

# Housing Land Supply in Redditch Borough 2011-2024

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April 2024





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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 2024. 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 69 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 77 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 ... The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old...*' and paragraph 79 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 do not have historic trend data.

<sup>1</sup> As detailed in Policy 4 of the adopted Borough of Redditch Local Plan No. 4

<sup>2</sup> The revised National Planning Policy Framework was updated on 20 December 2023





## 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 2023/24 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	22/23	23/24		
Proportionate target	337	337	337	337	337	337	337	337	337	337	337	337	337	<b>337</b>	<b>4381</b>
Net Completions	63	130	150	312	181	183	384	392	279	199	127	103	<b>276</b>	<b>2779</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 2023/24 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%
2021/22	108	19	<b>127</b>	14.96%
2022/23	64	39	<b>103</b>	37.86%
<b>2023/24</b>	<b>166</b>	<b>110</b>	<b>276</b>	<b>39.86%</b>
<b>Total</b>	<b>1896</b>	<b>883</b>	<b>2779</b>	<b>31.77%</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 2023/24, 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 2023/24**

Completions	1 bed	2 bed	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>
2021/22 (Gross)	47	44	24	16	1	<b>132</b>
2022/23 (Gross)	26	25	41	14	2	<b>108</b>
<b>2023/24 (Gross)</b>	<b>139</b>	<b>60</b>	<b>75</b>	<b>9</b>	<b>1</b>	<b>284</b>
<b>Total 2018/19-2023/24 (Gross)</b>	<b>303</b>	<b>400</b>	<b>459</b>	<b>231</b>	<b>12</b>	<b>1405</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 123 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 72 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 2024.

<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 2023/24**

Year	Brownfield	Greenfield	Total	Percentage Brownfield
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%
2020-21	17	182	199	8.54%
2021-22	56	71	127	44.09%
2022-23	28	75	103	27.18%
<b>2023/24</b>	<b>171</b>	<b>105</b>	<b>276</b>	<b>61.96%</b>
<b>Total</b>	<b>982</b>	<b>1797</b>	<b>2779</b>	<b>35.34%</b>

2.8 Historically Redditch Borough has achieved high figures of housing built on brownfield land. The 2023-24 year has exceeded recent years of net completions being on brownfield land, due to several windfall sites being completed, in such locations as the Town Centre.





## 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 2023/24 were 110 dwellings, an increase on the year before, reflecting some all-affordable sites that have been completed and some large development sites with affordable housing on them that are under construction. There are a further 1471 affordable housing commitments as of 1 April 2024.

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 2023/24 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) 2023-24 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	1403
2018/19	10	52	60	122	270	392
2019/20	14	37	13	64	215	279
2020/21	0	19	46	65	134	199
2021/22	0	14	5	19	108	127
2022/23	26	10	3	39	64	103
<b>2023/24</b>	<b>98</b>	<b>11</b>	<b>1</b>	<b>110</b>	<b>166</b>	<b>276</b>
<b>Total</b>	<b>257</b>	<b>271</b>	<b>355</b>	<b>883</b>	<b>1896</b>	<b>2779</b>

**Table 6: Affordable housing completions (Net) 2023-24 by bed number**

	1 bed	2 bed	3 bed	4 bed	5+ bed	Total
2011/12 to 2017/18	57	240	136	31	0	464
2018/19	6	84	28	4	0	122
2019/20	2	43	19	0	0	64
2020/21	4	35	22	4	0	65
2021/22	2	17	0	0	0	19
2022/23	12	17	10	0	0	39
<b>2023/24</b>	<b>47</b>	<b>39</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>110</b>
<b>Total</b>	<b>130</b>	<b>475</b>	<b>239</b>	<b>39</b>	<b>0</b>	<b>883</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 2018/19-2023/24 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 (Foxlydiate 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 2024 and sites UC and NS at 31 March 2024 by Ward**

