

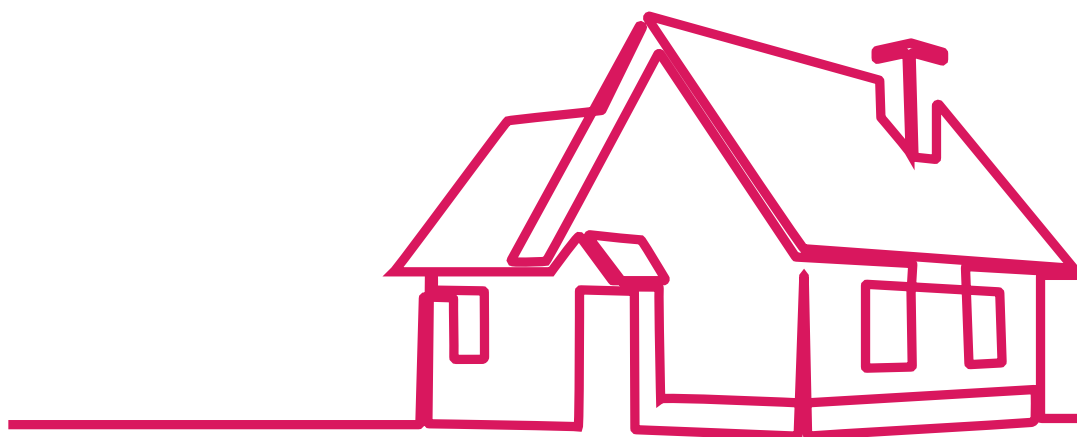


Housing Land Supply in Redditch Borough 2011-2025

April 2025

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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 6400¹ 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 2025. 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 72 of the National Planning Policy Framework² (NPPF) highlights that local planning authorities should have a clear understanding of the land available in their area. Paragraph 78 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.

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 in December 2024

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 2024/25 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 | 24/ 25 | |
| Proportionate target | 337 | 337 | 337 | 337 | 337 | 337 | 337 | 337 | 337 | 337 | 337 | 337 | 337 | 337 | 4718 |
| Net Completions | 63 | 130 | 150 | 312 | 181 | 183 | 384 | 392 | 279 | 199 | 127 | 103 | 276 | 174 | 2953 |

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 2024/25 by tenure

| Year | Private (Net) | Affordable (Net) | Total (Net) | Affordable Housing percentage |
|---------|---------------|------------------|-------------|-------------------------------|
| 2011/12 | 56 | 7 | 63 | 11.11% |
| 2012/13 | 79 | 51 | 130 | 39.23% |
| 2013/14 | 98 | 52 | 150 | 34.67% |
| 2014/15 | 167 | 145 | 312 | 46.47% |
| 2015/16 | 126 | 55 | 181 | 30.39% |
| 2016/17 | 110 | 73 | 183 | 39.89% |
| 2017/18 | 303 | 81 | 384 | 21.09% |
| 2018/19 | 270 | 122 | 392 | 31.12% |
| 2019/20 | 215 | 64 | 279 | 22.94% |
| 2020/21 | 134 | 65 | 199 | 32.66% |
| 2021/22 | 108 | 19 | 127 | 14.96% |
| 2022/23 | 64 | 39 | 103 | 37.86% |
| 2023/24 | 166 | 110 | 276 | 39.86% |
| 2024/25 | 102 | 72 | 174 | 41.38% |
| Total | 1998 | 955 | 2953 | 32.34% |

- 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 2024/25, 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 2024/25

| Completions | 1 bed | 2 bed | 3 bed | 4 bed | 5+ bed | Total |
|--|--------------|--------------|--------------|------------------|---------------|--------------|
| 2011/12 to 2017/18 (Net) | 240 | 458 | 378 | 327 ³ | 0 | 1403 |
| 2018/19 (Gross) | 27 | 132 | 158 | 79 | 0 | 396 |
| 2019/20 (Gross) | 42 | 86 | 77 | 73 | 4 | 282 |
| 2020/21 (Gross) | 22 | 53 | 84 | 40 | 4 | 203 |
| 2021/22 (Gross) | 47 | 44 | 24 | 16 | 1 | 132 |
| 2022/23 (Gross) | 26 | 25 | 41 | 14 | 2 | 108 |
| 2023/24 (Gross) | 139 | 60 | 75 | 9 | 1 | 284 |
| 2024/25 (Gross) | 28 | 56 | 52 | 38 | 3 | 177 |
| Total 2018/19 - 2024/25 (Gross) | 331 | 456 | 511 | 269 | 15 | 1582 |

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 124 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 75 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 2025.
(Continued on next page)

3 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 2024/25

| 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% |
| 2023 - 24 | 171 | 105 | 276 | 61.96% |
| 2024/25 | 66 | 108 | 174 | 37.93% |
| Total | 1048 | 1905 | 2953 | 35.49% |

2.8. Historically Redditch Borough has achieved high figures of housing built on brownfield land, which has diminished as the supply of brownfield sites has reduced. The 2023-24 year had a significantly high number of net completions on brownfield land, due to several windfall sites being completed, in such locations as the Town Centre. Completion of such sites has reduced the brownfield completions trend for 2024/25 to be more in line with recent trends.

