

# Housing Land Supply in Redditch Borough 2011-2020

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# 1 Introduction

**1.1** The purpose of this document is to present data on the housing land supply in Redditch Borough, which contributes towards meeting the Borough's housing requirement. The housing requirement for Redditch Borough is for the construction and completion of 6400<sup>1</sup> dwellings between 1 April 2011 and 31 March 2030.

**1.2** The information in this document shows the housing land supply position for Redditch Borough at 1 April 2020. This information is used to monitor the progress of meeting the housing requirement set out in the Borough of Redditch Local Plan No.4 (BORLP4), which was adopted in January 2017. Furthermore, this information will populate the Council's Authority Monitoring Report, which is published annually in December. It will also help the review of Local Plan policies, and provide background information for other strategic planning documents.

**1.3** Paragraph 67 of the National Planning Policy Framework<sup>2</sup> (NPPF) highlights that local planning authorities should have a clear understanding of the land available in their area. Paragraph 73 of the NPPF states that **'... local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their local housing need requirement...'** and paragraph 75 states that **'... local planning authorities should monitor progress in building out sites which have permission...'**

**1.4** The role of housing land monitoring is to:

- Ensure the maintenance of an adequate supply of both brownfield and greenfield land for housing and to enable its managed release;
- Assess the supply of affordable housing units;
- Track the effectiveness of Local Plan policies; and
- Contribute to the Borough's Authority Monitoring Report and Ministry of Housing, Communities and Local Government housing flow returns.

**1.5** The Housing Land Supply document was re-designed last monitoring year (2018-19) to provide a more streamlined and useful document. As such, some datasets won't have historic trend data.

1. As detailed in Policy 4 of the adopted Borough of Redditch Local Plan No. 4

2. The revised National Planning Policy Framework was updated on 19 February 2019

## 2 Housing Completions

**2.1** This section details the completions to date which contribute to meeting the Borough's housing requirement of 6400 dwellings up to 31 March 2030. For the Plan period (2011-2030) an average of 337 net completions per annum is required to meet the Borough's housing requirement. Table 1 shows the housing delivery performance to date. For details of the sites which made contributions to the 2019/20 completions, see Appendices 1 and 2.

Year	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	Total
Proportionate target	337	337	337	337	337	337	337	337	<b>337</b>	<b>3033</b>
Net Completions	63	130	150	312	181	183	384	392	<b>279</b>	<b>2074</b>
									<b>Shortfall to date</b>	<b>959</b>

**2.2** There is currently a shortfall of **959 dwellings** against the BORLP4 requirement.

**2.3** Redditch monitors the type and tenure of completions within the Borough every year from 1 April until 31 March in line with Policy 4 and Policy 6 of the BORLP4. Policy 6 states that "*on sites of 11 or more dwellings (net), a 30% contribution towards the provision of affordable housing will be expected*". Table 2 provides details of all completed dwellings within the Borough from the beginning of the Plan period by tenure.

Year	Private (Net)	Affordable (Net)	Total (Net)	Affordable Housing percentage
2011/12	56	7	<b>63</b>	11.11%
2012/13	79	51	<b>130</b>	39.23%
2013/14	98	52	<b>150</b>	34.67%
2014/15	167	145	<b>312</b>	46.47%
2015/16	126	55	<b>181</b>	30.39%
2016/17	110	73	<b>183</b>	39.89%
2017/18	303	81	<b>384</b>	21.09%
2018/19	270	122	<b>392</b>	31.12%
2019/20	215	64	<b>279</b>	22.94%
<b>Total</b>	<b>1424</b>	<b>650</b>	<b>2074</b>	<b>31.34%</b>

**2.4** Affordable housing completions to date constitute 31.34% of the total housing completions. Considering the above table includes completions from all size site completions, it can be assumed that Policy 6 is currently performing well.

**2.5** The way that Redditch monitors its housing completions changed last monitoring year (2018/19), and as such, data for the years prior to the 2018/19 monitoring year for bed space per completed dwelling is unavailable in the same format. The way completed sites are monitored with regards to bed spaces per dwelling means that figures are only available in Gross for the years since this change. Table 3 identifies the number of dwellings by bed space which have been completed this monitoring year and in previous years. They have not been totalled as this will give a false figure due to previous monitoring years being monitored in Net, and recent years monitored in Gross.

**Table 3: Number of bedrooms for all completed dwellings from 2011/12 to 2019/20**

Completions	1 bed	2bed	3 bed	4 bed	5+ bed	Total
2011/12 to 2017/18 (Net)	240	458	378	327 <sup>3</sup>	0	<b>1403</b>
2018/19 (Gross)	27	132	158	79	0	<b>396</b>
2019/20 (Gross)	42	86	77	73	4	<b>282</b>

### Brownfield/Greenfield

**2.6** A core planning principle highlighted in the NPPF is to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

**2.7** Paragraph 117 of the NPPF explains *'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.'*

**2.8** The NPPF also states at paragraph 70 that planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. The glossary of the NPPF also excludes land in built-up areas such as residential gardens as being part of the definition of 'previously developed land'. As such garden land is classified as greenfield land.

3. Prior to the current monitoring year 2018/19, bed spaces were monitored as 4+ rather than 5+

**2.9** Table 4 provides details of the total number of dwellings completed on brownfield and greenfield land for the period 1 April 2011 to 31 March 2020.

