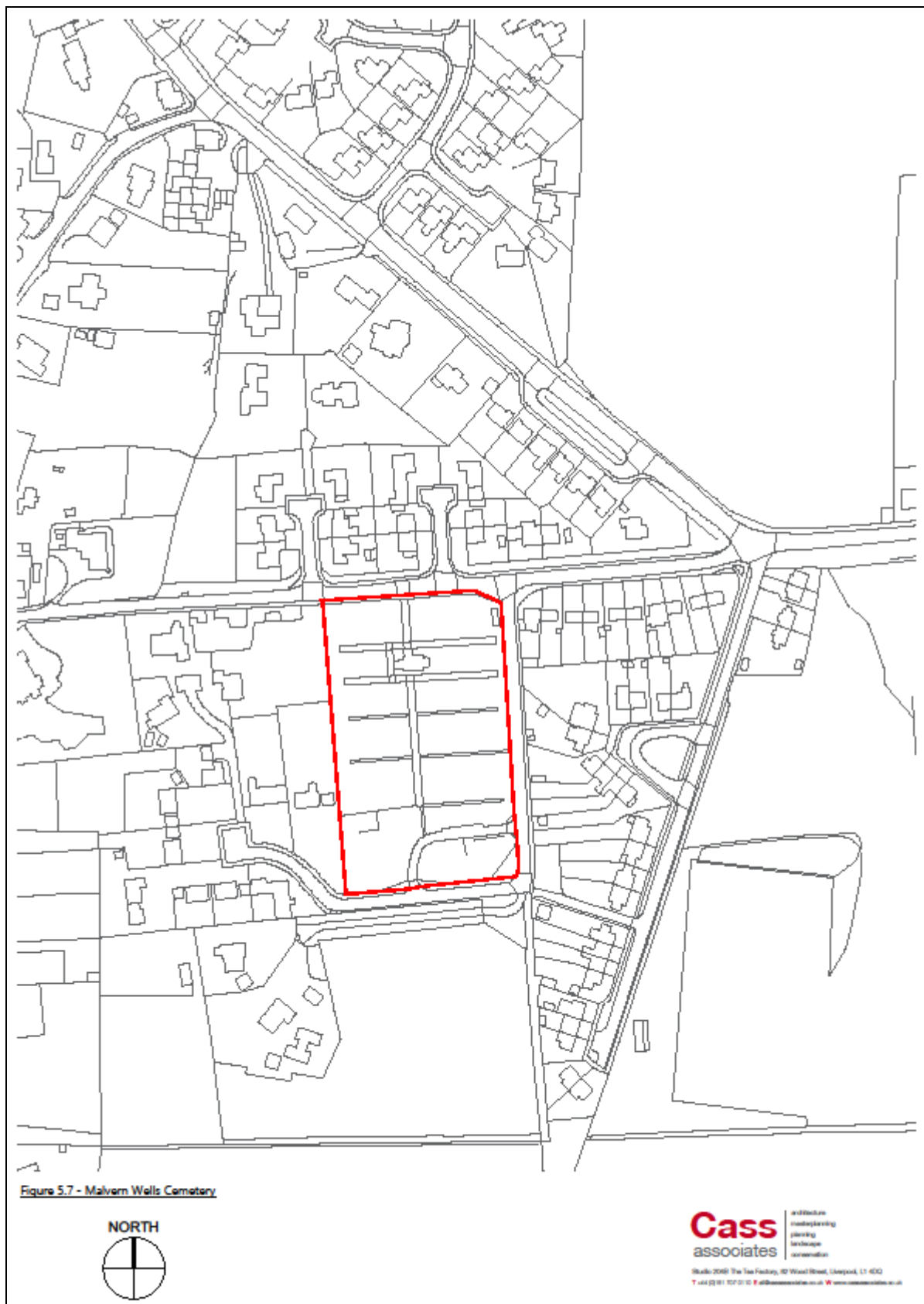




Plate 6A: Malvern Wells Cemetery with chapel



Plate 6B: Malvern Wells Cemetery from remembrance garden

5.11 St Wulstan's Nature Reserve

Location

5.11.1 St Wulstan's Nature Reserve is located **adjacent St Wulstan's Drive** as shown at Figure 5.8.

Ownership

5.11.2 The site is owned by Worcestershire County Council.

Public Access

5.10.3 The site has unrestricted access to the public. There are four pedestrian entrances to the Reserve and there is permissive pedestrian access across the site at all times, although there are no public rights of way. In April 2006, at the request of the Parish Council and residents, a bridge was installed at the northeast corner of the site. This created a link to the public rights of way network.

Current land use designations

5.10.4 The site lies outwith the Malvern Wells Development Boundary. The land currently has or is within the following land use designations within the South Worcestershire Development Plan (2016):

- Malvern Hills Area of Outstanding Natural Beauty
- Green Space
- Site of Regional or Local Wildlife Importance (Mere Brook which runs through and along the boundary of the site)

5.10.5 The local benefit gained from designation as a local green space is the protection of its wildlife and landscape. It is also a recognition of its historical and cultural significance to the area.

Description

5.10.6 The site was used from the 1940s as a hospital, initially as an army hospital and then latterly as a psychiatric hospital which closed in the 1980s. Following the closure planning permission for the St Wulstan's estate was granted. As part of the permission 55 acres of land were handed over to the District Council to be made into a Nature Reserve. The Reserve was officially opened in 1997. Grass and wildflower seeds were sown and 4,000 saplings were planted as a community woodland in 1997.

