

# Housing Land Supply in Redditch Borough 2011-2022

REDDITCH BOROUGH COUNCIL

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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 2022. 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 68 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 74 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 housing requirement...*' and paragraph 76 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 the Department for Levelling-Up, Housing and Communities housing flow returns.

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

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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 20 July 2021





## 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 2021/22 completions, see Appendices 1 and 2.

**Table 1: Housing delivery performance against BORLP4 requirement 2011-2030**

	Year											Total	
	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22		
Proportionate target	337	337	337	337	337	337	337	337	337	337	337	<b>337</b>	<b>3707</b>
Net Completions	63	130	150	312	181	183	384	392	279	199	<b>127</b>	<b>2400</b>	

2.2 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.

**Table 2: Completions from 2011/12 to 2021/22 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%
2020/21	134	65	<b>199</b>	32.66%
<b>2021/22</b>	<b>108</b>	<b>19</b>	<b>127</b>	<b>14.96%</b>
<b>Total</b>	<b>1666</b>	<b>734</b>	<b>2400</b>	<b>30.58%</b>

2.3 Table 3 identifies the number of dwellings by bed space which have been completed in each monitoring year. The total only reflects monitoring years 2018/19 to 2021/22, as including previous years in this total 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 2021/22**

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>
2020/21 (Gross)	22	53	84	40	4	<b>203</b>
<b>2021/22 (Gross)</b>	<b>47</b>	<b>44</b>	<b>24</b>	<b>16</b>	<b>1</b>	<b>132</b>
<b>Total 2018/19-2021/22 (Gross)</b>	<b>138</b>	<b>315</b>	<b>343</b>	<b>208</b>	<b>9</b>	<b>1013</b>

## Brownfield/Greenfield

2.4 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.

2.5 Paragraph 119 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.’*

2.6 The NPPF also states at paragraph 71 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.

2.7 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 2022.

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





**Table 4: Total number of dwellings (Net) completed on Brownfield and Greenfield land in monitoring years 2011/12 to 2021/22**

Year	Brownfield	Greenfield	Total	Percentage Brownfield
2011-12	54	9	<b>63</b>	85.71%
2012-13	44	86	<b>130</b>	33.85%
2013-14	42	108	<b>150</b>	28.00%
2014-15	154	158	<b>312</b>	49.36%
2015-16	49	132	<b>181</b>	27.07%
2016-17	132	51	<b>183</b>	72.13%
2017-18	128	256	<b>384</b>	33.33%
2018-19	39	353	<b>392</b>	9.95%
2019-20	68	211	<b>279</b>	24.37%
2020-21	17	182	<b>199</b>	8.54%
<b>2021-22</b>	<b>56</b>	<b>71</b>	<b>127</b>	<b>44.09%</b>
<b>Total</b>	<b>783</b>	<b>1617</b>	<b>2400</b>	<b>32.63%</b>

2.8 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. The 2021-22 has seen an increase in the percentage of net completions being on brownfield land, due to several windfall sites being completed.





## 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 2021/22 was 19 dwellings. This is lower than the last several years, although it does partly reflect the lower number of overall net completions. There are a further 1539 affordable housing commitments as of 1 April 2022.

3.4 For the breakdown of affordable completions by tenure, see Table 5. For the breakdowns of bed spaces for affordable dwellings from 2011/12 to 2021/22 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) 2021-22 by tenure**

	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>
2019/20	14	37	13	64	215	<b>279</b>
2020/21	0	19	46	65	134	<b>199</b>
<b>2021/22</b>	<b>0</b>	<b>14</b>	<b>5</b>	<b>19</b>	<b>108</b>	<b>127</b>
<b>Total</b>	<b>133</b>	<b>250</b>	<b>351</b>	<b>734</b>	<b>1666</b>	<b>2400</b>

**Table 6: Affordable housing completions (Net) 2021-22 by bed number**

	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>
2019/20	2	43	19	0	0	<b>64</b>
2020/21	4	35	22	4	0	<b>65</b>
<b>2021/22</b>	<b>2</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>19</b>
<b>Total</b>	<b>71</b>	<b>419</b>	<b>205</b>	<b>39</b>	<b>0</b>	<b>734</b>

<sup>4</sup> Including Shared Ownership





## 4. Distribution of Housing Supply

4.1 Table 7 provides details of sites which are Under Construction (UC) and sites which are Not Started (NS) for this monitoring year, and completed sites for the 2018/19-2021/22 monitoring years by Ward. Data for the breakdown of completed dwellings by Wards has not been available for previous monitoring years prior to 2018/19.

4.2 Worcestershire Strategic Housing Market Assessment (SHMA) identified that Redditch's housing requirements up to 2030 should be around 6,380 dwellings. The Redditch Strategic Housing Land Availability Assessment (SHLAA) identified that Redditch Borough only has the capacity to accommodate around 3000 dwellings within its own boundaries, leaving a shortfall of around 3400. Bromsgrove District Council and Redditch Borough Council worked together in accordance with the Duty to Cooperate to find preferred locations to accommodate this shortfall. Two sustainable mixed use urban extensions (Foxylydiate and Brockhill) were proposed in the Borough of Redditch Local Plan No. 4, adjacent to the west and north of Redditch's urban area, which will deliver two new sustainable communities. Therefore, tables 7 and 8 also show data relating to the Cross Boundary Allocations within Bromsgrove District, as well as data by Ward.