<b>Table 4: Total number of dwellings (Net) completed on Brownfield and Greenfield land in monitoring years 2011/12 to 2019/20</b>				
<b>Year</b>	<b>Brownfield</b>	<b>Greenfield</b>	<b>Total</b>	<b>Percentage Brownfield</b>
2011-12	54	9	63	85.71%
2012-13	44	86	130	33.85%
2013-14	42	108	150	28.00%
2014-15	154	158	312	49.36%
2015-16	49	132	181	27.07%
2016-17	132	51	183	72.13%
2017-18	128	256	384	33.33%
2018-19	39	353	392	9.95%
2019-20	68	211	279	24.37%
<b>Total</b>	<b>710</b>	<b>1364</b>	<b>2074</b>	<b>34.23%</b>

**2.10** Historically Redditch Borough has achieved high figures of housing built on brownfield land, with the 2018-19 monitoring year resulting in a dramatic decline of brownfield completions. This decrease is mainly due to the number of large strategic sites across the Borough under construction which are located on greenfield land. Although this monitoring year's percentage brownfield completion is higher than last year, in the future the imbalance of brownfield land completions in the Borough will be further exacerbated as the Local Plan identifies further strategic development sites, some of which are yet to obtain planning permission, which are greenfield land.

### 3 Provision of Affordable Housing

**3.1** The provision of sufficient and high quality affordable housing is one of the most discussed and relevant issues within Britain today, especially given the present housing market conditions, which are precluding many people from accessing housing.

**3.2** Therefore, robust monitoring of the provision of affordable housing provides local authorities with an assessment of whether or not sufficient levels of affordable housing are being provided as a response to meeting their current housing needs. Policy 6 in the BORLP4 relates to affordable housing requirements within the Borough.

**3.3** The total affordable housing completions in 2019/20 was 64 dwellings. This was lower than in recent years reflecting the decrease in net completions across the Borough. There are a further 98 affordable housing commitments as of 1 April 2020.

**3.4** For the breakdown of affordable completions by tenure, please see Table 5. For the breakdowns of bed spaces for affordable dwellings from 2011/12 to 2019/20 see Table 6. Data for 2011/12 to 2017/18 was collected differently, which is why it isn't presented yearly.

**Table 5: Affordable Housing completions (Net) 2019-20 by tenure**

Year	Affordable Rent	Intermediate Housing <sup>4</sup>	Social Rented	Total Affordable	Private	Total
2011/12 to 2017/8	109	128	227	464	939	<b>1403</b>
2018-/19	10	52	60	122	270	<b>392</b>
<b>2019/20</b>	<b>14</b>	<b>37</b>	<b>13</b>	<b>64</b>	<b>215</b>	<b>279</b>
<b>Total</b>	<b>133</b>	<b>217</b>	<b>300</b>	<b>650</b>	<b>1424</b>	<b>2074</b>

**Table 6: Affordable housing completions (Net) 2019-20 by bed number**

Year	1 bed	2 bed	3 bed	4 bed	5+ bed	Total
2011/12 to 2017/18	57	240	136	31	0	<b>464</b>
2018/19	6	84	28	4	0	<b>122</b>
<b>2019/20</b>	<b>2</b>	<b>43</b>	<b>19</b>	<b>0</b>	<b>0</b>	<b>64</b>
<b>Total</b>	<b>65</b>	<b>367</b>	<b>183</b>	<b>35</b>	<b>0</b>	<b>650</b>

4. Including Shared Ownership

## 4 Distribution of Housing Supply

**4.1** Table 7 provides details of completed sites (COMP), sites which are Under Construction (UC) and sites which are Not Started (NS) in the 2018/20 and 2019/20 monitoring year by Ward. Data for the breakdown of completed dwellings by Wards has not been available for previous monitoring years prior to 2018/19.

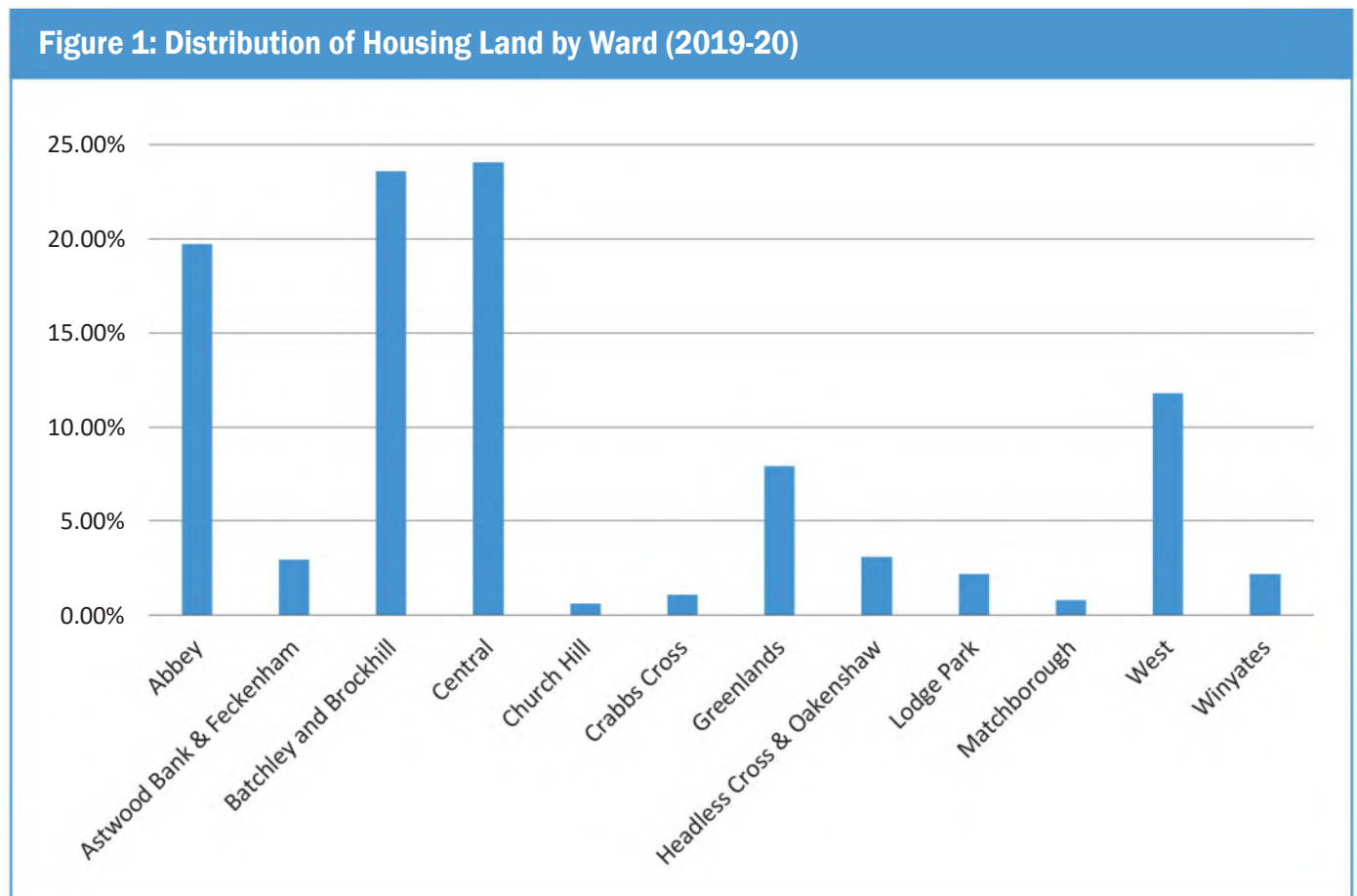
<b>Table 7: Completions and sites UC and NS at 31 March 2019 and 31 March 2020</b>						
<b>Ward</b>	<b>Net Comp</b>		<b>Net UC</b>		<b>Net NS</b>	
	<b>2018/19</b>	<b>2019/20</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2018/19</b>	<b>2019/20</b>
Abbey	29	48	45	2	126	125
Astwood Bank and Feckenham	2	7	7	7	12	12
Batchley and Brockhill	129	134	126	99	168	53
Central	17	6	10	46	40	109
Church Hill	0	0	0	0	4	4
Crabbs Cross	6	4	4	-1	10	8
Greenlands	80	24	14	30	54	21
Headless Cross and Oakenshaw	0	2	1	15	21	5
Lodge Park	0	1	2	13	13	1
Matchborough	1	1	0	0	5	5
West	128	42	32	18	41	58
Winyates	0	10	9	1	9	13
<b>Total</b>	<b>392</b>	<b>279</b>	<b>250</b>	<b>230</b>	<b>503</b>	<b>414</b>