5.10.7 The site lies at the eastern **end of St Wulstan's Drive**. It is relatively flat lying at between around 80m AOD in the west and around 65m AOD in the east. The site includes woodlands, hedges and specimen trees, glades, meadows, scrub, grasslands and watercourses.

5.10.8 The Management Plan (April 2012-March 2022)⁵ provides further information on the facilities within the nature reserve. The site provides physical links to the

⁵ http://www.worcestershire.gov.uk/downloads/file/5084/st_wulstans_nature_reserve_management_plan

adjacent St Wulstan's Village Green (also proposed as a local green space) via an informal footpath in the north wester corner.

NPPF criteria

a) in reasonably close proximity to the community it serves

5.10.9 The site is located immediately adjacent to the community living in this part of Malvern Wells which includes those residents living on The Crescent, St Wulstan's Drive and Merebrook.

b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife

5.10.10 The site was put forward as a local green space by a number of respondents to the Wells Points of View Survey. It has considerable local, national and **international historical significance through the site's use as an American army hospital during the Second World War⁶.**

5.10.11 It also has significant wildlife value as evidenced in the Management Plan. There is also significant recreational value through the number of trails and connections with the public rights of way.

c) local in character and is not an extensive tract of land

5.10.12 The site measures 22.5ha which represents 3% of the total parish area. It is appropriately maintained grassland providing an important visual amenity and positively contributes to the character of the local area.

⁶ http://www.worcestershire.gov.uk/downloads/file/7496/nurture_to_nature_-_a_history_of_the_st_wulstans_hospital_site