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 number of affordable housing completions in 2024/25 was 72 dwellings, a decrease from the previous year. This reflects the fact that some large development sites with affordable housing may have previously delivered more affordable housing than private market housing as construction phases are undertaken to meet s.106 requirements. As of 1 April 2025, there are a further 1,514 affordable housing commitments.
- 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 2024/25 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) 2024-25 by tenure

| | Affordable Rent | Intermediate Housing ⁴ | Social Rented | Total Affordable | Private | Total |
|--------------------|-----------------|-----------------------------------|---------------|------------------|---------|-------|
| 2011/12 to 2017/18 | 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 |
| 2023/24 | 98 | 11 | 1 | 110 | 166 | 276 |
| 2024/25 | 63 | 8 | 1 | 72 | 101 | 173 |
| Total | 320 | 279 | 356 | 955 | 1997 | 2952 |

Table 6: Affordable housing completions (Net) 2024-25 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 |
| 2023/24 | 47 | 39 | 24 | 0 | 0 | 110 |
| 2024/25 | 15 | 47 | 8 | 2 | 0 | 72 |
| Total | 145 | 522 | 247 | 41 | 0 | 955 |

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 2018/19-2024/25 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 6,400 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 on next page.

Table 7: Completions from 1 April 2019 to 31 March 2025 and sites UC and NS at 31 March 2025 by Ward

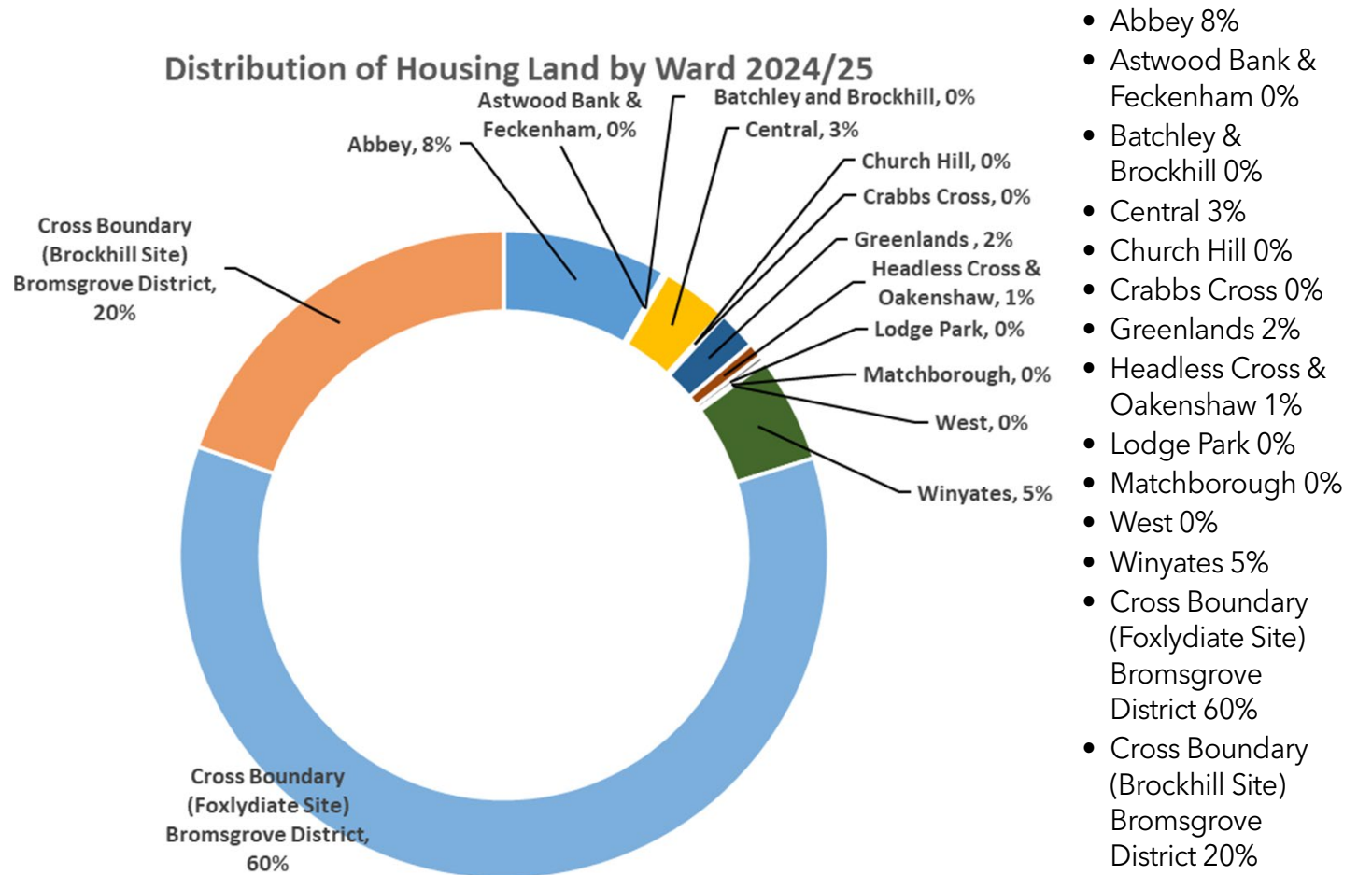
| | Net Completed | | | | | | | Net UC | Net NS |
|--|---------------|------------|------------|------------|------------|------------|------------|------------|-------------|
| | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2024/25 | 2024/25 |
| Abbey | 29 | 48 | 3 | 11 | 1 | 101 | 13 | 1 | 346 |
| Astwood Bank and Feckenham | 2 | | 6 | 1 | 4 | 5 | 5 | 0 | 14 |
| Batchley and Brockhill | 129 | 134 | 134 | 25 | 8 | 0 | 1 | 0 | 5 |
| Central | 17 | 6 | 2 | 38 | 15 | 67 | 49 | 105 | 36 |
| Church Hill | 0 | 0 | 0 | 19 | 17 | 9 | 5 | 0 | 0 |
| Crabbs Cross | 6 | 4 | -1 | 0 | 4 | 0 | 4 | 4 | 3 |
| Greenlands | 80 | 24 | 25 | 24 | 1 | 0 | 0 | 0 | 82 |
| Headless Cross and Oakenshaw | 0 | 2 | 14 | 3 | 0 | 1 | 3 | 31 | 4 |
| Lodge Park | 0 | 1 | 0 | 1 | 0 | 2 | 2 | 5 | 7 |
| Matchborough | 1 | 1 | 0 | 1 | 2 | 0 | 0 | 1 | 0 |
| West | 128 | 42 | 15 | 4 | 3 | 0 | 6 | 3 | 1 |
| Winyates | 0 | 10 | 1 | 0 | 1 | 1 | 13 | 33 | 191 |
| Cross Boundary (Foxlydiate Site Bromsgrove District) | 0 | 0 | 0 | 0 | 27 | 19 | 16 | 0 | 2610 |
| Cross Boundary (Brockhill Site Bromsgrove District) | 0 | 0 | 0 | 0 | 20 | 71 | 57 | 38 | 794 |
| Total | 392 | 272 | 199 | 127 | 103 | 276 | 174 | 221 | 4093 |