**4.2** Table 8 shows the distribution of housing commitments by Ward as a percentage of the total outstanding housing supply in Redditch Borough at 31 March 2020.

<b>Table 8: Distribution of housing sites with planning permission (Net)</b>					
<b>Ward</b>	<b>No. dwellings</b>	<b>% of supply</b>	<b>Ward</b>	<b>No. dwellings</b>	<b>% of supply</b>
Abbey	127	19.72%	Greenlands	51	7.92%
Astwood Bank & Feckenham	19	2.95%	Headless Cross and Oakenshaw	20	3.11%
Batchley and Brockhill	152	23.6%	Lodge Park	14	2.17%
Central	155	24.07%	Matchborough	5	0.78%
Church Hill	4	0.62%	West	76	11.8%
Crabbs Cross	7	1.08%	Winyates	14	2.17%
			<b>Total</b>	<b>644</b>	<b>100.00%</b>

Percentages are rounded and therefore may not add to 100%



## 5 Housing Commitments

**5.1** This section details the housing commitments within the Borough. There are currently **230 dwellings under construction** (See Appendix 2) and **414 dwellings which have not started** (See Appendices 2 and 3) which benefit from valid planning permission this monitoring year. This gives a total of **644 net housing commitments** in RBC.

**5.2** Deliverable is defined in the NPPF (2019) Glossary as:

*“Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In Particular:*

- a) *sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) *where a site has outline permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*

**5.3** As such, sites within Appendix 4 – Delivery Schedule, adhere to the NPPF and NPPG with regards to being deliverable sites. Evidence has been gathered for required sites to ensure that they should be included within the five year supply.

**5.4** There is a total of four allocated Deliverable sites within the Borough, including two cross boundary sites which do not have the benefit of planning permission but can be evidenced as deliverable. Cross boundary Commitments are allocated sites within Bromsgrove District to help meet the housing requirement shortfall for Redditch Borough. Table 9 identifies the four deliverable sites within the Borough.

**Table 9: Allocated deliverable sites for RBC housing requirement**

Site reference	Site name	Total site capacity	Deliverable dwellings within 5 years (2020/21 to 2024/25)
211	A435 ADR	260	166
207	Matchborough District Centre	70	70
XBDY 1	Foxlydiate	2530	560
XBDY 2 and RBC GB	Brockhill East	600 and 365	270
	<b>Total</b>	<b>3825</b>	<b>1066</b>

## 6 Housing Delivery Performance

**6.1** The Housing Delivery Test (HDT), which was introduced in 2019, relates to the buffer element of the five year housing land supply calculations and replaces the Housing Delivery Performance justification for a 5% buffer. The size of the buffer to apply is set out in the NPPF (2019) at Paragraph 73 (a-c) and is reiterated in the Planning Practice Guidance. The purpose of including a buffer is to ensure choice and competition in the market for land. The minimum buffer that can be applied is 5%, which is applicable to Redditch Borough Council as the HDT outcome is above 85%. The Council is not demonstrating a fixed annual statement, therefore a 10% buffer is not appropriate, and a 20% buffer is only applicable if the HDT outcome is below 85%, again this does not apply.

## 7 Windfalls

**7.1** The NPPF (paragraph 70) states *'Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.'*

**7.2** The Glossary (NPPF, Annex 2), defines windfall sites as *'sites not specifically identified in the development plan.'*

**7.3** Windfall development is monitored as part of the Housing Land Supply process in Redditch each year, and a detailed commentary and calculation method has been included previously in the Housing Land Supply documents.