Ward	Net Completed						Net UC	Net NS
	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2023/24	2023/24
Abbey	29	48	3	11	1	101	6	15
Astwood Bank and Feckenham	2	7	6	1	4	5	3	16
Batchley and Brockhill	129	134	134	25	8	0	0	6
Central	17	6	2	38	15	67	136	34
Church Hill	0	0	0	19	17	9	5	0
Crabbs Cross	6	4	-1	0	4	0	8	3
Greenlands	80	24	25	24	1	0	0	76
Headless Cross and Oakenshaw	0	2	14	3	0	1	71	9
Lodge Park	0	1	0	1	0	2	0	13
Matchborough	1	1	0	1	2	0	0	0
West	128	42	15	4	3	0	4	6
Winyates	0	10	1	0	1	1	0	237
Cross Boundary (Foxlydiate Site Bromsgrove District)	0	0	0	0	27	19	13	2563
Cross Boundary (Brockhill Site Bromsgrove District)	0	0	0	0	20	71	53	836
<b>Total</b>	<b>392</b>	<b>279</b>	<b>199</b>	<b>127</b>	<b>103</b>	<b>276</b>	<b>299</b>	<b>3814</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 2024.

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

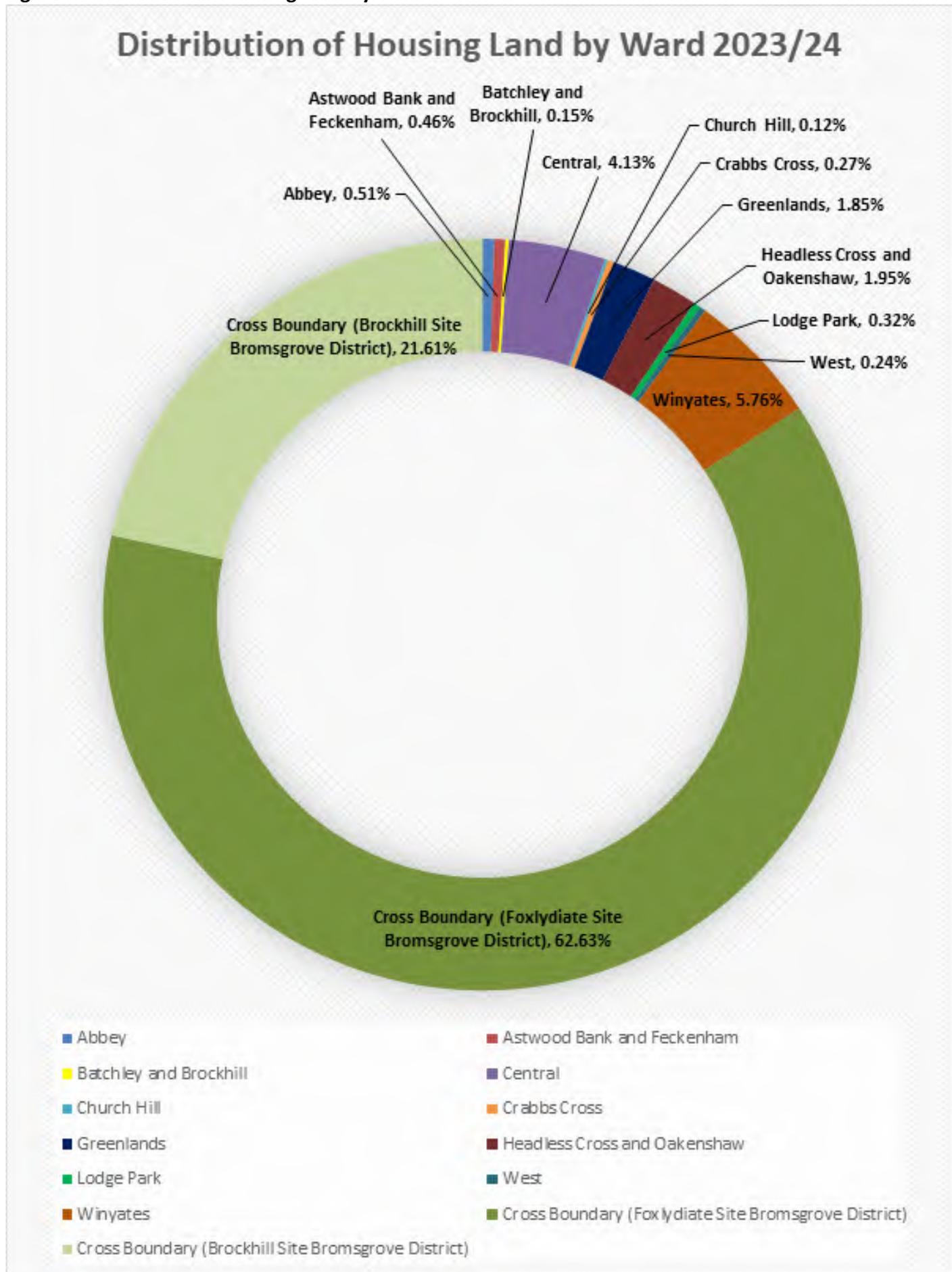
Ward	No. dwellings	% of supply
Abbey	21	0.51%
Astwood Bank & Feckenham	19	0.46%
Batchley and Brockhill	6	0.15%
Central	170	4.13%
Church Hill	5	0.12%
Crabbs Cross	11	0.27%
Greenlands	76	1.85%
Headless Cross & Oakenshaw	80	1.95%