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 2025.

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

| Ward | No. dwellings | % of supply |
|--|---------------|-------------|
| Abbey | 347 | 8% |
| Astwood Bank and Feckenham | 14 | 0% |
| Batchley and Brockhill | 5 | 0% |
| Central | 141 | 3% |
| Church Hill | 0 | 0% |
| Crabbs Cross | 7 | 0% |
| Greenlands | 82 | 2% |
| Headless Cross and Oakenshaw | 35 | 1% |
| Lodge Park | 12 | 0% |
| Matchborough | 1 | 0% |
| West | 4 | 0% |
| Winyates | 224 | 5% |
| Cross Boundary (Foxlydiate Site) Bromsgrove District | 2610 | 61% |
| Cross Boundary (Brockhill Site) Bromsgrove District | 832 | 19% |
| Total | 4314 | 100% |

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 **221 dwellings under construction** (See Appendix 2) and **4093 dwellings which have not started** (See Appendices 2 and 3) which benefit from valid planning permission this monitoring year. This gives a total of **4314 net housing commitments** in RBC.
- 5.2. Deliverable is defined in the NPPF (2024) 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 Paragraph 78 (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 2023 HDT outcomes data indicates that the HDT measurement for Redditch Borough has exceeded delivery by 285%, resulting in no consequences for the Council.
- 6.3. The Council has repeatedly 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 buffer⁵ based on its own delivery analysis in the absence of MHCLG's acknowledgement to the issues repeatedly encountered and lack of supporting background calculation information, which continually skews delivery measurements.

5 See Footnote 8 in the NPPF (and Paragraph 78)

7. Windfalls

- 7.1. The NPPF (paragraph 75) 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 9 demonstrates the windfall completions since 1996/97 and shows that the average number of windfalls in this period is 11 dwellings per annum.

Table 9: Windfall completions for the years 1996/97 to 2024/25

| 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 | 8 | 13 | 6 | - | - | - | - | - | 322 |

322 / 29 years = 11.1 (rounded to 11 dwellings)

The windfall allowance for 2024/25 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 2025 to 31 March 2030