Figure 5.8: St Wulstan's Nature Reserve location plan

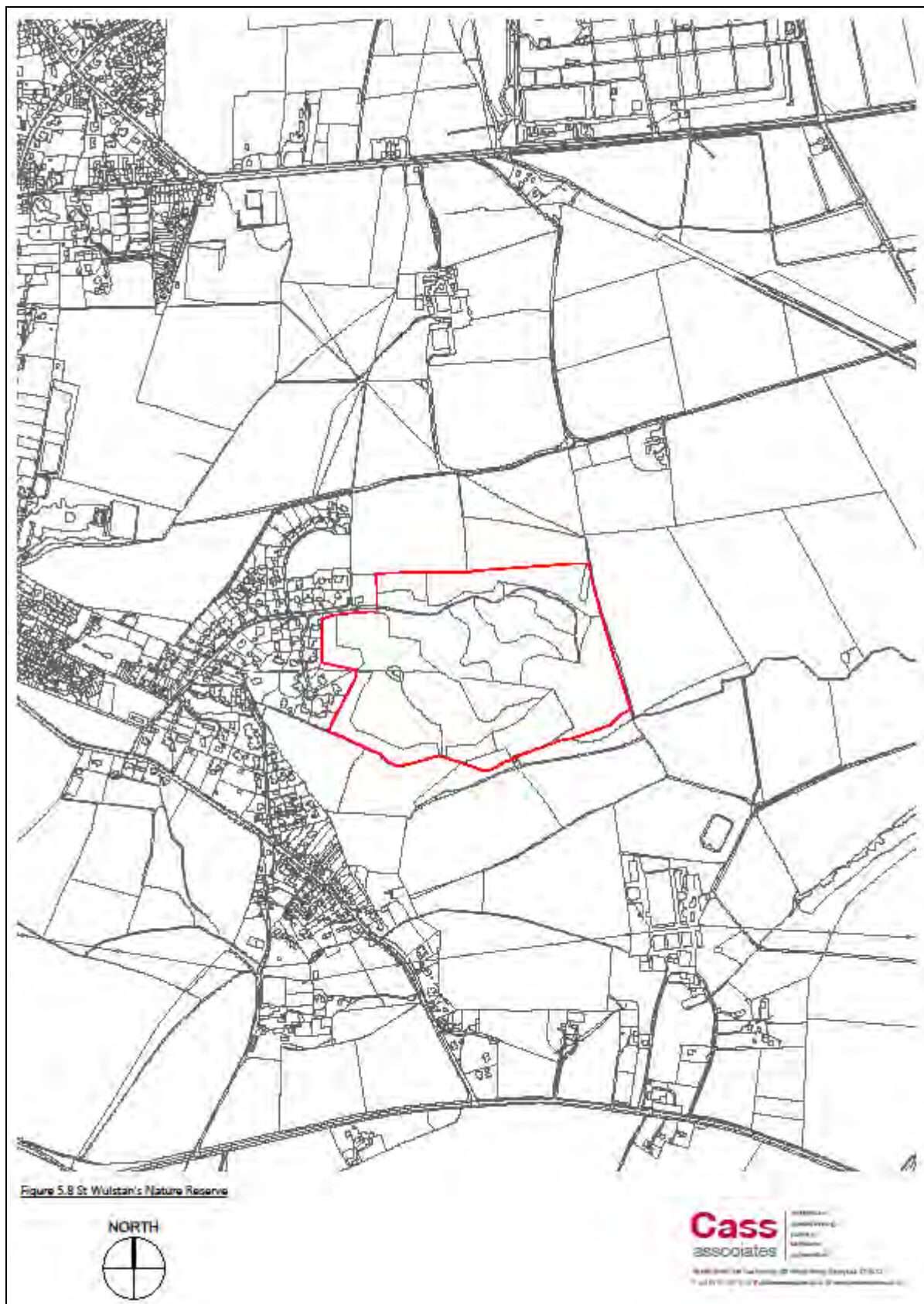




Plate 7A: St Wulstan's Nature Reserve—Shorts meadow



Plate 8B: St Wulstan's Nature Reserve—main entrance off St. Wulstan's Drive

5.12 St Wulstan's Village Green

Location

5.12.1 St Wulstan's Village Green is located adjacent The Crescent as shown at Figure 5.9.

Ownership

5.12.2 The site is owned by Malvern Wells Parish Council.

Public Access

5.11.3 The site has unrestricted access to the public.

Current land use designations

5.11.4 The site lies within the Malvern Wells Development Boundary. The land currently has or is within the following land use designations within the South Worcestershire Development Plan (2016):

- Malvern Hills Area of Outstanding Natural Beauty
- Green Space

5.11.5 The local benefit gained from designation as a local green space is the protection of its important and unique flora (hay meadow and orchids [see below]) and a recognition of its importance as an open space asset for the local community.