**7.4** It is expected that small sites will continue to come forward and make a contribution to the housing supply. In order to avoid double counting with the small site commitments, a windfall allowance for years 4 and 5 of the supply period only has been included. This assumes that any current small site commitments will either have been completed or lapsed over the forthcoming three year period.

**7.5** At the examination into the Borough of Redditch Local Plan No. 4, the Inspector considered the appropriateness of the Council's windfall allowance. He found in his Inspector's Report (December 2016), at paragraph 70 that:

***"No substantive challenge has been advanced in respect of the Council's windfall assumptions: these appear to be appropriately based on the evidence."***

**7.6** Therefore, a small site windfall allowance of **12 dwellings per annum** has been applied to the 5 year housing land supply calculations. This seems to be a conservative figure and therefore there is confidence that this level of windfalls can be sustained. Table 10 demonstrates the windfall completions since 1996/97 and shows that the average number of windfalls in this period is 12 dwellings per annum.

**Table 10: Windfall completions for the years 1996/97 to 2018/19**

Urban Brownfield Completions on sites of less than 5 dwellings																	
96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	Sub Total
10	8	22	14	4	10	14	5	9	20	13	8	10	1	12	9	10	<b>179</b>
Urban Brownfield Completions on sites of less than 5 dwellings																	
13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	Total
9	26	9	14	15	12	20	-	-	-	-	-	-	-	-	-	-	<b>284</b>

284 / 24 years = 11.83 (rounded to 12 dwellings)

The number of windfall commitments for 2019/20 is 12.

12 x 2 years = 24- This number shall be used in the five year housing land supply.

## 8 Five Year Housing Land Supply 1 April 2020 to 31 March 2025

**8.1** The NPPF (para 73) states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer to ensure choice and competition in the market for land.

**8.2** Using net housing figures, the assessment below demonstrates that there is not a five year supply of housing land in the Borough at 1 April 2020.

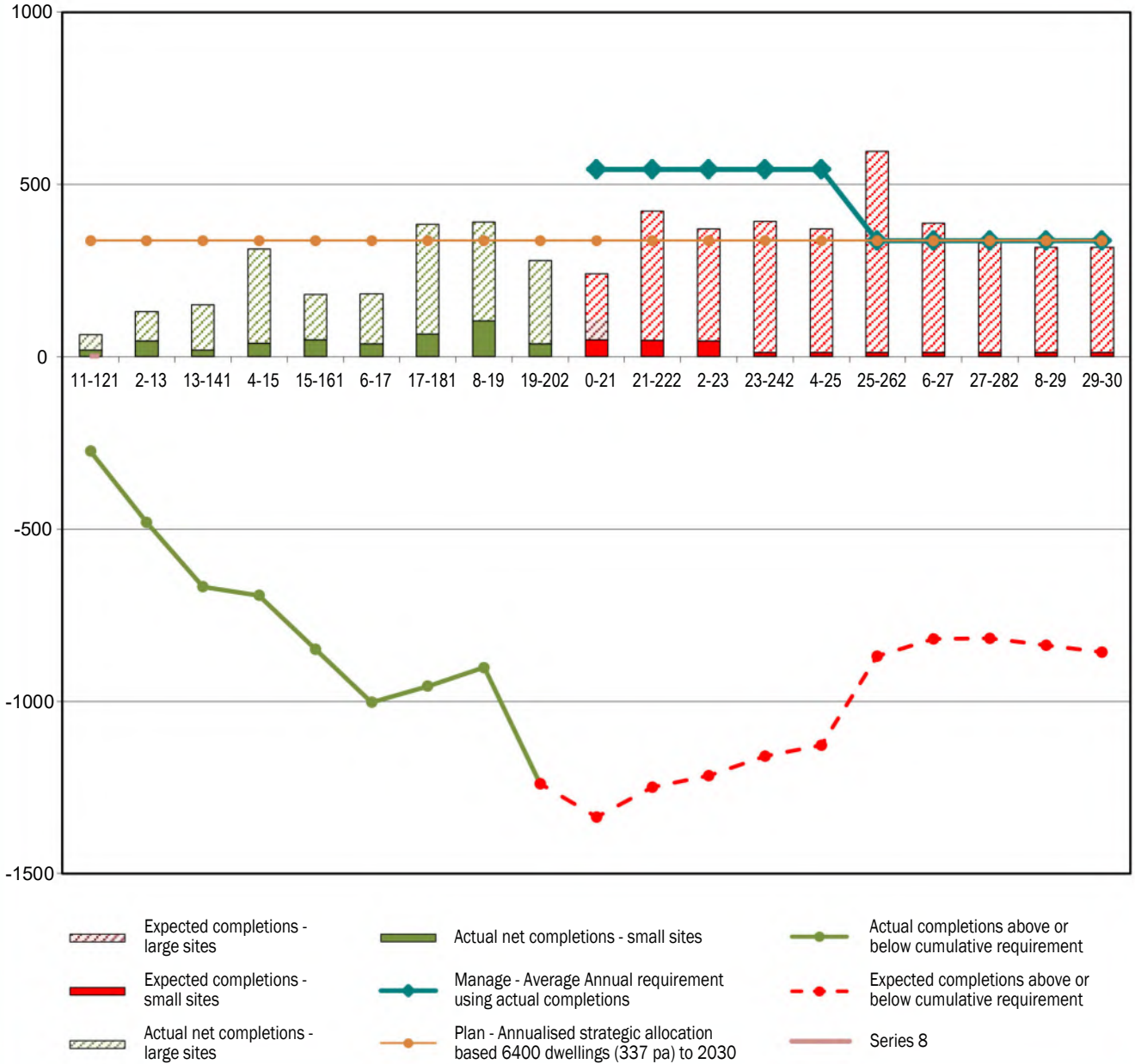
<b>Table 11: Housing land supply at 1st April 2019</b>		
	<b>Dwellings</b>	<b>Average per Annum</b>
a RBC Housing Requirement 2011-2030 (net)	6400	337 (rounded)
b Net Completions 1 April 2011 to 31 March 2020 (Table 1)	2074	
c Shortfall to 31 March 2020 against BORLP4 requirement (337 x 9) - b	959	
d Requirement for 5 years (1 April 2020 to 31 March 2025) (337 x 5) + c + 5% buffer <sup>5</sup>	2776	555
e Net Commitments at 1 April 2020 (414 Net Not Started + 230 Net Under Construction)	644	
f Deliverable Sites (1 April 2020 to 31 March 2025)	1129	
g Windfall Allowance (12 x 2 years)	24	
h Total Supply less 5 Year Requirement (e + f + g) - d (1797-2776)	-979	
i Number of Years Supply (e + f + g) / 555 (1797/555)	<b>3.24 years supply</b>	