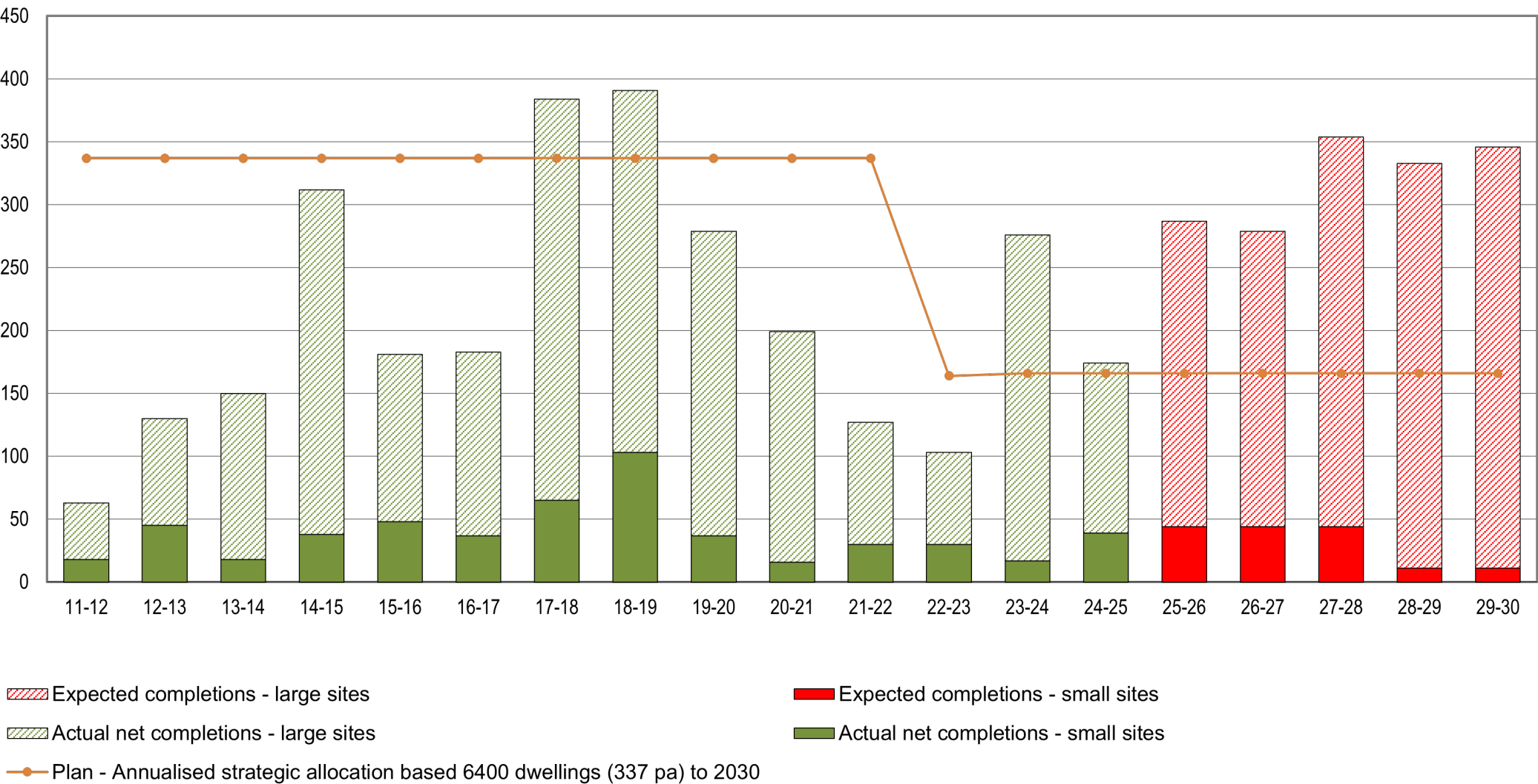
- 8.1. The NPPF (para 78) states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer to ensure choice and competition in the market for land.
- 8.2. The Borough of Redditch Local Plan No.4 became five years old on the 30th January 2022. Based on NPPF para 78, 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 not a five year supply of housing land in the Borough at 1 April 2025.

| | | Dwellings | Average per Annum |
|----------|--|-------------|-------------------|
| a | RBC Local Housing Need based on 2024 housing stock and affordability ratio | | 497 |
| b | Requirement for 5 years (1 April 2025 to 31 March 2030) $(497 \times 5) + 5\%$ | 2609 | 522 |
| c | Net Commitments at 1 April 2025 | 1599 | |
| d | Deliverable Sites (1 April 2025 to 31 March 2030) | 0 | |
| e | Windfall Allowance (11 x 2 years) | 22 | |
| f | Total Supply less 5 Year Requirement (c + d + e) - b $(1621 - 2609)$ | -988 | |
| g | Number of Years Supply (c + d + e) / 522 $(1621 / 522)$ | 3.11 | |

- 8.4. The 5 year housing land supply calculation indicates that at 1 April 2025, Redditch Borough Council can demonstrate 3.11 years of deliverable housing land supply for the period 1 April 2025 to 31 March 2030.

Trajectory

Borough of Redditch Housing Trajectory 1.4.2025



The trajectory chart shows past and future annual completions against an annualised assumption based on the number of dwellings required over the Plan period. The trajectory shows that there are very few years that exceed the annualised requirement.