Description

5.11.6 The site lies to the eastern edge of the Crescent. It is relatively flat lying at between around 85m AOD in the west and around 80m AOD in the east.

5.11.7 The site is an open area of grassland with a number of mature trees lining The Crescent.

5.11.8 The site provides physical links to the adjacent St Wulstan's Nature Reserve via an informal footpath in the south eastern corner and views east to the open countryside and west to the Hills.

NPPF criteria

a) in reasonably close proximity to the community it serves

5.11.9 The site is located immediately adjacent to the community living in this part of Malvern Wells which includes those residents living on The Crescent, St Wulstan's Drive and Merebrook.

b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife

5.11.10 There was substantial support for this site being designated as a local green space in the Wells Points of View Survey. The site is used for the annual Village Fete. It is also the residue of species-rich hay meadow which includes a number

of orchids including green-winged orchids, common spotted orchids and southern marsh orchids. The site is designated as a grassland inventory site. Its open character also provides views of Malvern Hills to the west and the open countryside to the east.

c) local in character and is not an extensive tract of land

Page | 36

5.11.11 The site measures 1.03ha which represents 0.1% of the total parish area and around 1% of the area within the SWDP development boundary. It is therefore not considered to be an extensive tract of land. It is appropriately maintained grassland providing an important visual amenity and positively contributes to the character of the local area.