**8.3** The 5 year housing land supply calculation indicates that at 1 April 2020, Redditch Borough Council can demonstrate **3.24 years** of deliverable housing land supply for the period 1 April 2020 to 31 March 2025. This includes making good the shortfall accrued in the Borough of Redditch Local Plan No.4 period since 2011 and the application of a 5% buffer to ensure choice and competition in the market for land.

5. In accordance with NPPF (2019) Paragraph 73

Figure 2: Housing Trajectory

**Borough of Redditch Housing Trajectory 1st April 2020**



## Appendices

### Appendix 1: Completions at 1 April 2020

App No	Ward	Address	Description	Gross Units	Net Units	Gross Comp 19/20	Net Comp 19/20
16/290	Winyates	Land at Far Moor Lane	Erection of nine dwellings	9	9	9	9
17/00451	Astwood Bank & Feckenham	Rockhill Farm, Astwood Lane	Conversion and extension of existing stables	4	4	4	4
17/00552	Astwood Bank & Feckenham	4 Mill Lane	Construction of new three bedroom dwelling	1	1	1	1
17/00997	West	343A Birchfield Road	Proposed 4 No. New Apartments Replacing Existing Bungalow	4	3	4	3
17/01408	Headless Cross & Oakenshaw	1 Elgar Close	Detached dwelling	1	1	1	1
17/029	Headless Cross & Oakenshaw	128 & 128A Birchfield Road	Notification of Prior Approval for a Proposed Change of Use of ground floor from office use (Class B1(a)) to a one bedroom residential flat (Class C3)	1	1	1	1
18/00711	West	271 Birchfield Road, Redditch, Worcs, B97 4NB	Demolition of B8 commercial units with erection of 2 No. bungalows with retention of existing house	2	2	2	2
18/01160	Crabbs Cross	302A Evesham Road, Redditch, Worcs, B97 5HJ	Conversion of existing dwelling to 2 No. 1 bed flats with extension for 3 No. 1 and 2 bed additional flats.	5	4	5	4
18/01246	Astwood Bank & Feckenham	The West End Barn, Upper Berrow Farm, Berrow Hill Lane, Feckenham, Redditch, Worcs, B96 6QS	Change of use from B1 (Offices) to C3 (Residential)	1	1	1	1
18/01420	Central	149 Ipsley Street, Redditch, Worcs.	Proposed two storey detached building for 2 No. Flats (Class C3 use)	2	2	2	2
13/171	Central	7 Beaufort Street	Development of 4 Flats	4	4	4	4
19/00505	Matchborough	86 Ashorne Close, Redditch, Worcs, B98 0EZ	Conversion of single dwelling into two flats	2	1	2	1
14/325	Astwood Bank & Feckenham	Doebank House, Avenue Road	Change of Use of Outbuildings to Create New Dwelling	1	1	1	1
15/298	West	Land at Church Road	200 No. residential units	200	200	9	9
16/109	Abbey	Former Johnsons Cars, Clive Road	45 No. flats (McCarthy & Stone) - Amended to 48 flats under 19/00885/ FUL	48	48	48	48
16/200	Lodge Park	101 Holloway Lane	New dwelling	1	1	1	1
16/253	Winyates	52 Cheswick Close	Detached dwelling	1	1	1	1
19/01587	Batchley and Brockhill	28 Hawling Street, Redditch, Worcs, B97 6BQ	Change of use of 28 Hawling Street (Plot 148) from Community House (Sui Generis) to Residential dwelling (C3a).	1	1	1	1
<b>Total</b>				<b>288</b>	<b>285</b>	<b>97</b>	<b>94</b>

## Appendix 2: Under Construction at 1 April 2020

App No	Ward	Address	Description	Gross Units	Net Units	Gross NS 19/20	Gross UC 19/20	Gross Comp 19/20	Net NS 19/20	NET UC 19/20	Net Comp 19/20
16/297	Astwood Bank & Feckenham	Andys Barn Farm, Moors Lane	Conversion and extension of two existing agricultural barns into a single residential dwelling	1	1	0	1	0	0	1	0
17/00313	Astwood Bank & Feckenham	Andys Barn Farm, Moors Lane	Change of use of Existing Building to 2 No. Dwellings	2	2	0	2	0	0	2	0
17/00439	Central	Adj. 20 Old Crest Avenue	Proposed end terrace dwelling	1	1	0	1	0	0	1	0
17/00737	Headless Cross & Oakenshaw	The Forge Mill, 164 Evesham Road, Redditch, Worcestershire, B97 5ER	14 No. one bedroom apartments involving the erection of a new apartment block and conversion of former Forge Mill Public House and associated car parking, green space and infrastructure.	14	14	0	14	0	0	14	0
17/00831	West	Land at Church Road	71 No. residential units	71	71	0	8	28	0	8	28
17/00983	Astwood Bank & Feckenham	Bradley Green Barn, Church Road	Agricultural building and associated land into a residential dwelling	1	1	0	1	0	0	1	0
19/00134	Central	Land at Junction of Ipsley Street, Station Way & Evesham Street, Redditch, Worcestershire, B98 7AR	Provision of 14 No. self-contained supported one bedroom flats and resource hub (Use Class C2) and 13 No. 2 bedroom flats (Use Class C3) with associated external works, car parking and landscaping.	27	27	0	27	0	0	27	0
18/01528	Crabbs Cross	423 Evesham Road, Redditch, Worcestershire, B97 5JA	Change of use from residential dwelling (C3) to a Day Nursery (Class D1) for use as administrative and ancillary accommodation for the existing nursery at 425 Evesham Road	0	-1	0	0	0	0	-1	0
17/00542	Greenlands	Rear of the Alexandra Hospital	140 no. residential units	140	140	0	6	8	0	6	8
18/00169	Greenlands	Land on Green Lane, Green Lane, Redditch, Worcestershire	Full application for 42 dwellings, following the design parameters set within application: 17/00542/OUT. Residential development on previously approved employment area.	42	42	6	20	16	6	20	16
18/00795	Abbey	5 Church Green West, Redditch, Worcestershire, B97 4DY	Change of Use of upper storeys and part ground floor to form 2 No. residential flats. Ground Floor retail use to remain.	2	2	0	2	0	0	2	0