Ward	No. dwellings	% of supply
Lodge Park	13	0.32%
Matchborough	0	0%
West	10	0.24%
Winyates	237	5.76%
Cross Boundary (Foxlydiate Site) Bromsgrove District	2576	62.63%
Cross Boundary (Brockhill Site Bromsgrove District)	889	21.61%
<b>Total</b>	<b>4113</b>	<b>100%</b>





Figure 1: Distribution of Housing Land by Ward





## 5. Housing Commitments

5.1 This section details the housing commitments within the Borough. There are currently **299 dwellings under construction** (See Appendix 2) and **3814 dwellings which have not started** (See Appendices 2 and 3) which benefit from valid planning permission this monitoring year. This gives a total of **4113 net housing commitments** in RBC.

5.2 Deliverable is defined in the NPPF (2023) 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.





## 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 2022 HDT outcomes data indicates that the HDT measurement for Redditch Borough is once again unmeasurable, resulting in no consequences/buffer application required by the Council. The supporting background calculation sheet was unavailable from DLUHC this year.

6.3 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 apply an appropriate buffer<sup>5</sup> if necessary, if DLUHC are able to provide the necessary supporting background calculation sheet.

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5 See Footnote 8 in the NPPF (Paragraph 79c)





## 7. Windfalls

7.1 The NPPF (paragraph 72) 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 2023/24**

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	179
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	1	10	8	13	-	-	-	-	-	-	316

316 / 28 years = 11.29 (rounded to 11 dwellings)

The windfall allowance for 2023/24 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 2024 to 31 March 2029

8.1 The NPPF (para 77) 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 2024.

		Dwellings	Average per Annum
a	RBC Local Housing Need based on 2014 household projections and 2023 affordability ratio		143
b	Requirement for 5 years (1 April 2024 to 31 March 2029)  (143 x 5)	715	143
c	Net Commitments at 1 April 2024	1418	
d	Deliverable Sites (1 April 2024 to 31 March 2029)	0	
e	Windfall Allowance  (11 x 2 years)	22	
f	Total Supply less 5 Year Requirement  (c + d + e) – b	725	
g	Number of Years Supply  (c + d + e) / 143	<b>10.1 years supply</b>	

8.4 The 5 year housing land supply calculation indicates that at 1 April 2024, Redditch Borough Council can demonstrate **10.1 years** of deliverable housing land supply for the period 1 April 2024 to 31 March 2029.







## Appendix 1 – Completions at 1 April 2024

Application Number	Ward	Address	Description	Gross Units	Net Units	Gross Comp 23/24	Net Comp 23/24
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	1	1
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	1	1
19/01575	Church Hill	Former Play Area, Edgeworth Close Redditch Worcestershire B98 8QQ	Residential development of 19 affordable dwellings with associated parking.	19	19	5	5
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	1	1
20/00651	Astwood Bank & Feckenham	Ridgeway Middle School, Evesham Road Astwood Bank, Redditch, Worcestershire, B96 6BD	The change of use and internal refurbishment of caretakers residential accommodation to school counselling and independent student support facilities.	0	-1	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	2	2
20/01415	Astwood Bank & Feckenham	26 High Street, Feckenham, Redditch Worcestershire B96 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	1	1