**Table 7: Completions from 1 April 2019 to 31 March 2022 and sites UC and NS at 31 March 2022 by Ward**

Ward	Net Completed				Net UC	Net NS
	2018/19	2019/20	2020/21	2021/22	2021/22	2021/22
Abbey	29	48	3	11	105	14
Astwood Bank and Feckenham	2	7	6	1	6	11
Batchley and Brockhill	129	134	134	25	8	371
Central	17	6	2	38	84	125
Church Hill	0	0	0	19	7	22
Crabbs Cross	6	4	-1	0	4	11
Headless Cross and Oakenshaw	0	2	14	3	3	70
Greenlands	80	24	25	24	0	5
Lodge Park	0	1	0	1	0	5
Matchborough	1	1	0	1	0	1
West	128	42	15	4	5	7
Winyates	0	10	1	0	1	7
Cross Boundary (Foxylydiate Site Bromsgrove District)	0	0	0	0	7	2615
Cross Boundary (Brockhill Site Bromsgrove District)	0	0	0	0	0	600
<b>Total</b>	<b>392</b>	<b>279</b>	<b>199</b>	<b>127</b>	<b>230</b>	<b>3864</b>







4.3 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 2022.

**Table 8: Distribution of housing sites with planning permission (Net)**

Ward	No. dwellings	% of supply	Ward	No. dwellings	% of supply
Abbey	119	2.91%	Lodge Park	5	0.12%
Astwood Bank & Feckenham	17	0.42%	Matchborough	1	0.02%
Batchley and Brockhill	379	9.26%	West	12	0.29%
Central	209	5.11%	Winyates	8	0.20%
Church Hill	29	0.71%	Cross Boundary (Foxlydiate Site) Bromsgrove District	2622	64.04%
Crabbs Cross	15	0.37%	Cross Boundary (Brockhill Site Bromsgrove District)	600	14.66%
Headless Cross & Oakenshaw	73	1.78%	<b>Total</b>	<b>4094</b>	<b>100.00%</b>
Greenlands	5	0.12%			

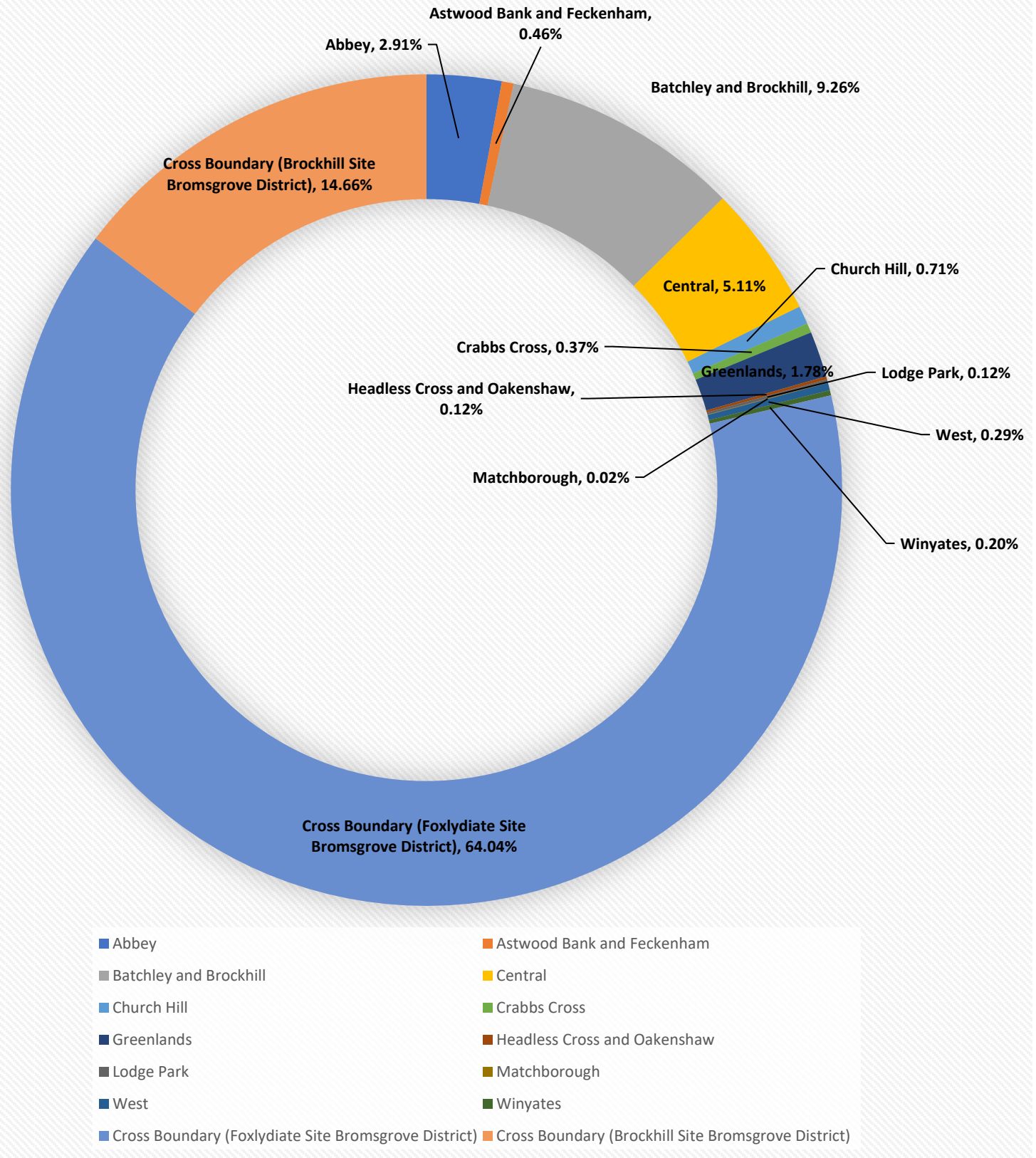
Percentages are rounded and therefore may not add to 100%





Figure 1: Distribution of Housing Land by Ward 2021/2022

## Distribution of Housing Land by Ward 2021/22 (% of Commitment)





## 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 **3864 dwellings which have not started** (See Appendices 2 and 3) which benefit from valid planning permission this monitoring year. This gives a total of **4094 net housing commitments** in RBC.