Appendix 1 - Completions at 1 April 2025

| Application | Ward | Address | Description | Gross Unit | Net Unit | Gross Comp 24/25 | Net Comp 24/25 |
|-------------|----------------------------------|--|---|------------|----------|------------------|----------------|
| 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 | 1 | 1 |
| 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 | 3 | 3 |
| 19/01356 | Cross Boundary (Foxlydiate Site) | Barn House Farm, Foxlydiate Lane, Redditch, Worcs, 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 | 16 | 16 |
| 19/01600 | Central | Victoria Works, Edward Street, Redditch, Worcs, 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 | 49 | 49 |
| 20/00599 | Astwood Bank & Feckenham | Land Opposite 24, Droitwich Road, Droitwich Road, Feckenham, Worcs, B96 6JE | Development of 2 No Dwellings | 2 | 2 | 1 | 1 |
| 21/00523 | Lodge Park | 137 St Georges Road, Redditch, Worcs, B98 8ED | Replacement dwelling of an end of terrace property | 1 | 0 | 1 | 1 |
| 21/00530 | Crabbs Cross | 533 Evesham Road, Redditch, Worcs, 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 | 4 | 4 |
| 21/00615 | Church Hill | Land At Paper Mill Drive, Redditch, Worcs | Erection of 9 new dwellings | 9 | 9 | 5 | 5 |
| 21/01524 | Lodge Park | 228 Beoley Road East, Redditch, Worcs, B98 8PE | 1 no. 3 bed dwelling | 1 | 1 | 1 | 1 |

| Application | Ward | Address | Description | Gross Unit | Net Unit | Gross Comp 24/25 | Net Comp 24/25 |
|--------------|----------------------------|--|--|------------|------------|------------------|----------------|
| 21/01638 | Abbey | Paper Mill Barn, Brooklands Lane, Redditch, Worcs, B98 8PX | Conversion of barn and outbuilding to residential use | 1 | 1 | 1 | 1 |
| 22/00197 | Headless Cross & Oakenshaw | 144 The Meadway, Redditch, Worcs, B97 5AF | Proposed semi-detached building comprising 2 no 3 bedroom dwellings | 2 | 2 | 2 | 2 |
| 22/00202 | Astwood Bank & Feckenham | 55 Alcester Road, Feckenham, Redditch, Worcs, B96 6JP | Demolition of existing dwelling and construction of a new replacement dwelling | 1 | 0 | 1 | 1 |
| 22/00216 | Astwood Bank & Feckenham | Rookery Cottage, Droitwich Road, Feckenham, Redditch, Worcs, B96 6RT | Demolition of existing buildings and the construction of a dwelling with associated works | 1 | 1 | 1 | 0 |
| 22/00928 | Central | Flat 4, 105 Oakly Road, Redditch, Worcs, B97 4EF | Demolition and reconstruction of rear wing due to damage | 1 | 0 | 1 | 0 |
| 22/01067 | Astwood Bank & Feckenham | 19 Church Road, Astwood Bank, Worcs, B96 6EH | Erection of a replacement dwelling and associated parking and external amenity space | 1 | 0 | 1 | 1 |
| 23/00140 | Batchley & Brockhill | Caretakers Lodge, Foxlydiate Crescent, Redditch, Worcs | Conversion and extension of existing caretakers lodge to self-contained dwelling | 1 | 1 | 1 | 1 |
| 23/00413 | Abbey | Aysa House, 3-4 Church Green West, Redditch, Worcs, 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 | 2 | 2 |
| 23/00764 | Abbey | 4 - 6 Unicorn Hill, Redditch, Worcs, B97 4QN | Use of property for 5 No. 1 bed flats and 2 No. studios | 7 | 7 | 7 | 7 |
| 23/00966 | Astwood Bank & Feckenham | Agricultural Barn At Moors Lane, Feckenham, Worcs, B96 6JH | Demolition of existing buildings and erection of new dwelling and associated works | 1 | 1 | 1 | 1 |
| 24/00369 | Headless Cross & Oakenshaw | 151B-155 Evesham Road, First Floor, Redditch, Worcs, B97 5EJ | Proposed change of use of first floor office space into 1 no apartment. The elevations remain unchanged | 1 | 1 | 1 | 1 |
| 24/01088 | Central | 20 Other Road, Redditch, Worcs, B98 8DY | Conversion of use from C3 to C4 (HMO) | 0 | 0 | | |
| Total | | | | 180 | 175 | 100 | 98 |