Figure 5.9: St Wulstan's Village Green location plan

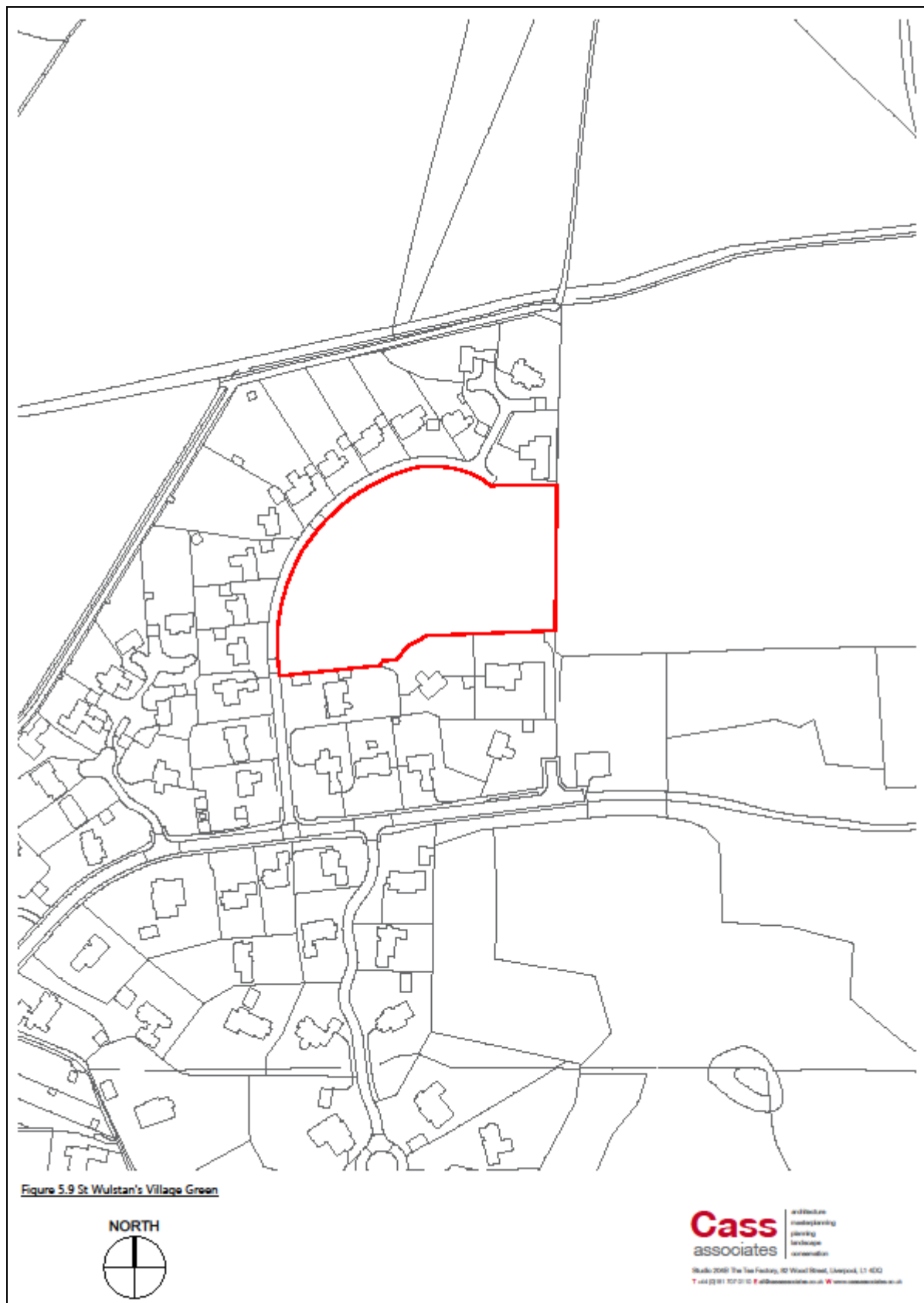




Plate 8A: St Wulstan's Village Green—view east



Plate 8B: St Wulstan's Village Green—view north west

5.12 Upper Welland Road Green Gap

Location

5.12.1 The Upper Welland Road green gap is located to the west of the junction of Upper Welland Road and Assarts Lane as shown at Figure 5.10.

Ownership

5.12.2 The site is in private ownership.

Public Access

5.12.3 The site does not have public access. A path is marked on ordnance survey plans along the northern boundary of the site. However, this does not appear evident on site.

Current land use designations

5.12.4 The site lies outwith but adjoining the Malvern Wells Development Boundary. The land currently has or is within the following land use designations within the South Worcestershire Development Plan (2016)

- Malvern Hills Area of Outstanding Natural Beauty
- Malvern Wells Conservation Area (a small portion of the western part of the site lies outwith the CA)⁷

5.12.5 The local benefit gained from designation as a local green space is the protection of the green gap that separates the two built-up areas of Malvern Wells and Upper Welland. Development on the site would merge these two areas along Upper Welland Road and would have an impact on the setting of the Malvern Wells Conservation Area and the proposed Upper Welland Neighbourhood Heritage Area.

5.12.6 The site was put forward in the SWDPR SHELAA 'Call for Sites' in 2018.

Description

5.12.7 The site lies to the southern edge of the Parish and is considered an important green gap between the built-up areas of the southern part of Malvern Wells and Upper Welland. The site is relatively steeping sloping at between around 100m AOD in the west to around 100m AOD in the east.

5.12.8 The site is an open area of grassland with a hedge and trees lining the northern boundary. The site has in recent years been used for horse grazing.

5.12.9 The site provides a physical separation between the built-up area of Malvern Wells (the properties located to the south of Assarts Road) and built-up area of Upper Welland (formed at the junction of Upper Welland Road/The Chase and Watery lane). The open nature and topography of the site provides uninterrupted views of Black Hill and Pinnacle Hill on the Malvern Hills. The site has a physical

⁷ Malvern Hills District Council has consulted (24 July-6 September 2019) on a Conservation Area Appraisal and Management Plan including an amendment to the Conservation Area boundary which would result in this site being located outwith the Conservation Area (<https://www.malvern hills.gov.uk/conservation-area-appraisals>).

link with Assarts playing field which is also proposed to be designated as a local green space.