5.2 Deliverable is defined in the NPPF (2021) Glossary as:

*“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 planning 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 eight allocated Deliverable sites within the Borough, which are identified in Table 9.





**Table 9: Allocated Deliverable sites within RBC**

Site reference	Site name	Total site capacity	Deliverable dwellings within 5 years (2022/23 to 2026/27)
211	A435 ADR	207	135
143	Castleditch Lane/ Pheasant Lane	16	16
203	Former Dingleside Middle School	16	16
207	Matchborough District Centre	70	35
	Former Holyoaks Field First School	34	34
Policy 34	Winyates District Centre	35	5
	Land at St Gregory's Church	25	25
200	Land at Wirehill Drive	12	12
<b>Total</b>		<b>415</b>	<b>278</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 (5YHLS) calculation and replaces the Housing Delivery Performance justification for the percentage buffer that needs to be applied. The size of the buffer to apply is set out in the NPPF (2021) at Paragraph 74 (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.

6.2 The Council has disputed the methodology to determine the HDT outcome for Redditch Borough in relation to how cross boundary housing need is taken into account and the impact this has had on the Redditch HDT outcome. The Council will continue to apply a 5% buffer<sup>5</sup> based on the 2017 to 2022 Housing Delivery and Housing Requirement calculation as follows:

Calculating the Housing Requirement

Year	Plan number	Household growth	Net unmet need*	Household growth plus unmet need	Lower of
2018/19	336.84	178.0	-	178.0	178.0
2019/20	336.84	179.0	-	179.0	179.0
2020/21	336.84	165.2*	-	165.2	165.2
<b>Total</b>					<b>522.2</b>

\*Estimate as DLUC figure unavailable

Housing Delivery

Year	Net Additional Dwellings
2018/19	394
2019/20	279
2020/21	208
<b>Total</b>	<b>881</b>

Final HDT result = TD/TRx100

REDDITCH		
Total delivery	Total requirement	HDT result
881	522.2	166.7% (NA%)
Sanction: None		

<sup>5</sup> In accordance with FN41 in the NPPF (2021) Paragraph 74c





## 7. Windfalls

7.1 The NPPF (paragraph 71) 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 **11 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 11 dwellings per annum.

**Table 10: Windfall completions for the years 1996/97 to 2019/20**

Urban Brownfield Completions on sites of less than 5 dwellings																	Sub Total
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	
10	8	22	14	4	10	14	5	9	20	13	8	10	1	12	9	10	179
Urban Brownfield Completions on sites of less than 5 dwellings																	Total
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	
9	26	9	14	15	12	20	1	10	-	-	-	-	-	-	-	-	295

295 / 26 years = 11.35 (rounded to 11 dwellings)

The windfall allowance for 2021/22 is 22.

11 x 2 years = 22. This number shall be used in the five year housing land supply.





## 8. Five Year Housing Land Supply 1 April 2022 to 31 March 2027

8.1 The NPPF (para 74) 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 The Borough of Redditch Local Plan No.4 became five years old on the 30th January 2022. Based on NPPF para 74 FN39, the 5YHLS is now based on the calculated Local Housing Need, not the housing requirement in the adopted Local Plan. Local Housing Need has been calculated using the Standard Method as set out in the NPPG.

8.3 The assessment below demonstrates that there is a five year supply of housing land in the Borough at 1 April 2022.

		Dwellings	Average per Annum
<b>a</b>	RBC Local Housing Need based on 2014 household projections and 2022 affordability ratio		156
<b>b</b>	Requirement for 5 years (1 April 2022 to 31 March 2027) (156 x 5) + 5% buffer <sup>6</sup>	819	164 (rounded)
<b>c</b>	Net Commitments at 1 April 2022	1250	
<b>d</b>	Deliverable Sites (1 April 2022 to 31 March 2027)	278	
<b>e</b>	Windfall Allowance (11 x 2 years)	22	
<b>f</b>	Total Supply less 5 Year Requirement (c + d + e) – b	731	
<b>g</b>	Number of Years Supply (c + d + e) / 164	<b>9.45 years supply</b>	

8.4 The 5 year housing land supply calculation indicates that at 1 April 2022, Redditch Borough Council can demonstrate 9.45 years of deliverable housing land supply for the period 1 April 2022 to 31 March 2027.