Application Number	Ward	Address	Description	Gross Units	Net Units	Gross Comp 23/24	Net Comp 23/24
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	40	40
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	2	2
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
22/01116	Abbey	127 Other Road Redditch Worcestershire B98 8DR	Conversion of existing single dwelling to 2 No. one bed flats.	2	1	2	1
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	1	1
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	2	1





Application Number	Ward	Address	Description	Gross Units	Net Units	Gross Comp 23/24	Net Comp 23/24
21/00766	Central	11 Lilac Close Redditch Worcestershire B98 7EA	Proposed rebuild of property following fire damage.	1	0	1	0
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	0	-1
22/00927	Headless Cross & Oakenshaw	129 Feckenham Road Headless Cross Redditch Worcestershire B97 5AG	Change of use of existing garage to 2 bed bungalow	1	1	1	1
23/00449	Headless Cross & Oakenshaw	203 Birchfield Road Redditch Worcestershire B97 4LX	Change of Use from Residential Bungalow to Offices	0	-1	0	-1
22/00849	Central	103 Lodge Road Redditch Worcestershire B98 7BS	change of use to C4, 6 bedroom, 6 person HMO Internal alterations for change of use from C3 to C4, 6 bedroom, 6 person HMO, including the erection of a dormer to rear elevation within permitted development rights. New extension being build has already been approved on a previous planning application (ref. PP-10388293)	0	-1	0	-1
22/01386	Central	144 Lodge Road Redditch Worcestershire B98 7BP	Rear single-storey extension for the creation of No.1 additional flat and associated works.	1	1	1	1





Application Number	Ward	Address	Description	Gross Units	Net Units	Gross Comp 23/24	Net Comp 23/24
22/01400	Astwood Bank & Feckenham	16 Feckenham Road Astwood Bank Worcestershire B96 6DS	Proposed change of use of ground floor to shop (Class E) and flat (Class C3)	1	1	1	1
<b>TOTAL</b>				174	167	160	153





## Appendix 2 – Under Construction at 1 April 2024

Application Number	Ward	Address	Description	Gross Units	Net Units	Gross NS 23/24	Gross UC 23/24	Gross Comp 23/24	Net NS 23/24	Net UC 23/24	Net Comp 23/24
19/00976	Cross Boundary (Brockhill Site)	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.	128	128	4	53	71	4	53	71
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	0	49	26	0	49	26
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	0	30	0	0	30	0





Application Number	Ward	Address	Description	Gross Units	Net Units	Gross NS 23/24	Gross UC 23/24	Gross Comp 23/24	Net NS 23/24	Net UC 23/24	Net Comp 23/24
22/00132	Central	Unit 5 Millsborough House Ipsley Street Redditch Worcestershire B98 7AL	Prior approval application (Class MA) for a change of use to residential (Class C3) to form 25 apartments over ground, first and second floors	25	25	0	25	0	0	25	0
23/00992	Headless Cross & Oakenshaw	Highfield House 1 Headless Cross Drive Redditch Worcestershire B97 5EQ	Conversion of part of an office block into residential flats. 17 x 1 bed and 7 x 2 bed (previous app 21/00521/CUPRIO)	24	24	0	24	0	0	24	0
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)	24	24	0	24	0	0	24	0
23/01236	Headless Cross & Oakenshaw	Highfield House Headless Cross Drive Redditch Worcestershire B97 5EQ	Prior approval application (Class MA) for Conversion of part of an office block into 21 residential flats comprising 9 x 1 bed and 12 x 2 bed (previous app 21/00521/CUPRIO)	21	21	0	21	0	0	21	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





Application Number	Ward	Address	Description	Gross Units	Net Units	Gross NS 23/24	Gross UC 23/24	Gross Comp 23/24	Net NS 23/24	Net UC 23/24	Net Comp 23/24
19/01356	Cross Boundary (Foxlydiat Site)	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 AH: 16 Social Rent, 7 Intermediate	63	62	3	13	20	3	13	19
21/00139	Central	Land At Torrs Close Redditch Worcestershire	Development of six 2 bedroom apartments and three 1 bedroom apartments, with associated external works and parking arrangements	9	9	0	9	0	0	9	0
22/00902	Central	Unit 2 Millsborough House Ipsley Street Redditch Worcestershire B98 7AL	Proposed replacement of existing roof structure with a new 2 storey roof top extension comprising 9 x 2 bedroom residential apartments	9	9	0	9	0	0	9	0
21/00615	Church Hill	Land At Paper Mill Drive Redditch Worcestershire	Erection of 9 new dwellings	9	9	0	5	4	0	5	4
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 bed roomed dwellin	4	4	0	4	0	0	4	0