NPPF criteria

a) in reasonably close proximity to the community it serves

Page | 39

5.12.10 The site is located relatively centrally to the community living in Upper Welland and the southern part of Malvern Wells. This includes those residents living on Assarts Road, Assarts Lane, Heathlands Close, Wells Close, Woodlands Close, Yew Tree Lane, Chase Road, Upper Welland Road and St Wulstans Drive.

b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife

5.12.11 The site is of local significance for its beauty, richness of its wildlife and historic significance. The site provides uninterrupted views from Upper Welland and along Upper Welland Road of the Malvern Hills. This provides an important sense of place locally and helps to demonstrate the site's importance within the Malvern Hills Area of Outstanding Natural Beauty.

5.12.12 Evidence of the wildlife importance of the site was provided by a local resident and ecologist in relation to a previous planning application for the site (ref. 15/01727/FUL⁸). An extract is provided below:

'The development borders a line of mature trees, with spreading canopies, on its northern boundary, approximately 330m in length, and which acts as a foraging resource and ecological corridor for many species of birds and animals moving between different areas of semi-natural habitat. Currently, the southern side of this tree line is relatively dark, quiet and undisturbed, and there is an almost unbroken link, through the tree canopies, between the Malvern Hill SSSI to the west and St. Wulstan's Local Nature Reserve to the east. The proposed development would result in significant long-term disturbance and impairment of the ecological connectivity between the SSSI and semi-natural habitats of St Wulstan's NR.

My garden backs onto the line of trees bordering the proposed development site. During 2015 on 24 separate nights, between mid-May and mid-September, I placed static Anabat bat detectors in my garden between dusk and 3 dawn. The detectors were directed at the line of trees in order to record bats flying or foraging along it. During this period, I recorded at least nine species of bat including the following:

- *Common pipistrelle Pipistrellus pipistrellus*
- *Soprano pipistrelle Pipistrellus pygmaeus*
- *Long-eared bat Plecotus sp.*
- *Barbastelle Barbastella barbastellus*
- *Noctule Nyctalus noctula*
- *Leisler's bat Nyctalus leisleri*

⁸ <https://plan.malvern hills.gov.uk/plandisp.aspx?recno=72318>

- Serotine *Eptesicus serotinus*
- Lesser horseshoe bat *Rhinolophus hipposideros*
- *Myotis* sp.

Myotis species cannot be easily separated from audio recordings; however, after some analysis, I consider it likely that I have recorded at least two *Myotis* species; this would raise the total to ten species. The number of species recorded ranged from 4 to 8 species per night, with the average at 5.7 per night. From analysis of the recordings, it is considered that the majority of these bats were probably 'commuting' along the line of trees between roosts and foraging grounds, while several species were making use of the line of trees as a foraging resource. Many of these bat species are woodland or woodland edge specialists, and thus it is highly probable that the woodland fringe of the Malvern Hills SSSI and local lines of trees, such as this one, form key foraging areas for individuals of these species. Among the species recorded are barbastelle *Barbastella barbastellus* and lesser horseshoe bat *Rhinolophus hipposideros*, both listed on Annex II and Annex IV of the Council Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora. The remainder are listed on Annex IV. The proposed development site is located 1.2 km from the third largest lesser horseshoe bat maternity colony in the UK, a species of high conservation concern. Supporting a large maternity population (>700 individuals) of an Annex II bat species, this nearby bat colony within the Malvern Hills SSSI would almost certainly qualify the area for Special Area of Conservation status, a site of international importance, if such sites were still being considered for designation by Natural England. In summary, the line of tall trees bordering the site's northern boundary is heavily used by up to ten species of bats as an ecological corridor and foraging resource. This is significant at a county level and underlines the importance of this part of the Malvern Hills for its bat assemblage. This area of the Malvern Hills could be considered as one of the premier locations in the West Midlands for its abundance and diversity of bat fauna.