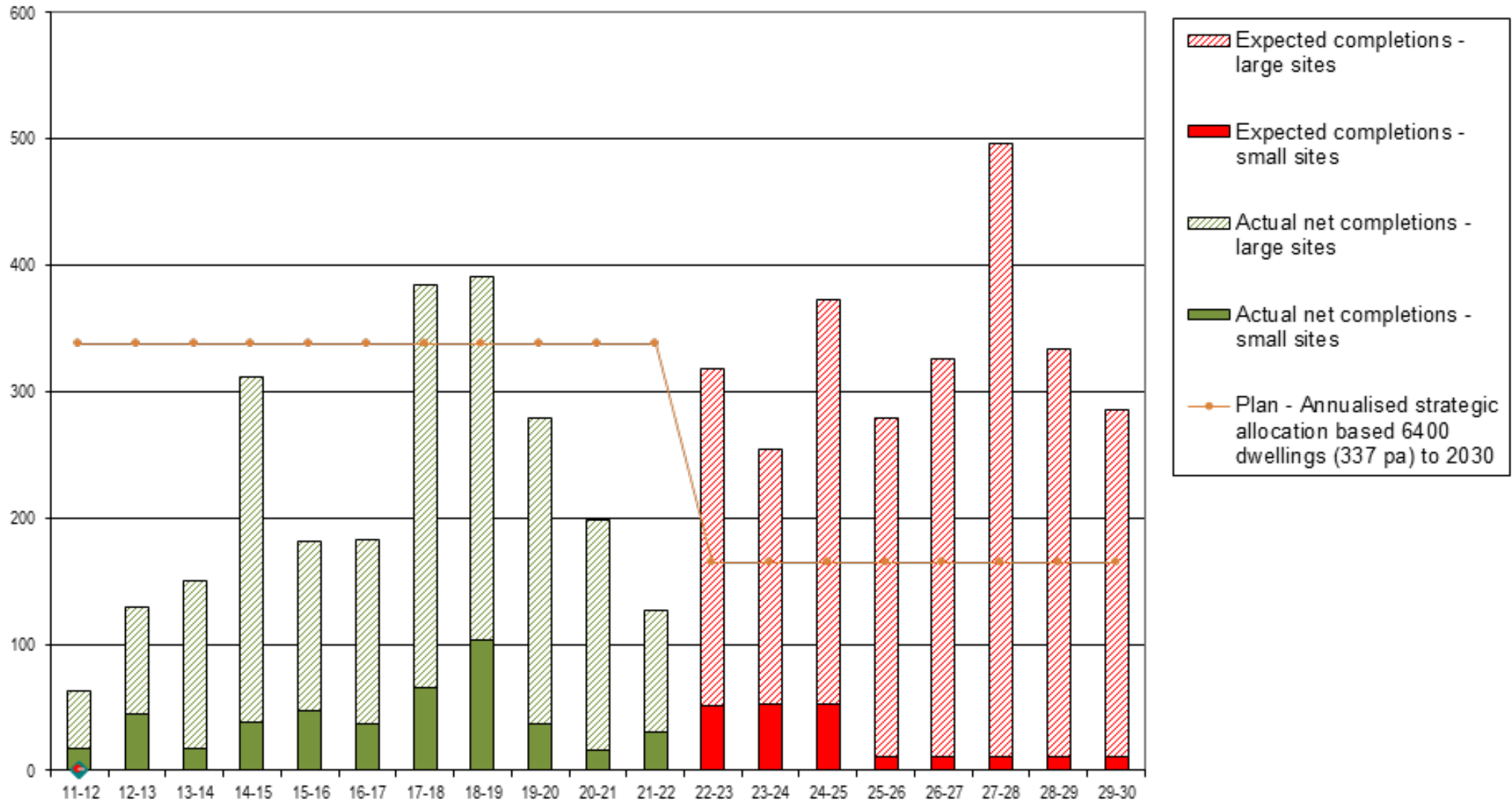
<sup>6</sup> In accordance with NPPF (2021) Paragraph 74





## Trajectory

### Borough of Redditch Housing Trajectory 1.4.2022







## Appendix 1 – Completions at 1 April 2022

Application Number	Ward	Address	Description	Gross Units	Net Units	Gross Comp 21/22	Net Comp 21/22
19/00935	Greenlands	Woodrow Medical Centre, Woodrow Centre, Redditch, Worcestershire, B98 7RY	Demolition of former Medical Centre and development of eight one bed apartments with associated ancillary amenity and parking	8	8	8	8
19/01065	Central	The Torrs, Torrs Close, Redditch, Worcestershire, B97 4JR	Two No. 4 bed detached houses in the rear garden.	2	2	2	2
19/01630	Batchley and Brockhill	St Benedicts Church Hall, Rowan Road, Redditch Worcestershire B97 6NB	Demolition of social club and erection of 11 dwellings (comprising 9no. two bed houses, 1no. two bed maisonette, 1no. one bed maisonette) and associated development	11	11	11	11
20/00044	Church Hill	Churchill Medical Centre Tanhouse Lane Church Hill Redditch Worcestershire B98 9AA	Change of use of Former Medical Centre, including first and second floor extensions to 19no residential apartments.	19	19	19	19
20/00098	Abbey	Ryland House, Hewell Road, Redditch Worcestershire B97 6AE	Change of Use to apartment 14 to create 1No. studio bedsitt and 1No. 1B/2P apartment.	2	1	2	1
20/00328	Headless Cross & Oakenshaw	44 Oakham Close, Redditch, Worcestershire, B98 7YG	Reserved Matters Application for the Erection of a Dwelling	1	1	1	1
20/00530	Central	The Torrs, Torrs Close Redditch Worcestershire B97 4JR	Erection of detached dwelling	1	1	1	1
20/00531	Central	The Torrs, Torrs Close, Redditch Worcestershire B97 4JR	Prior approval application (Class O) for a change of use from office use (Class B1) to residential (Class C3): to convert an existing 3 storey brick built office block into 1 residential dwelling	1	1	1	1
20/00537	Central	The Torrs, Torrs Close, Redditch Worcestershire B97 4JR	Reconfiguration of existing house and apartment to form three dwellings	3	1	3	1