Application Number	Ward	Address	Description	Gross Units	Net Units	Gross NS 23/24	Gross UC 23/24	Gross Comp 23/24	Net NS 23/24	Net UC 23/24	Net Comp 23/24
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
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	3	2	0	3	2
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	1	2	0	1	2	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	3	2	0	2	2	0
23/00413	Abbey	Aysa House 3-4 Church Green West Redditch Worcestershire B97 4DY	Change of Use of the second storey of Aysa House and associated works to provide 2 No. 1 bed 2 person apartments	2	2	0	2	0	0	2	0





Application Number	Ward	Address	Description	Gross Units	Net Units	Gross NS 23/24	Gross UC 23/24	Gross Comp 23/24	Net NS 23/24	Net UC 23/24	Net Comp 23/24
22/00197	Headless Cross & Oakenshaw	144 The Meadway Redditch Worcestershire B97 5AF	Proposed semi-detached building comprising 2 no 3 bedroom dwellings.	2	2	0	2	0	0	2	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	1	1	0	1	1
22/00216	Astwood Bank & Feckenham	Rookery Cottage Droitwich Road Feckenham Redditch Worcestershire B96 6RT	Demolition of existing buildings and the construction of a dwelling with associated works.	1	1	0	1	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
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
22/01067	Astwood Bank & Feckenham	19 Church Road Astwood Bank Worcestershire B96 6EH	Erection of a replacement dwelling and associated parking and external amenity space.	1	0	0	1	0	0	0	0



# Housing Land Supply In Redditch Borough 2023-2024



Application Number	Ward	Address	Description	Gross Units	Net Units	Gross NS 23/24	Gross UC 23/24	Gross Comp 23/24	Net NS 23/24	Net UC 23/24	Net Comp 23/24
21/00523	Lodge Park	137 St Georges Road Redditch Worcestershire B98 8ED	Replacement dwelling of an end of terrace property	1	0	0	1	0	0	0	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
22/00928	Central	Flat 4 105 Oakly Road Redditch Worcestershire B97 4EF	Demolition and reconstruction of rear wing due to damage	1	0	0	1	0	0	0	0
22/00202	Astwood Bank & Feckenham	55 Alcester Road Feckenham Redditch Worcestershire B96 6JP	Demolition of existing dwelling and construction of a new replacement dwelling	1	0	0	1	0	0	0	0
17/01357	Astwood Bank & Feckenham	R/O Victoria House, Astwood Bank, Redditch, Worcestershire, B96 6DS	Proposed three two-bedroom flats	3	3	3	0	0	3	0	0
<b>TOTAL</b>				472	465	14	304	124	13	299	123





## Appendix 3 – Not Started at 1 April 2024

Application Number	Ward	Address	Description	Gross Units	Net Units
20/01596	Astwood Bank & Feckenham	1344 Evesham Road Astwood Bank Redditch Worcestershire B96 6BD	Proposed new dwelling	1	1
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
21/01287	Crabbs Cross	25 St Peters Close Redditch Worcestershire B97 5LE	Demolition of existing dwelling and replacement with new dwelling	1	0
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