Appendix 2 - Under Construction at 1 April 2025

| Application | Address | Ward | Description | Gross Unit | Net Unit | Gross NS 24/25 | Gross UC 24/25 | Gross Comp 24/25 | Net NS 24/25 | Net UC 24/25 | Net Comp 24/25 |
|-------------|---|---------------------------------|---|------------|----------|----------------|----------------|------------------|--------------|--------------|----------------|
| 14/321 | Unit 2 Millsborough House, Ipsley Street | Central | Conversion of existing Unit 2 into 14 apartments (first and second floors) | 14 | 14 | 0 | 14 | 0 | 0 | 14 | 0 |
| 18/00931 | 56 Marlpool Drive, Redditch, Worcs, B97 4RX | Central | Demolition of existing house due to structural difficulties, erection of new house | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |
| 19/00976 | Land At Brockhill East Weights Lane, Redditch, Worcs | Cross Boundary (Brockhill Site) | Hybrid planning application for up to 960 dwellings consisting of a full application for 128 dwellings accessed off Weights Lane | 128 | 128 | 0 | 0 | 57 | 0 | 0 | 57 |
| 19/01263 | Marlpit Farmhouse, Marlpit Lane, Redditch, Worcs, B97 5AW | West | Demolition of Dutch Barn, alterations and extensions to existing 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 | 1 | 1 | 2 | 1 |
| 20/01650 | Land Off Far Moor Lane And West Of The A435 Birmingham Road, Far Moor Lane, Redditch, Worcs | Winyates | 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 | 189 | 8 | 13 | 189 | 8 | 13 |
| 21/00037 | Rear Of 105 Evesham Road, Redditch, Worcs, B97 4JX | Headless Cross & Oakenshaw | Change of use, renovation and restoration to former use as a residential property | 1 | 1 | 0 | 1 | 0 | 0 | 1 | 0 |
| 21/00139 | Land At Torrs Close, Redditch, Worcs | Central | 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 |
| 21/00329 | Kenmar, Pumphouse Lane, Redditch, Worcs, B97 5PH | West | Demolition of existing dwelling; Construction of seven dwellings with associated access road, parking and amenity space | 7 | 6 | 0 | 1 | 6 | 0 | 1 | 5 |

| Application | Address | Ward | Description | Gross Unit | Net Unit | Gross NS 24/25 | Gross UC 24/25 | Gross Comp 24/25 | Net NS 24/25 | Net UC 24/25 | Net Comp 24/25 |
|-------------|--|---------------------------------|--|------------|----------|----------------|----------------|------------------|--------------|--------------|----------------|
| 21/00632 | Cooperative Group Ltd, 524 Evesham Road, Redditch, Worcs, B97 5JN | Crabbs Cross | Proposed erection of 4no. 3 bedroom dwellings (Reserved Matters application considering landscaping) | 4 | 4 | 0 | 4 | 0 | 0 | 4 | 0 |
| 21/01772 | Land On The West Side Of Edward Street, Redditch, Worcs, B97 6HA | Central | Erection of 6no apartments & 2no commercial Class E units | 6 | 6 | 0 | 6 | 0 | 0 | 6 | 0 |
| 22/00051 | Unit 4 Millsborough House, Ipsley Street Redditch, Worcs, B98 7AL | Central | 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 |
| 22/00132 | Unit 5 Millsborough House, Ipsley Street Redditch, Worcs, B98 7AL | Central | 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 |
| 22/00255 | Fourth Phase Of Persimmon Brockhill Development, Weights Lane, Redditch, Worcs | Cross Boundary (Brockhill Site) | 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 | 34 | 38 | 0 | 34 | 38 | 0 |
| 22/00333 | St Gregorys Roman Catholic Church, Winyates Way, Redditch, Worcs | Winyates | Proposed Redevelopment of Land at St Gregory's Church, Winyates to construct 25 No. new affordable dwellings and associated access road | 25 | 25 | 0 | 25 | 0 | 0 | 25 | 0 |
| 22/00887 | Redditch I F D Company, Marlfield Lane, Redditch, Worcs, B98 8PU | Lodge Park | Change of use of existing storage building adjacent to Beoley Mill into five residential units including removal of the existing storage containers | 5 | 5 | 0 | 5 | 0 | 0 | 5 | 0 |

| Application | Address | Ward | Description | Gross Unit | Net Unit | Gross NS 24/25 | Gross UC 24/25 | Gross Comp 24/25 | Net NS 24/25 | Net UC 24/25 | Net Comp 24/25 |
|--------------|--|----------------------------|--|------------|------------|----------------|----------------|------------------|--------------|--------------|----------------|
| 23/00862 | Flat Above 6 Church Green West, Redditch, Worcs, B97 4DY | Abbey | Revised description:- Conversion of existing offices to 1no. 2 bedroom flat with external bin and cycle storage area, and amended means of access to second floor apartment and means of escape from ground floor office | 1 | 1 | 0 | 1 | 0 | 0 | 1 | 0 |
| 23/00992 | Highfield House, 1 Headless Cross Drive, Redditch, Worcs, B97 5EQ | Headless Cross & Oakenshaw | 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 |
| 23/01344 | Millsborough House, Ipsley Street Redditch, Worcs, B98 7AL | Central | Proposed replacement of existing roof structure with a new single storey roof top extension comprising 5. No residential apartments | 5 | 5 | 0 | 5 | 0 | 0 | 5 | 0 |
| 24/00381 | Unit 2 Millsborough House, Ipsley Street, Redditch, Worcs, B98 7AL | Central | Prior approval application (Class MA) for a change of use to residential (Class C3) to form 7 apartments over the ground floor | 7 | 7 | 0 | 7 | 0 | 0 | 7 | 0 |
| 24/00478 | Golden Cross, 56 Unicorn Hill, Redditch, Worcs, B97 4RA | Abbey | Change of use of ground floor and part of lower ground floor from pub to restaurant | 0 | 0 | | | | | | |
| 24/00503 | 76 Eathorpe Close, Redditch, Worcs, B98 0HQ | Matchborough | Alterations to create 1No. ground floor 1-bedroom/2-person and 1No. first floor 2-bedroom/3-person flat | 2 | 1 | 0 | 1 | 0 | 0 | 1 | 0 |
| 24/00545 | Land Rear Of 121,123, 125, 127 The Meadway, Redditch, Worcs, B97 5AF | Headless Cross & Oakenshaw | Proposed erection of 6 dwellings | 6 | 6 | 0 | 6 | 0 | 0 | 6 | 0 |
| 24/01022 | Land At Smallwood Street, Redditch, Worcs, B98 7AZ | Central | Change of use from Use Class E/B8 office and warehouse use, to 9no. one bed apartments and office use (Use Class E), including rear two storey extension and associated works | 9 | 9 | 0 | 9 | 0 | 0 | 9 | 0 |
| Total | | | | 595 | 592 | 224 | 222 | 77 | 224 | 221 | 76 |