Application Number	Ward	Address	Description	Gross Units	Net Units	Gross Comp 21/22	Net Comp 21/22
20/00710	Matchborough	Ground Floor,37 Oxhill Close, Redditch Worcestershire B98 0ER	Prior Notification under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) for Change of use from office to dwelling.	1	1	1	1
20/01365	Headless Cross & Oakenshaw	56 Ellerdene Close, Redditch, Worcestershire B98 7PW	Erection of single dwelling	2	1	2	1
20/01511	Headless Cross & Oakenshaw	104 Birchfield Road Redditch Worcestershire B97 4LH	Conversion of ground floor accommodation to self-contained flat. New window at front to provide natural light and ventilation in sitting room and existing window at rear to provide natural light and ventilation in bedroom. Schedule 2, Part 3, Class M	1	1	1	1
13/082	Central	Phoenix Megastore, Smallwood Street	Proposed 2 no. 2 bedroom apartments	2	2	2	2
13/087	Astwood Bank & Feckenham	22 Feckenham Road	Replacement dwelling	1	0	1	0
14/157	Greenlands	Opposite Tanhouse Farm, Studley Road	10 no. residential units	10	10	8	8
14/256	Batchley and Brockhill	Brockhill East Phase 2	296 no. residential units	296	296	14	14
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	8	8
20/00395	Astwood Bank & Feckenham	1 Hoopers Lane, Astwood Bank, Redditch, Worcestershire, B96 6AP	Access, appearance, landscaping, layout and scale for the erection of one detached dormer style bungalow	1	1	1	1
18/01122	Abbey	Land Rear 144 - 164, Easemore Road, Redditch, Worcestershire	Development of 10no. 2-bed bungalows with improvements to access road.	10	10	10	10
19/00015	Lodge Park	5 - 9 Beoley Road West, Redditch, Worcestershire, B98 8LR	Erection of mixed use development incorporating one shop unit and one studio flat.	1	1	1	1





Application Number	Ward	Address	Description	Gross Units	Net Units	Gross Comp 21/22	Net Comp 21/22
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	27	27
19/00237	West	Whiteoaks, Hill Top, Redditch, Worcestershire, 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
19/00320	West	Land At Church Road, Pumphouse Lane, Redditch, Worcestershire	Residential development of 9 bungalows	9	9	3	3
19/00588	Central	Land Off Winterbourne Close, Union Street, Redditch, Worcestershire	Construction of four semi-detached dwellings	4	4	4	4
<b>TOTAL</b>				<b>456</b>	<b>451</b>	<b>132</b>	<b>127</b>





## Appendix 2 – Under Construction at 1 April 2022

Application Number	Ward	Address	Description	Gross Units	Net Units	Gross NS 21/22	Gross UC 21/22	Gross Comp 21/22	Net NS 21/22	Net UC 21/22	Net Comp 21/22
19/00838	Astwood Bank & Feckenham	Walnut Tree Farm, Dark Lane, Astwood Bank, Redditch, Worcestershire, B96 6AS	Conversion of existing brick and tile agricultural barn to create one dwelling.	1	1	0	1	0	0	1	0
19/00912	Abbey	2 Unicorn Hill, Redditch, Worcestershire, 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	0	5	0	0	5	0
19/01028	Headless Cross & Oakenshaw	123 Feckenham Road, Headless Cross, Redditch, Worcestershire, B97 5AH	Detached dwelling and garage	1	1	0	1	0	0	1	0
19/01263	West	Marlpit Farmhouse, Marlpit Lane, Redditch, Worcestershire, 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	3	1	0	3	1	0
19/01356	Cross Boundary – Bromsgrove District	Barn House Farm Foxlydiat Lane Redditch Worcestershire B97 5PB	Full Planning Application for the demolition of existing buildings and the development of 63 dwellings with associated public open space and infrastructure	63	62	56	7	0	55	7	0
21/00329	West	Kenmar Pumphouse Lane Redditch Worcestershire B97 5PH	Demolition of existing dwelling; Construction of seven dwellings with associated access road, parking and amenity space	7	6	5	2	0	4	2	0



# Housing Land Supply In Redditch Borough 2021-2022



Application Number	Ward	Address	Description	Gross Units	Net Units	Gross NS 21/22	Gross UC 21/22	Gross Comp 21/22	Net NS 21/22	Net UC 21/22	Net Comp 21/22
19/01575	Church Hill	Former Play Area, Edgeworth Close Redditch Worcestershire B98 8QQ	Residential development of 19 affordable dwellings with associated parking.	19	19	13	6	0	13	6	0
19/01600	Central	Victoria Works, Edward Street, Redditch, Worcestershire, B97 6HA	Reserved Matters Application seeking consent for access, appearance, landscaping and layout, following outline planning approval ref 18/01515/OUT: Outline approval for the demolition of redundant factory and erection of up to 75 residential units (matter of scale approved)	75	75	62	13	0	62	13	0
20/00599	Astwood Bank & Feckenham	Land Opposite 24 Droitwich Road Droitwich Road Feckenham Worcestershire B96 6JE	Development of 2 No Dwellings	2	2	0	2	0	0	2	0
20/00993	Batchley and Brockhill	Millstream, Cherry Tree Walk, Redditch Worcestershire B97 6PD	conversion / change of use of redundant doctors surgery to Eight one bedroom apartments and an estate office, with associated amenity space and parking	8	8	0	8	0	0	8	0
20/01060	Central	Car Park Land Adjacent Clive Works, Edward Street, Redditch Worcestershire	Erection of one three-storey building to provide 12no. one bed apartments for affordable rent for use by Accord Group	12	12	0	12	0	0	12	0
20/01232	Astwood Bank & Feckenham	Brookside, Swansbrook Lane, Feckenham Redditch Worcestershire B96 6QB	Change of use agricultural building to dwelling.	1	1	0	1	0	0	1	0
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