App No	Ward	Address	Description	Gross Units	Net Units	Gross NS 19/20	Gross UC 19/20	Gross Comp 19/20	Net NS 19/20	NET UC 19/20	Net Comp 19/20
19/00320	West	Land at Church Road, Pumphouse Lane, Redditch, Worcs.	Residential development of 9 bungalows	9	9	0	9	0	0	9	0
18/01205	Headless Cross & Oakenshaw	Land Rear of 247-249, Evesham Road, Redditch, Worcs.	Proposed conversion to form 2 No. semi-detached dormer bungalows	2	1	0	2	0	0	1	0
09/086	Lodge Park	97 Prospect Road North	Change of use from a single dwelling into 2 No. 2 bed flats	2	1	0	2	0	0	1	0
19/00355	Batchley and Brockhill	23 Willow Way, Redditch, Worcs, B97 6PQ	Conversion of existing Caretakers House C3 Use to D1 Use	0	-1	0	0	0	0	-1	0
13/082	Central	Phoenix Megastore, Smallwood Street	Proposed 2 No. 2 bedroom apartments	2	2	0	2	0	0	2	0
13/087	Astwood Bank & Feckenham	22 Feckenham Road	Replacement dwelling	1	0	0	1	0	0	0	0
14/157	Greenlands	Opposite Tanhouse Farm, Studley Road	10 No. residential units	10	10	6	4	0	6	4	0
14/192	Lodge Park	Wirehill Drive	12 No. 3 bedroom detached dwellings with garages	12	12	0	12	0	0	12	0
14/256	Batchley and Brockhill	Brockhill East Phase 2	296 No. residential units	296	296	49	67	91	49	67	91
14/321	Central	Unit 2 Millsborough House, Ipsley Street	Conversion of existing Unit 2 into 14 apartments (first and second floors)	14	14	0	14	0	0	14	0
14/371	Central	171 Mount Pleasant	Conversion of lower ground floor workshop into 2 bedroom flat	1	1	0	1	0	0	1	0
15/108	Astwood Bank & Feckenham	42 Dagtail Lane	New dormer bungalow	1	1	0	1	0	0	1	0
15/265	Batchley and Brockhill	Weights Lane	200 No. residential units	200	200	0	33	42	0	33	42
16/032	Astwood Bank & Feckenham	Mutton Hall Farm, Astwood Lane	Conversion and extension of barn to form one dwelling	1	1	0	1	0	0	1	0
16/070	Abbey	RO 144-164 Easmore Road	4 new dwellings	4	4	1	0	0	1	0	0
16/260	Central	38 Sycamore Avenue	Detached bungalow	1	1	0	1	0	0	1	0
19/01084	West	10 Sandygate Close, Redditch, Worcs, B97 5RY	Proposed Two Bedroom Dwelling & Associated Landscaping and Service	1	1	0	1	0	0	1	0

App No	Ward	Address	Description	Gross Units	Net Units	Gross NS 19/20	Gross UC 19/20	Gross Comp 19/20	Net NS 19/20	NET UC 19/20	Net Comp 19/20
19/01366	Astwood Bank & Feckenham	Brookside Barn, Swansbrook Lane, Feckenham, Worcestershire	Prior Approval for proposed change of use of an agricultural building to one dwellinghouse (Class C3) and associated operational development.	1	1	0	1	0	0	1	0
20/00083	Winyates	52 Cheswick Close, Redditch, Worcs, B98 0QQ	Proposed one bed bungalow	1	1	0	1	0	0	1	0
<b>Total</b>				<b>860</b>	<b>855</b>	<b>62</b>	<b>235</b>	<b>185</b>	<b>62</b>	<b>230</b>	<b>185</b>