Appendix 3 - Not Started at 1 April 2025

| Application | Address | Ward | Description | Gross Unit | Net Unit |
|-------------|--|---------------------------------|--|------------|----------|
| 16/0263 | Land To The West Of Foxlydiat Lane And Pumphouse Lane, Bromsgrove Highway, Redditch, Worcs | Cross Boundary (Foxlydiat Site) | 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, Foxlydiat 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 |
| 17/01357 | R/O Victoria House, Astwood Bank, Redditch, Worcs, B96 6DS | Astwood Bank & Feckenham | Proposed three two-bedroom flats | 3 | 3 |
| 19/00615 | Foxlydiat Hotel, Birchfield Road, Redditch, Worcs, B97 6PX | Cross Boundary (Foxlydiat Site) | Application for outline planning permission with all matters reserved, apart from details in relation to access, layout and scale for the partial demolition of the building and former walled garden on site and the conversion of the remaining pub building into 12no. apartments alongside the erection of 38no. dwellings, children's play areas, landscaping and circulation space (amended description). | 50 | 50 |
| 19/00977 | Land At Brockhill East, Weights Lane, Redditch Worcs | Cross Boundary (Brockhill Site) | 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 | 410 | 410 |
| 20/01596 | 1344 Evesham Road, Astwood Bank, Redditch Worcs, B96 6BD | Astwood Bank & Feckenham | Proposed new dwelling | 1 | 1 |

| Application | Address | Ward | Description | Gross Unit | Net Unit |
|-------------|---|----------------------|---|------------|----------|
| 21/00447 | The Alexandra Hospital, Woodrow Drive, Redditch, Worcs, B98 7UB | Greenlands | 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 |
| 21/00605 | 87 Sillins Avenue, Redditch, Worcs, B98 8JU | Lodge Park | Conversion of existing HMO into two 1 bedroom apartments and rear extension to accommodate first floor access stairway | 2 | 2 |
| 21/01287 | 25 St Peters Close, Redditch, Worcs, B97 5LE | Crabbs Cross | Demolition of existing dwelling and replacement with new dwelling | 1 | 0 |
| 21/01523 | 38 Kenilworth Close, Redditch, Worcs, B97 5JX | Crabbs Cross | Change of use from Class E (doctors surgery) Class C3 Residential use. | 3 | 3 |
| 21/01830 | Land West Of Hither Green Lane, Redditch, Worcs, B98 9AZ | Abbey | Residential development (Class C3) with a vehicular access point onto Hither Green Lane, play areas, public open space including footways and cycleways, sustainable urban drainage systems and all other ancillary and enabling infrastructure | 216 | 216 |
| 22/00019 | 19 Mount Pleasant, Redditch, Worcs, B97 4JA | Central | Change of use of ground floor from residential (Class C3) to Commercial (Class E) to create a convenience store | 0 | -1 |
| 22/00079 | 30 Millsbro Road, Redditch, Worcs, B98 7BU | Central | Creation of self-contained flat. | 1 | 1 |
| 22/00109 | Land Adjacent 246 Birmingham Road, Redditch, Worcs | Abbey | Construction of 2 No. three bedroomed detached houses | 2 | 2 |
| 22/00176 | 229 Salters Lane, Redditch, Worcs, B97 6LD | Batchley & Brockhill | 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 |
| 22/00312 | Land At West Avenue, Redditch, Worcs, B98 7DH | Central | Construction of 9 new flats, retaining walls and car parking on vacant land. | 9 | 9 |
| 22/00468 | Land At Corner Of Lodge Road And Union Street, Smallwood, Redditch, B98 7BP | Central | Outline application (all matters reserved for subsequent consideration) for the erection of 2 No. three bedroomed houses | 2 | 2 |