# Housing Land Supply In Redditch Borough 2021-2022



Application Number	Ward	Address	Description	Gross Units	Net Units	Gross NS 21/22	Gross UC 21/22	Gross Comp 21/22	Net NS 21/22	Net UC 21/22	Net Comp 21/22
16/024	Central	Redditch Trades And Labour Club 38 - 40 Bromsgrove Road Redditch Worcestershire 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	0	40	0	0	40	0
16/354	Central	Ashleigh Works, Bromsgrove Road	Change of use of Villa to 4 flats	4	4	0	4	0	0	4	0
17/00439	Central	Adj. 20 Old Crest Avenue	Proposed end terrace dwelling	1	1	0	1	0	0	1	0
18/00931	Central	56 Marlpool Drive, Redditch, Worcestershire, B97 4RX	demolition of existing house due to structural difficulties, erection of new house.	1	0	0	1	0	0	0	0
18/01205	Headless Cross & Oakenshaw	Land Rear Of 247 -249, Evesham Road, Redditch, Worcestershire	Proposed conversion to form 2no. semi-detached dormer bungalows	2	2	0	2	0	0	2	0
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	0	2	0	0	2	0
19/00137	Astwood Bank & Feckenham	Walnut Tree Farm, Dark Lane, Astwood Bank, Redditch, Worcestershire, B96 6AS	Conversion of existing agricultural barn to create one dwelling.	1	1	0	1	0	0	1	0
19/00342	Abbey	Proposed Single Dwelling To The West Of 144 Easemore Road, Redditch, Worcestershire, B98 8EZ	Erection of one 4-bed dwelling	1	1	0	1	0	0	1	0
19/00490	Astwood Bank & Feckenham	14A High Street, Feckenham, Redditch, Worcestershire, B96 6HS	Demolition of existing garage and erection of 1No. Dwellinghouse	1	1	0	1	0	0	1	0



# Housing Land Supply In Redditch Borough 2021-2022



Application Number	Ward	Address	Description	Gross Units	Net Units	Gross NS 21/22	Gross UC 21/22	Gross Comp 21/22	Net NS 21/22	Net UC 21/22	Net Comp 21/22
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	0	98	0	0	98	0
19/00829	Church Hill	255 Exhall Close, Redditch, Worcestershire, B98 9JD	Conversion of single dwelling into two dwellings and addition of front porch.	2	1	0	2	0	0	1	0
21/01638	Abbey	Paper Mill Barn Brooklands Lane Redditch Worcestershire B98 8PX	Conversion of barn and outbuilding to residential use	1	1	0	1	0	0	1	0
21/00632	Crabbs Cross	Cooperative Group Ltd 524 Evesham Road Redditch Worcestershire B97 5JN	Proposed erection of 4no. 3 bedroom dwellings (Reserved Matters application considering landscaping)	4	4	0	4	0	0	4	0
21/00890	Winyates	32 Kinnersley Close Redditch Worcestershire B98 0LB	Change of use of existing dwelling to two flats (1 No. 1 Bedroom and 1 No. 2 Bedroom) with external alterations to include a single storey side extension	2	1	0	2	0	0	1	0
<b>TOTAL</b>				<b>372</b>	<b>367</b>	<b>139</b>	<b>233</b>	<b>0</b>	<b>137</b>	<b>230</b>	<b>0</b>





## Appendix 3 – Not Started at 1 April 2022

Application Number	Ward	Address	Description	Gross Units	Net Units
19/01136	Crabbs Cross	Land To The Rear Of 167, Walkwood Road, Redditch, Worcestershire	Proposed dormer bungalow on land to rear - (Resubmission of 19/00904)	1	1
19/01312	Greenlands	Land North Of Greenlands Business Centre, Studley Road, Redditch Worcestershire	Hybrid planning application for mixed use development, consisting of (1) full planning permission for 2 commercial units (B1 and B8 uses) and (2) outline planning permission (all matters reserved except for access) for the erection of up to 8 residential units and associated infrastructure.	8	8
21/00521	Headless Cross & Oakenshaw	Highfield House Headless Cross Drive Redditch Worcestershire B97 5EU	Change of use from office (use class B1) to form 69 apartments (use class C3)	69	69
21/00523	Lodge Park	137 St Georges Road Redditch Worcestershire B98 8ED	Replacement dwelling of an end of terrace property	1	0
19/01464	Astwood Bank & Feckenham	23 Hoopers Lane, Astwood Bank, Redditch, Worcestershire, B96 6AP	Proposed New 3 Bedroom Detached Dwelling with Associated Parking and Landscaping	1	1
19/01616	Winyates	R Z Stores, Costers Lane, Redditch, Worcestershire, B98 0NH	Creation of 4no. apartments above existing stores; new A5 Unit together with associated internal works	4	4
20/00132	Abbey	The Royal British Legion Club, 25 Easemore Road, Redditch Worcestershire B98 8ER	Construction of new housing units with associated parking to former British Legion Social Club and car park (minimum 7 and maximum 9, net number of dwellings)	8	8
20/00219	Greenlands	188 Studley Road, Redditch, Worcestershire B98 7HL	Reversion of house divided into 4 flats to one single family living unit	1	-3
20/00264	Headless Cross & Oakenshaw	Abbey House, Hamilton Road, Redditch Worcestershire B97 5BD	Demolition of six garages and construction of a one bedroom bungalow with associated amenity and parking facilities, using the existing access to the garages	1	1
20/00269	Winyates	Land Adjacent To, 29 Berkeley Close, Redditch Worcestershire B98 0QB	Outline application (all matters reserved for subsequent consideration) for the erection of 2 no. three bedroomed dwellings	2	2