Application Number	Ward	Address	Description	Gross Units	Net Units
22/01469	Astwood Bank & Feckenham	27 New Road Astwood Bank Redditch Worcestershire B96 6AW	Erection of 2-bed bungalow in lieu of garage and associated works including demolition (Re-submission of Application 21/01369/FUL).	1	1
23/00140	Batchley and Brockhill	Caretakers Lodge Foxydiat Crescent Redditch Worcestershire	Conversion and extension of existing caretakers lodge to self-contained dwelling	1	1
22/00079	Central	30 Millsbro Road, Redditch, Worcestershire, B98 7BU	Creation of self-contained flat.	1	1
20/01650	Winyates	Land Off Far Moor Lane And West Of The A435 Birmingham Road Far Moor Lane Redditch Worcestershire	Redditch Borough and Stratford-on-Avon District - Cross Boundary Development - Erection of 236 homes with open space, landscaping, drainage, infrastructure and other associated works - comprising 210 new homes in Redditch and 26 new homes in Stratford on Avon (Stratford on Avon application ref; 21/00204/FUL)	210	210
22/01553	Cross Boundary (Brockhill Site)	Phase 6 Development Brockhill East Hewell Road Redditch Worcestershire	Application for reserved matters approval (appearance, landscaping, layout and scale) for the construction of 109 dwellings and associated works and infrastructure, pursuant to the outline planning permissions 19/00976/HYB and 19/00977/HYB. (Cross boundary application with Bromsgrove DC 22/01608/REM).	109	109





Application Number	Ward	Address	Description	Gross Units	Net Units
19/00977	Cross Boundary (Brockhill Site)	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.	651	651
16/0263	Cross Boundary (Foxlydiate Site)	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
21/01524	Lodge Park	228 Beoley Road East Redditch Worcestershire B98 8PE	1 no. 3 bed dwelling	1	1





Application Number	Ward	Address	Description	Gross Units	Net Units
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
21/01216	West	Land Adjacent To Baxters Court  Birchfield Road Redditch Worcestershire  B97 6QA	Construction of up to 3 houses with associated access, car parking, and landscaping	3	3
22/00019	Central	19 Mount Pleasant Redditch Worcestershire B97 4JA	Change of use of ground floor from residential (Class C3) to Commercial (Class E) to create a convenience store	0	-1
22/00176	Batchley and Brockhill	229 Salters Lane Redditch Worcestershire B97 6LD	Demolition of 229 and 231 Salters Lane, and the development of up to seven dwellings with associated amenity and parking provision (Outline application with matter of access for consideration)	7	5
23/00411	Abbey	1 Bates Hill Redditch Worcestershire B97 4AN	Change of use and conversion of ground floor hot food takeaway to one bedroom dwelling, alterations to existing openings and western side elevation of building	1	1



# Housing Land Supply In Redditch Borough 2023-2024



Application Number	Ward	Address	Description	Gross Units	Net Units
22/00308	Headless Cross & Oakenshaw	Land Rear Of 123, 125, 127 The Meadway, Redditch, Worcestershire, B97 5AF	Erection of 4no. three bedroomed dwellings, formation of new access off Burns Close and associated works	4	4
22/00312	Central	Land At West Avenue Redditch Worcestershire B98 7DH	Construction of 9 new flats, retaining walls and car parking on vacant land.	9	9
22/00255	Cross Boundary (Brockhill Site)	Fourth Phase Of Persimmon Brockhill Development Weights Lane Redditch Worcestershire	Application for reserved matters approval (appearance, landscaping, layout and scale) for the construction of 72 dwellings and associated works and infrastructure, pursuant to the hybrid planning permissions 19/00976/HYB and 19/00977/HYB (Cross boundary application with Redditch BC 22/00359/REM).	72	72
22/00468	Central	Land At Corner Of Lodge Road And Union Street Smallwood Redditch B98 7BP	Outline application (all matters reserved for subsequent consideration) for the erection of 2 No. three bedroomed houses	2	2
22/00843	Lodge Park	Beoley Mill Marlfield Lane Redditch Worcestershire B98 8PU	Subdivision of Mill from existing single residential unit to four residential units (flats) (internal alterations only) and conversion of connected outbuildings to two residential units (net gain of five residential units)	6	5