## Appendix 3: Not Started at 1 April 2020

App No	Ward	Address	Description	Gross Units	Net Units	Gross NS 19/20	Net NS 19/20
16/276	Abbey	Land off Prospect Hill	10 No. apartments	10	10	10	10
16/024	West	Redditch Trades and Labour Club, 38 - 40 Bromsgrove Road, Redditch, Worcs, B97 4RJ	Demolition of Redditch Trades and Labour Club and erection of 40 units, 26 No. 1 bedroom flats and 14 No. 2 bedroom flats.	40	40	40	40
18/01515	Central	Victoria Works, Edward Street, Redditch, Worcs, B97 6HA	Outline application for the demolition of redundant factory and erection of up to 75 residential units (matter of scale to be considered under application)	75	75	75	75
17/00749	Central	The Golden Cross PH, Unicorn Hill	Erection of 8 apartments in a single block	8	8	8	8
17/00887	Batchley and Brockhill	2 Primrose Cottage, Weights Lane	Erection of up to two houses	2	2	2	2
19/00237	West	Whiteoaks, Hill Top, Redditch, Worcs, B97 5PQ	Demolition of existing garage and erection of a detached house and creation of a new access and driveway for Whiteoaks	1	1	1	1
17/01128	Astwood Bank & Feckenham	63 Well Close, Redditch, Worcs, B97 5LU	Construction of single storey extension to side and front and conversion to three apartments	3	2	3	2
17/012	Astwood Bank & Feckenham	Stoners Barn, Berrow Hill Lane	Conversion of a rural agricultural building into a residential dwelling	1	1	1	1
19/00168	Batchley and Brockhill	The Childrens Centre, Hawthorn Road, Redditch, Worcs, B97 6NQ	Outline application for demolition of existing structures and erection of two No. two-bedroom affordable dwellings with association infrastructure.	2	2	2	2
17/01312	Crabbs Cross	533 Evesham Road	Demolition of outbuildings, retention of former public house (533 Evesham Road) and erection of 2 new dwellings	2	2	2	2
19/00137	Astwood Bank & Feckenham	Walnut Tree Farm, Dark Lane, Astwood Bank, Redditch, Worcs, B96 6AS	Conversion of existing agricultural barn to create one dwelling.	1	1	1	1
17/01361	Astwood Bank & Feckenham	The Stables Farmshop, Astwood Lane	Re-development of The Stables for the erection of 1 new dwelling	1	1	1	1
17/01372	Crabbs Cross	RO 501 Evesham Road	Redevelopment of vacant land to the rear of 501 Evesham Road into 5 No. residential dwellings	5	5	5	5
18/01448	West	48 Church Road, Webheath, Redditch, Worcs, B97 5PG	Proposed 2 Bed Bungalow	1	1	1	1
18/01450	Headless Cross & Oakenshaw	Land Rear of 123, 125, 127, The Meadway, Redditch, Worcs, B97 5AF	Erection of 4 new dwellings, formation of new access of Burns Close and associated works (re-sub of app 2015/137/OUT & 2016/280/RM	4	4	4	4

App No	Ward	Address	Description	Gross Units	Net Units	Gross NS 19/20	Net NS 19/20
18/01451	West	Pool Farm, Crumpfields Lane, Redditch, Worcestershire, B97 5PW	Conversion, extension and alteration of existing agricultural barns into 2 x residential dwellings with associated works including demolition (Revised scheme to that approved under application 18/00857/FUL.)	2	2	2	2
18/01491	Matchborough	Land Fronting 10 to 15 Clifton Close and Rear of 32 to 36, Brinklow Close, Redditch, Worcestershire	Outline application for the erection of 5 No. 2-bed dormer bungalows with associated infrastructure (affordable housing)	5	5	5	5
18/01509	Church Hill	Land at Heronfield Close, Redditch, Worcestershire	Outline application for the erection of 3 No. affordable 2-bed houses with associated infrastructure	3	3	3	3
18/01600	West	Sandygate Close, Redditch, Worcestershire	Outline application for the erection of 5 affordable housing No. 2-bed dormer bungalows with associated infrastructure	5	5	5	5
19/00015	Lodge Park	5 - 9 Beoley Road West, Redditch, Worcs, B98 8LR	Erection of mixed use development incorporating one shop unit and one studio flat.	1	1	1	1
19/00075	Greenlands	Land Adjacent to 1 Fladbury Close, Redditch, Worcs, B98 7RX	Outline application for the erection of 2 No. 2-bed dormer bungalows with associated infrastructure (affordable housing)	2	2	2	2
19/00279	Central	14 Marsden Road, Redditch, Worcs, B98 7AY	Rear Extension & Change of Use from existing dwelling to Two self contained flats	2	1	2	1
17/035	Central	Prospect House, Church Green West	Change of use of Prospect House from Class B1(a) offices to Class C3 (dwellings) to form 10 flats	10	10	10	10
18/00455	Headless Cross & Oakenshaw	44 Oakham Close, Redditch, Worcs, B98 7YG	Outline application for the subdivison of the existing garden and the construction of a dormer bungalow. The new dwelling is to be of the same appearance, design and materials of the existing dwelling.	1	1	1	1
18/00695	Headless Cross & Oakenshaw	Bungalow, Vaynor First School, Tennyson Road, Redditch, Worcs, B97 5BL	Change of use of the school Bungalow from residential to office space for the school trust.	0	-1	0	-1
18/00931	Central	56 Marlpool Drive, Redditch, Worcs, B97 4RX	Demolition of existing house due to structural difficulties, erection of new house.	1	0	1	0
18/00968	Astwood Bank & Feckenham	1 Hoopers Lane, Astwood Bank, Redditch, Worcs, B96 6AP	Outline application (all matters reserved for subsequent consideration) for the erection of one detached dormer style bungalow	1	1	1	1
18/01122	Abbey	Land Rear 144 - 164, Easemore Road, Redditch, Worcs.	Development of 10no. 2-bed bungalows with improvements to access road.	10	10	10	10