# Housing Land Supply In Redditch Borough 2021-2022



Application Number	Ward	Address	Description	Gross Units	Net Units
20/00307	Astwood Bank & Feckenham	Meadow Farm,33 Droitwich Road, Feckenham WorcestershireB96 6RU	Change of use of building from agriculture to dwellinghouse	1	1
20/00400	Astwood Bank & Feckenham	Land At, Moors Lane, Feckenham Worcestershire	Conversion of barn (kennels) into a 3bed residential dwelling including partial demolition and associated works	1	1
20/00440	Astwood Bank & Feckenham	Land Adjacent To Rookery Cottage, Droitwich Road, Feckenham Worcestershire	Conversion, extension and alteration of an existing agricultural barn into a 1-bed residential dwelling with associated works	1	1
20/00651	Astwood Bank & Feckenham	Ridgeway Middle School, Evesham Road, Astwood Bank RedditchWorcestershireB96 6BD	The change of use and internal refurbishment of caretakers residential accommodation to school counselling and independent student support facilities.	0	-1
20/00947	Lodge Park	Land Off Battens Close ,Rear Of 68/70 Southcrest Road, Redditch B98 7HY	Proposed two dwellings with associated parking and amenity facilities	2	2
20/00992	Central	3 Vicarage View, Redditch, Worcestershire B97 4RF	Construction of 1 No. 3 bedroom dwelling	1	1
20/01010	Central	56 Millsbro Road, Redditch, Worcestershire B98 7BU	Alteration of existing property from 3 one bed flats and 3 bed sits to 5 No flats and construction of extension comprising 4 no one bed flats, utilising existing parking arrangements	9	6
20/01128	Abbey	Duncombe House,4 William Street, Redditch WorcestershireB97 4AJ	Conversion of the 1st & 2nd Floor into 4No. domestic apartments (C3a) including the extension of the 2nd floor.	4	4
20/01184	Astwood Bank & Feckenham	Rookery Cottage, Droitwich Road, Feckenham RedditchWorcestershireB96 6RT	Conversion of agricultural building into 3 bed residential property.	1	1
20/01415	Astwood Bank & Feckenham	26 High Street, Feckenham, Redditch WorcestershireB96 6HS	The application seeks to convert the vacant Doctor Surgery into a 3 no. bedroom residential dwelling house, with ground-floor rear extension	1	1
20/01450	Batchley and Brockhill	Land Adjoining Former Ambulance Station, Cedar View, Batchley, Redditch,B97 6HW	Redevelopment of the site to provide 9 No. 2-bed apartments	9	9
20/01546	Matchborough	30 Easenhall Lane, Redditch, Worcestershire B98 0BJ	Two bedroom detached dwelling.	1	1
20/01596	Astwood Bank & Feckenham	1344 Evesham Road Astwood Bank Redditch Worcestershire B96 6BD	Proposed new dwelling	1	1





Application Number	Ward	Address	Description	Gross Units	Net Units
20/01613	Crabbs Cross	Land To The North Of,12 Crabbs Cross Lane, Redditch Worcestershire	Erection of 3 two storey dwellings.	3	3
21/00037	Headless Cross & Oakenshaw	Rear Of 105 Evesham Road Redditch Worcestershire B97 4JX	Change of use, renovation and restoration to former use as a residential property	1	1
21/00139	Central	Land At Torr Close Redditch Worcestershire	Development of six 2 bedroom apartments and three 1 bedroom apartments, with associated external works and parking arrangements	9	9
21/00248	Central	52 Bromsgrove Road Redditch Worcestershire B97 4RJ	Change of use of the rear wing of 52 Bromsgrove Road from first floor flat, and ground floor office storage, to office use	0	-1
21/00280	Astwood Bank & Feckenham	Berrow Hill Barn Berrow Hill Lane Feckenham Redditch Worcestershire B96 6QJ	Conversion of barn into new dwelling	1	1
17/01357	Astwood Bank & Feckenham	R/O Victoria House ,Astwood Bank, Redditch Worcestershire B96 6DS	Proposed three two-bedroom flats	3	3
19/00168	Batchley and Brockhill	The Childrens Centre, Hawthorn Road, Redditch, Worcestershire, B97 6NQ	Outline application for demolition of existing structures and erection of two no. two-bedroom affordable dwellings with association infrastructure.	2	2
19/00279	Central	14 Marsden Road, Redditch, Worcestershire, B98 7AY	Rear Extension & Change of Use from existing dwelling to Two self contained flats	2	1
19/00720	Central	162 Mount Pleasant, Redditch, Worcestershire, B97 4JH	CONVERSION OF EXISTING SINGLE DWELLING TO 3 No. ONE BEDROOM FLATS & 1No. BEDSIT	4	3
19/00835	Central	Land In West Avenue, Redditch, Worcestershire, B98 7DH	Proposed development of 6no. self-contained flats	6	6