Application Number	Ward	Address	Description	Gross Units	Net Units
22/01017	Abbey	8-10 Unicorn Hill Redditch Worcestershire B97 4QU	Change of use of the first, second & loft floors from offices (Class E) to residential (Class C3), 4 x 1B2P flats & 1 x 2b4p	5	5
22/00887	Lodge Park	Redditch I F D Company Marlfield Lane Redditch Worcestershire B98 8PU	Change of use of existing storage building adjacent to Beoley Mill into five residential units including removal of the existing storage containers	5	5
22/01280	Central	Unit 3 Millsborough House Ipsley Street Redditch Worcestershire B98 7AL	Prior approval application (Class MA) for a change of use to residential (Class C3) to form 12 apartments over the ground and first floors	12	12
23/01077	Astwood Bank & Feckenham	Barns Off Love Lyne Redditch Worcestershire B97 5QH	Conversion and extension of existing agricultural barns to create 1 x new dwelling and associated works	1	1
23/00666	Headless Cross & Oakenshaw	Land To The Rear Of 30 Feckenham Road Headless Cross Redditch Worcestershire B97 5AR	Erection of one new dwelling	1	1





Application Number	Ward	Address	Description	Gross Units	Net Units
23/00775	Winyates	Land Adjacent To 29 Berkeley Close Redditch Worcestershire B98 0QB	Application for approval of reserved matters following approval under ref 20/00269/OUT: Erection of 2 no. three bed roomed dwellings. Matters of Access, Appearance, Landscaping, Layout and Scale sought	2	2
21/00447	Greenlands	The Alexandra Hospital Woodrow Drive Redditch Worcestershire B98 7UB	Outline application for the removal of existing carpark and demolition of existing apartment buildings (Use Class C3). Proposed new residential development of up to 92 homes (Use Class C3) with all matters, except the access road from Woodrow Drive to a point 100m west of the junction with Quinneys Lane, reserved (scale, layout, appearance, landscaping).	92	76
22/01316	Astwood Bank & Feckenham	Land Rear Of Sambourne Lane Astwood Bank Worcestershire	Erection of 9 self build / custom build detached dwellings and access. (OUTLINE application with the matter of appearance reserved)	9	9
23/00764	Abbey	4 - 6 Unicorn Hill Redditch Worcestershire B97 4QN	Use of property for 5 No. 1 bed flats and 2 No. studios	7	7
23/00966	Astwood Bank & Feckenham	Agricultural Barn At Moors Lane Feckenham Worcestershire B96 6JH	Demolition of existing buildings and erection of new dwelling and associated works.	1	1
23/01324	Headless Cross & Oakenshaw	96 Feckenham Road Headless Cross Redditch Worcestershire B97 5AJ	Erection of up to 3 dwellings.	3	3





Application Number	Ward	Address	Description	Gross Units	Net Units
22/00333	Winyates	St Gregorys Roman Catholic Church Winyates Way Redditch Worcestershire	Proposed Redevelopment of Land at St Gregory’s Church, Winyates to construct 25 No. new affordable dwellings and associated access road. To include demolition of existing Buildings, clearing of vegetation, temporary stopping up and permanent diversion of public footpaths. Including the rerouting of Foul and Storm Sewers within the site.	25	25
23/01344	Central	Millsborough House Ipsley Street Redditch Worcestershire B98 7AL	Proposed replacement of existing roof structure with a new single storey roof top extension comprising 5. No residential apartments	5	5
			<b>TOTAL</b>	<b>3822</b>	<b>3801</b>





## Appendix 4 – Delivery Schedule

Site reference / Application number	Site name	2024/25	2025/26	2026/27	2027/28	2028/29
19/01600	Victoria Works, Edward Street	49				
14/321	Unit 2 Millsborough House	0	14			
22/01280	Unit 3 Millsborough House	0	12			
22/00051	Unit 4 Millsborough House	0	30			
22/00132	Unit 5 Millsborough House	0	25			
16/0263	Site 1 Foxlydiate	0	35	135	180	210
19/00976	Site 2 Brockhill East	60	65	65	65	65
19/01356	XBDY - Foxlydiate Barn House Farm	16				
21/00521	Highfield House, Headless Cross Drive	69				
20/01650	Land Off Far Moor Lane And West Of The A435 Birmingham Road	0	40	40	40	40
22/00333	St Gregorys Roman Catholic Church	0	25			
	<b>Sub Total</b>	<b>194</b>	<b>246</b>	<b>240</b>	<b>285</b>	<b>315</b>
	<b>Small Site Completions (expected)</b>	<b>46</b>	<b>46</b>	<b>46</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>240</b>	<b>292</b>	<b>286</b>	<b>296</b>	<b>326</b>



**REDDITCH BOROUGH COUNCIL**



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