The Preliminary Ecological Appraisal submitted with the proposed planning application lists only four bat species within 1 km of the site; consequently, the importance of the area for bats has been overlooked in this respect. It is important that a detailed and comprehensive appraisal of the impacts of the proposed development on bats is undertaken before this application is considered. Other records of protected/notable species from my garden include badger *Meles meles* and hedgehog *Erinaceus europaeus*; both species forage and commute along the line of trees and/or within the grassland of the proposed development site, passing through my garden on a regular basis. The latter species is a Species of Principal Importance. My neighbours, whose house also borders the proposed development site, have found slow worms *Anguis fragilis* in their back garden, also protected. As outlined in the Preliminary Ecological Appraisal, there are numerous records of other protected species nearby including dormouse, adder, common lizard and grass snake. This further underlines the importance of the area for biodiversity.

5.12.13 There is also evidence of the historic significance of the site. It is located within the Malvern Wells Conservation Area and provides an important element to the setting of Assarts Road and the designated and non-designated heritage assets

along its length. Further evidence of its potential historic significance come from the previous planning application referred to above. Worcestershire County Council's Archive & Archaeology Service considers that the site has the potential to include below ground heritage assets stating *'Lying at the foot of the Malvern Hills, which were an important focus for prehistoric activity, particularly in the Iron Age when the Midsummer Hill and Herefordshire Beacon Camp hill forts were constructed, the site is judged to have some potential to contain as yet unknown archaeological remains, possibly focused on a stream or watercourse that is shown crossing the site on early maps and is also visible on LiDAR images of the site'*.

c) local in character and is not an extensive tract of land

5.12.14 The site measures 1.62ha which represents 0.21% of the total parish area and just over 1.5% of the area within the SWDP development boundary. It is therefore not considered to be an extensive tract of land. The open grassland field with mature hedgerow and trees is characteristic of the local area.

Figure 5.10: Upper Welland Road Green Gap location plan





Plate 9A: Upper Welland Road Green Gap-view west with Black Hill and Pinnacle Hill in background



Plate 9B: Upper Welland Road Green Gap-view east

6 Conclusion

- 6.1 This report provides the evidence to demonstrate that the sites proposed for designation as Local Green Space within the Malvern Wells Neighbourhood Development Plan (MWNP) meet the requirements as set out in paragraphs 99-100 of the National Planning Policy Framework (2019) and the relevant paragraphs of the Planning Practice Guidance on local green space.
- 6.2 Four of the sites – Assarts playing fields, Holywell Park, Malvern Cemetery and St. **Wulstan's Village Green** – were explicitly identified for proposed Local Green Space designation in the April 2019 survey. The remaining five sites were suggested by respondents to the survey and have been assessed against the criteria.
- 6.3 This report will be subject to informal consultation. The owners of the various sites will be notified of the proposed designations along with wider consultation with the local residents within the parish. Following this consultation the Parish Council will review any responses to the proposed Local Green Space designations. This may lead to additions or amendments to the LGS sites. This report will be updated and the proposed LGS sites will be included within the draft Malvern Wells Neighbourhood Development Plan which will be subject to a six week consultation.

Appendix A: Local Green Space sites from survey questionnaire

Site	Reasonably close to the community it serves	Special to the local community and holds a particular local significance					Local in character	Not an extensive tract of land	Does the site meet the criteria / other information
		Beauty	Historic Significance	Recreational Value	Tranquillity	Richness of its Wildlife			
Former Abbey College playing fields, Hanley Road	✓ Community in Central Wells.	In the AONB but overgrown and unmanaged.	x	Previously outdoor sports facilities. There is a public footpath along the eastern and southern boundaries.	Hanley Road can be busy and it's close to the TCS.	✓	✓ Areas of woodland is part of the local character.	✓ 5.3ha of 742ha in Parish	Yes. Put forward in Call for Sites.
All open space	Not always	In the AONB	?	?	?	?	?	x	Too extensive in area. Does not meet criteria.
Commons	✓ Lower Wyche and northern part of Malvern Wells	✓ In the AONB	✓	✓	✓	✓	✓ The commons contribute to the special and intrinsic characteristics of the area.	✓ 39ha of 742ha in Parish	Yes