Application Number	Ward	Address	Description	Gross Units	Net Units
21/00530	Crabbs Cross	533 Evesham Road Redditch Worcestershire B97 5JP	Reserved Matters Application seeking consent for access, appearance, landscaping, layout and scale, following outline planning approval ref 20/00299/OUT: (Outline approval: all matters reserved) for the erection of 4 no. three bedroomed dwellinG	4	4
21/00615	Church Hill	Land At Paper Mill Drive Redditch Worcestershire	Erection of 9 new dwellings	9	9
21/01287	Crabbs Cross	25 St Peters Close Redditch Worcestershire B97 5LE	Demolition of existing dwelling and replacement with new dwelling	1	0
22/00007	Winyates	Land At 34 Badger Close Redditch Worcestershire B98 0JE	Proposed full planning application for new 3 bedroom dwelling where outline planning approval was granted under application 19/00815/OUT.	1	1
22/00109	Abbey	Land Adjacent 246 Birmingham Road Redditch Worcestershire	Construction of 2 No. three bedroomed detached houses	2	2
21/01523	Crabbs Cross	38 Kenilworth Close Redditch Worcestershire B97 5JX	Change of use from Class E (doctors surgery) Class C3 Residential use.	3	3
21/00605	Lodge Park	87 Sillins Avenue Redditch Worcestershire B98 8JU	Conversion of existing HMO into two 1 bedroom apartments and rear extension to accommodate first floor access stairway	2	2
21/00740	Central	8 And 10 Mount Pleasant Redditch Worcestershire B97 4JB	Change of use from offices to retail at No. 8 on ground floor and offices to residential apartments on first and second floor. Merge no 8 and 10 on ground level to provide additional retail space to Adeel Continental Food Store. New Shop front. Rear Extension and internal refurbishment works.	1	1





Application Number	Ward	Address	Description	Gross Units	Net Units
21/01094	Astwood Bank & Feckenham	Barn Off Love Lyne Redditch Worcestershire B97 5QH	Change of use of Agricultural building to 3 bed dwellinghouse.	1	1
19/00976	Batchley and Brockhill	Land At Brockhill East Weights Lane Redditch Worcestershire	Hybrid planning application for up to 960 dwellings consisting of a full application for 128 dwellings accessed off Weights Lane, new public open space, drainage system, engineering operations and associated works and an outline application for the construction of the remaining dwellings with access points off Cookridge Close, Hawling Street and Weights Lane and including a new District Centre, new play facilities, new highway network, public open space, new drainage system and surface water attenuation, engineering operations and all associated works including landscaping.	960	960
22/00079	Central	30 Millsbro Road, Redditch, Worcestershire B98 7BU	Creation of self-contained flat.	1	1
21/00766	Central	11 Lilac Close Redditch Worcestershire B98 7EA	Proposed rebuild of property following fire damage.	1	0
16/0263	Cross Boundary – Bromsgrove District	Land To The West Of Foxlydiate Lane And Pumphouse Lane Bromsgrove Highway Redditch Worcestershire	Hybrid application 2016/077 comprising: 1) Outline Application (with all matters reserved with the exception of vehicular points of access and principal routes within the site) for the demolition of existing buildings and the erection of : Up to 2,560 dwellings (Class C3); Local centre including retail floorspace up to 900 sq metres (Classes A1, A2, A3) health and community facilities of up to 900 sq metres (Class D1) ; A 3FE first school (Class D1) (up to 2.8Ha site area) including associated playing area and parking and all associated enabling and ancillary works. 2) Detailed application for the creation of a means of access off Birchfield Road, Cur Lane, Foxlydiate Lane and emergency, pedestrian and cycle access to Pumphouse Lane. The creation of a primary access road, including associated cut and fill works and other associated earthworks, landscaping, lighting, drainage and utilities, crossings and surface water attenuation/drainage	2560	2560



# Housing Land Supply In Redditch Borough 2021-2022



Application Number	Ward	Address	Description	Gross Units	Net Units
21/01524	Lodge Park	228 Beoley Road East Redditch Worcestershire B98 8PE	1 no. 3 bed dwelling	1	1
22/00021	Headless Cross & Oakenshaw	74 Tennyson Road Redditch Worcestershire B97 5BN	Change of use from Class C3 to C2 children's care home	0	-1
21/01772	Central	Land On The West Side Of Edward Street Redditch Worcestershire B97 6HA	Erection of 6no apartments & 2no commercial Class E units	6	6
22/00051	Central	Unit 4 Millsborough House Ipsley Street Redditch Worcestershire B98 7AL	Prior approval application (Class MA) for a change of use to residential (Class C3) to form 30 x 1 bed apartments over ground, first and second floors	30	30
<b>TOTAL</b>				<b>3742</b>	<b>3727</b>





## Appendix 4 – Delivery Schedule

Site reference / Application number	Site name	2022/23	2023/24	2024/25	2025/26	2026/27
19/01600	Victoria Works, Edward Street	0	26	49		
19/00656	St Stephens House, Town Centre	98				
16/024	Redditch Trades & Labour Club	40				
14/321	Millsborough House	14				
20/01060	Car Park Land Adjacent Clive Works, Edward Street	0	0	12		
16/0263	Site 1 Foxlydiate	0	0	35	135	180
19/00976	Site 2 Brockhill East	65	65	65	65	65
19/01356	XBDY - Foxlydiate Barn House Farm	31	32			
22/00051	Unit 4 Millsborough House	0	0	30		
19/01575	Former Play Area, Edgeworth Close	19				
21/00521	Highfield House, Headless Cross Drive	0	69			
211	A435 ADR	0	0	45	45	45
143	Castleditch Lane/ Pheasant Lane	0	0	16		
203	Former Dingleside Middle School	0	0	16		
207	Matchborough District Centre	0	0	0	15	20
	Former Holyoaks Field First School	0	0	34		
Policy 34	Winyates District Centre	0	0	0	0	5
	Land at St Gregory's Church	0	10	15		
200	Land at Wirehill Drive	0	0	4	8	
<b>Sub Total</b>		<b>267</b>	<b>202</b>	<b>321</b>	<b>268</b>	<b>315</b>
<b>Small Site Completions (expected)</b>		<b>51</b>	<b>52</b>	<b>52</b>	<b>0</b>	<b>0</b>
<b>Windfalls</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>11</b>
<b>TOTAL</b>		<b>318</b>	<b>254</b>	<b>373</b>	<b>279</b>	<b>326</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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