App No	Ward	Address	Description	Gross Units	Net Units	Gross NS 19/20	Net NS 19/20
19/00342	Abbey	Proposed Single Dwelling to the West of 144 Easemore Road, Redditch, Worcs, B98 8EZ	Erection of one 4-bed dwelling	1	1	1	1
18/01428	Winyates	Land to the rear of Nos 213-229 Ibstock Close and to the rear of Nos 23-31 Foxcote Close, Redditch, Worcs, B98 0PZ	Outline application for the erection of 8 No. 2-bed dormer bungalows with associated infrastructure	8	8	8	8
19/00403	Astwood Bank & Feckenham	Barn at Wrens Nest Farm, Astwood Lane, Astwood Bank, Worcs	Change of use from agricultural to 3 dwellinghouse	3	3	3	3
19/00490	Astwood Bank & Feckenham	14A High Street, Feckenham, Redditch, Worcs, B96 6HS	Demolition of existing garage and erection of 1 No. Dwellinghouse	1	1	1	1
19/00588	Central	Land off Winterbourne Close, Union Street, Redditch, Worcs	Construction of four semi-detached dwellings	4	4	4	4
19/00656	Abbey	St Stephens House, Prospect Hill, Redditch, Worcestershire	Change of Use from offices (Use Class B1(a)) to 98 residential units (Use Class C3) comprising of 84 one bedroom apartments and 14 two bedroom apartment	98	98	98	98
19/00658	Greenlands	Tudor Grange Academy, Woodrow Drive, Redditch, Worcs, B98 7UH	Vacant former school caretaker house within school grounds	0	-1	0	-1
19/00720	Central	162 Mount Pleasant, Redditch, Worcs, B97 4JH	Conversion of existing single dwelling to 3 no. One bedroom flats & 1 no. Bedsit	4	3	4	3
19/00745	West	Kenmar, Pumphouse Lane, Redditch, Worcs, B97 5PH	Demolition of existing dwelling and erection of six two storey detached dwellings with ancillary garages and parking	6	5	6	5
19/00815	Winyates	Land adjacent to 34 Badger Close, Redditch, Worcs, B98 0JE	Outline application for the construction of one 3 bedroomed dwelling	1	1	1	1
19/00829	Church Hill	255 Exhall Close, Redditch, Worcs, B98 9JD	Conversion of single dwelling into two dwellings and addition of front porch.	2	1	2	1
19/00835	Central	Land in West Avenue, Redditch, Worcs, B98 7DH	Proposed development of 6 no. self-contained flats	6	6	6	6
19/00838	Astwood Bank & Feckenham	Walnut Tree Farm, Dark Lane, Astwood Bank, Redditch, Worcs, B96 6AS	Conversion of existing brick and tile agricultural barn to create one dwelling.	1	1	1	1

App No	Ward	Address	Description	Gross Units	Net Units	Gross NS 19/20	Net NS 19/20
19/00912	Abbey	2 Unicorn Hill, Redditch, Worcs, B97 4QN	Change of use from offices use (Class B1(a)) to 3 one bedroom apartments and 2 studio apartments (first, second and third floors of the building)	5	5	5	5
19/00935	Greenlands	Woodrow Medical Centre, Woodrow Centre, Redditch, Worcs, B98 7RY	Demolition of former Medical Centre and development of eight one bed apartments with associated ancillary amenity and parking	8	8	8	8
19/01028	Headless Cross & Oakenshaw	123 Feckenham Road, Headless Cross, Redditch, Worcs, B97 5AH	Detached dwelling and garage	1	1	1	1
19/01065	Central	The Torrs, Torrs Close, Redditch, Worcs, B97 4JR	Two No. 4 bed detached houses in the rear garden.	2	2	2	2
19/01136	Crabbs Cross	Land to the rear of 167, Walkwood Road, Redditch, Worcs.	Proposed dormer bungalow on land to rear - (Resubmission of 19/00904)	1	1	1	1
19/01263	West	Marlpit Farmhouse, Marlpit Lane, Redditch, Worcs, B97 5AW	Demolition of Dutch Barn, alterations and extensions to existng farmhouse, conversion of two barns to dwellings to include extensions and alterations, erection of two new detached dwellings and erection of garages and associated works	4	4	4	4
19/01464	Astwood Bank & Feckenham	23 Hoopers Lane, Astwood Bank, Redditch, Worcs, B96 6AP	Proposed New 3 Bedroom Detached Dwelling with Associated Parking and Landscaping	1	1	1	1
19/01616	Winyates	R Z Stores, Costers Lane, Redditch, Worcs, B98 0NH	Creation of 4 No. apartments above existing stores; new A5 Unit together with associated internal works	4	4	4	4
<b>Total</b>				<b>360</b>	<b>352</b>	<b>360</b>	<b>352</b>

## Appendix 4: Delivery Schedule

Site reference/ Application number	Site name	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25
14/192	Land at Wirehill Drive	0	8	4		
17/00831	Webheath ADR (part)	8				
17/00737	Forge Mill	14				
18/00169	Land on Green Lane (RO Alex Hospital)	29	9			
18/01122	Land RO 144-164 Easemore Road	0	10			
17/00542	RO Alexandra Hospital	6				
14/157	Studley Road/Green Lane	10				
15/265	Brockhill East (Weights Lane)	33				
14/256	Brockhill East (ADR in Redditch)	67	49			
18/01515	Victoria Works, Edward Street	0	10	30	22	
19/00656	St Stephens House, Town Centre	0	98	0		
17/035	Prospect House	0	10			
2016/024	Redditch Trades & Labour Club	0	14	14	16	
19/00134	Land at junction of Ipsley Street, Station Way and Evesham Street	14	13			
14/321	Millsborough House	0	14			
211	A435 ADR	0	22	48	48	48
207	Matchborough District Centre	0	0	15	20	35
XBDY 1 (16/0263)	Foxlydiate	0	35	135	180	210
XBDY 2 and RBC GB	Brockhill East	10	65	65	65	65
N/A	Winyates District Centre	0	0	5	30	
20/00509	Land at St Gregory's Church	0	0	9		
20/00044	Former Church Hill Medical Centre	0	19			
	<b>Sub Total</b>	<b>191</b>	<b>376</b>	<b>325</b>	<b>381</b>	<b>358</b>
	<b>Small Site Completions (expected)</b>	<b>49</b>	<b>47</b>	<b>46</b>		
	<b>Windfalls</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>12</b>
	<b>TOTAL</b>	<b>240</b>	<b>423</b>	<b>371</b>	<b>393</b>	<b>370</b>

**If you need this information in another language or format, please contact us to discuss how we can best meet your needs.**

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**REDDITCH BOROUGH COUNCIL**



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## **Development Plans**

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