Site	Reasonably close to the community it serves	Special to the local community and holds a particular local significance					Local in character	Not an extensive tract of land	Does the site meet the criteria / other information
		Beauty	Historic Significance	Recreational Value	Tranquillity	Richness of its Wildlife			
Covered reservoir	✓ Lower Wyche	In the AONB	x	X	x	x	✓	✓	Not considered to be of special significance.
Fields east of Wells Road	✓ Community living on the Wells Road and Central Wells	In the AONB Views across the Severn Valley	x	X	x	? This needs evidence.	✓ Paddocks and grazing land is part of the local character.	✓	Does not meet criteria.
Former railway line	X The former railway line is some distance from the main residential areas within the parish.	In the AONB	x	x	x	? This needs evidence.	x	✓	Linear space not considered appropriate. Proposed to be safeguarded as an Active Travel Corridor.
Fruitlands open space	✓	x	x	x	x	x	✓	✓	Does not meet criteria.
Fruitlands bridle path	✓	x	?	✓	?	?	✓	✓	No. Linear space not considered appropriate.

Site	Reasonably close to the community it serves	Special to the local community and holds a particular local significance					Local in character	Not an extensive tract of land	Does the site meet the criteria / other information
		Beauty	Historic Significance	Recreational Value	Tranquillity	Richness of its Wildlife			
Holywell Park	✓ Community living on the Wells Road and Central Wells.	In the AONB.	✓ Adjoins the war memorial on Wells Road.	Previously outdoor sports facilities for Wells House School. Bridle paths run along the edges but no formal access allowed on site.	✓ Provides a landscape buffer along Wells Road.	✓ Extensive woodland and anecdotal evidence suggests the site is rich in wildlife.	✓	✓	Yes. Put forward in Call for Sites
Hornyold Wood	✓ Community living on the Wells Road and Central Wells.	In the AONB.	x	x	✓	✓ Extensive woodland and anecdotal evidence suggests the site is rich in wildlife.	✓	✓	Proposed for designation as a woodland in NDP. Put forward in Call for Sites.

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Jubilee Garden	✓ Community living on the Wells Road and Central Wells.	✓ Well planted and landscaped	✓ Connection with Malvern waters with a well head built to celebrate Queen Victoria's jubilee.	x	A small open space with seating area but close to busy road	x	✓	✓	Yes
Land north of Hanley Road	✓ Community living in Central Wells.	In the AONB	x	x	x	x	✓ Paddocks and grazing land is part of the local character.	✓	Not considered to be of special significance.
Malvern Hills	✓ To all mobile enough within the parish.	✓	✓	✓	✓	✓	✓	x	Too extensive in area. Does not meet criteria.

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St Wulstan's Nature Reserve	✓ Community living in St Wulstan's.	In the AONB	✓ With WW2 army hospitals	✓ Walking	✓	✓ Nature Reserve	✓	✓	Yes It is designated as a Nature Reserve
Three Counties Showground	X	In the AONB	x	? There are some recreational activities which take place as part of shows, etc	x	x	X This is a unique site within a local and sub-regional context.	x	No Does not meet the criteria.
Upper Welland Road	✓ Community living in Upper Welland and off Assarts Lane.	In the AONB. Views of the Hills.	Within the Conservation Area. Potential below ground heritage assets.	x	x	✓ Evidence provided by local resident and ecologist in relation to app. ref. 15/01727/FUL	✓ Paddocks and grazing land is part of the local character.	✓	Yes Put forward in Call for Sites.

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Worcestershire Golf Club	✓ Community living in Fruitlands, parts of Central Malvern and on the Wells Road.	AONB Views of the Hills. Golf course is not typical of landscape character.	x	✓ Golf and walking along recreational footpaths/horse riding along bridle way	x	Corridor of trees and hedge provide habitat and foraging for animals.	X Golf courses are not local in character.	x	No Does not meet the criteria.