| Application | Address | Ward | Description | Gross Unit | Net Unit |
|-------------|---|---------------------------------|---|------------|----------|
| 22/00843 | Beoley Mill, Marlfield Lane, Redditch, Worcs B98 8PU | Lodge Park | 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 |
| 22/01017 | 8-10 Unicorn Hill, Redditch, Worcs, B97 4QU | Abbey | 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 |
| 22/01316 | Land Rear Of Sambourne Lane, Astwood Bank, Worcs | Astwood Bank & Feckenham | Erection of 9 self build / custom build detached dwellings and access. (OUTLINE application with the matter of appearance reserved) | 9 | 9 |
| 22/01469 | 27 New Road, Astwood Bank, Redditch, Worcs, B96 6AW | Astwood Bank & Feckenham | Erection of 2-bed bungalow in lieu of garage and associated works including demolition (Re-submission of Application 21/01369/FUL) | 1 | 1 |
| 22/01553 | Phase 6 Development Brockhill East, Hewell Road, Redditch, Worcs | Cross Boundary (Brockhill Site) | 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 |
| 23/00411 | 1 Bates Hill, Redditch Worcs, B97 4AN | Abbey | 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 |
| 23/00543 | Conwil, Dagnell End Road, Redditch, Worcs, B98 9BD | Abbey | Demolition of existing dwelling and outbuildings and erection of 6 No. dwelling houses (use class C3) with associated access, parking and landscaping | 6 | 5 |
| 23/00666 | Land To The Rear Of 30 Feckenham Road, Headless Cross, Redditch, Worcs, B97 5AR | Headless Cross & Oakenshaw | Erection of one new dwelling | 1 | 1 |
| 23/00775 | Land Adjacent To 29 Berkeley Close, Redditch, Worcs, B98 0QB | Winyates | Application for approval of reserved matters following approval under ref 20/00269/OUT: Erection of 2 no. three bedroomed dwellings. Matters of Access, Appearance, Landscaping, Layout and Scale sought | 2 | 2 |
| 23/01077 | Barns Off Love Lyne, Redditch, Worcs, B97 5QH | Astwood Bank & Feckenham | Conversion and extension of existing agricultural barns to create 1 x new dwelling and associated works | 1 | 1 |

| Application | Address | Ward | Description | Gross Unit | Net Unit |
|--------------|--|---------------------------------|--|-------------|-------------|
| 23/01108 | Heart Of Worcestershire College, Osprey House, Albert Street, Redditch, Worcs, B97 4DE | Abbey | Change of use of existing building from education use (Use Class F1) to 33 supported living apartments (Use Class C2), erection of a three storey 83 bed care home (Use Class C2) with link and ancillary facilities; with associated underground parking, landscaping and ancillary works | 117 | 117 |
| 23/01324 | 96 Feckenham Road, Headless Cross, Redditch, Worcs, B97 5AJ | Headless Cross & Oakenshaw | Erection of up to 3 dwellings | 3 | 3 |
| 24/00083 | Brockhill Development - Phase Five Development, Weights Lane, Redditch, Worcs | Cross Boundary (Brockhill Site) | Reserved matters approval (appearance, landscaping, layout and scale) for the construction of 241 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 24/00077/REM) | 241 | 241 |
| 24/00340 | Land North Of Greenlands Business Centre, Studley Road, Redditch, Worcs | Greenlands | Application for approval of reserved matters following approval under ref 19/01312/HYB. Erection of eight dwellings (Matters of Appearance, Landscaping, Layout and Scale sought) | 8 | 8 |
| 24/00341 | Ashleigh Works, 24 Bromsgrove Road, Redditch, Worcs, B97 4QY | Central | Conversion of Ashleigh Works to 8 No. Apartments | 8 | 8 |
| 24/00631 | Land At Battens Close, Redditch, Worcs, B98 7HY | Greenlands | Change of use from C3 (Dwellinghouse) to C2 (Residential Institution) following previous approval (20/00947/FUL) | -2 | -2 |
| 24/01208 | 679 Evesham Road, Redditch, Worcs, B97 5LJ | Astwood Bank & Feckenham | Change of use from dwelling to optometrist | -1 | -1 |
| 24/01235 | Millsborough House, Ipsley Street, Redditch, Worcs, B98 7AL | Central | Prior approval application (Class MA) for the change of use of the first and second floors from Class E to residential (Class C3) to form 17 residential dwellings. The ground floor would remain as commercial retail space | 17 | 17 |
| Total | | | | 3891 | 3869 |

Appendix 4 - Delivery Schedule

| Site reference / Application number | Site name | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 |
|--|---|------------|------------|------------|------------|------------|
| 14/321 | Unit 2 Millsborough House | 14 | | | | |
| 22/01280 | Unit 3 Millsborough House | | | | 12 | |
| 22/00051 | Unit 4 Millsborough House | | | 30 | | |
| 22/00132 | Unit 5 Millsborough House | | | | | 25 |
| 16/0263 | Site 1 Foxlydiate | 35 | 135 | 180 | 210 | 210 |
| 19/00976 | Site 2 Brockhill East | 60 | 60 | 60 | 60 | 60 |
| 20/01650 | Land Off Far Moor Lane And West Of The A435 Birmingham Road | 40 | 40 | 40 | 40 | 40 |
| 22/00333 | St Gregorys Roman Catholic Church | 25 | | | | |
| Sub Total | | 243 | 235 | 310 | 322 | 335 |
| Small Site Completions (expected) | | 44 | 44 | 44 | 0 | 0 |
| Windfalls | | 0 | 0 | 0 | 11 | 11 |
| TOTAL | | 287 | 279 | 354 | 333 | 346 |

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