

2011-2021 Housing Land Supp in Redditch Borough

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 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 2021. This information is used to monitor the progress of meeting the housing requirement set out in the Borough of Redditch Local Plan No.4 (BORLP4), which was adopted in January 2017. Furthermore, this information will populate the Council's Authority Monitoring Report, which is published annually in December. It will also help the review of Local Plan policies, and provide background information for other strategic planning documents.

1.3 Paragraph 67 of the National Planning Policy Framework² (NPPF) highlights that local planning authorities should have a clear understanding of the land available in their area. Paragraph 73 of the NPPF states that '*... local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their local housing need requirement...*' and paragraph 75 states that '*... local planning authorities should monitor progress in building out sites which have permission. ...*' .

1.4 The role of housing land monitoring is to:

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

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

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

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



2 Housing Completions

2.1 This section details the completions to date which contribute to meeting the Borough’s housing requirement of 6400 dwellings up to 31 March 2030. For the Plan period (2011-2030) an average of 337 net completions per annum is required to meet the Borough’s housing requirement. Table 1 shows the housing delivery performance to date. For details of the sites which made contributions to the 2020/21 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		
Proportionate target	337	337	337	337	337	337	337	337	337	337	337	3370
Net Completions	63	130	150	312	181	183	384	392	279	199	2273	
										Shortfall to date	1097	

2.2 There is currently a shortfall of **1097 dwellings** against the BORLP4 requirement.

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



Table 2: Completions from 2011/12 to 2020/21 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%
Total	1558	715	2273	31.46%

2.4 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, 2019/20 and 2020/21, 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 2020/21

Completions	1 bed	2bed	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
Total 2018/19- 2020/21 (Gross)	91	271	319	192	8	881

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



Brownfield/Greenfield

2.5 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.

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

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

2.8 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 2021.



Table 4: Total number of dwellings (Net) completed on Brownfield and Greenfield land in monitoring years 2011/12 to 2020/21

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%
Total	727	1546	2273	31.98%

2.9 Historically Redditch Borough has achieved high figures of housing built on brownfield land, with the 2018-19 monitoring year resulting in a dramatic decline of brownfield completions. This decrease is mainly due to the number of large strategic sites across the Borough under construction which are located on greenfield land.



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 2020/21 was 65 dwellings. This is similar to last year, despite the lower number of overall net completions. There are a further 170 affordable housing commitments as of 1 April 2021.

3.4 For the breakdown of affordable completions by tenure, please see Table 5. For the breakdowns of bed spaces for affordable dwellings from 2011/12 to 2020/21 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) 2020-21 by tenure

	Affordable Rent	Intermediate Housing ⁴	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
Total	133	236	346	715	1558	2273

⁴ Including Shared Ownership



Table 6: Affordable housing completions (Net) 2020-21 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
Total	69	402	205	39	0	715



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 2018/19-2020/21 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 2021 and sites UC and NS at 31 March 2021 by Ward

Ward	Net Completed			Net UC	Net NS
	2018/19	2019/20	2020/21	2020/21	2020/21
Abbey	29	48	3	103	35
Astwood Bank and Feckenham	2		6		
		7		4	13
Batchley and Brockhill	129	134	134		
				19	25
Central	17	6	2	98	109
Church Hill	0	0	0	1	3
Crabbs Cross	6	4	-1	0	12
Greenlands	80	24	25	24	7
Headless Cross and Oakenshaw	0	2	14	3	8
Lodge Park	0	1	0	0	3
Matchborough	1	1	0	1	6
West	128	42	15	6	15
Winyates	0	10	1	0	15
Cross Boundary (Foxlydiate Site Bromsgrove District)	0	0	0	0	62
Total	392	279	199	259	313



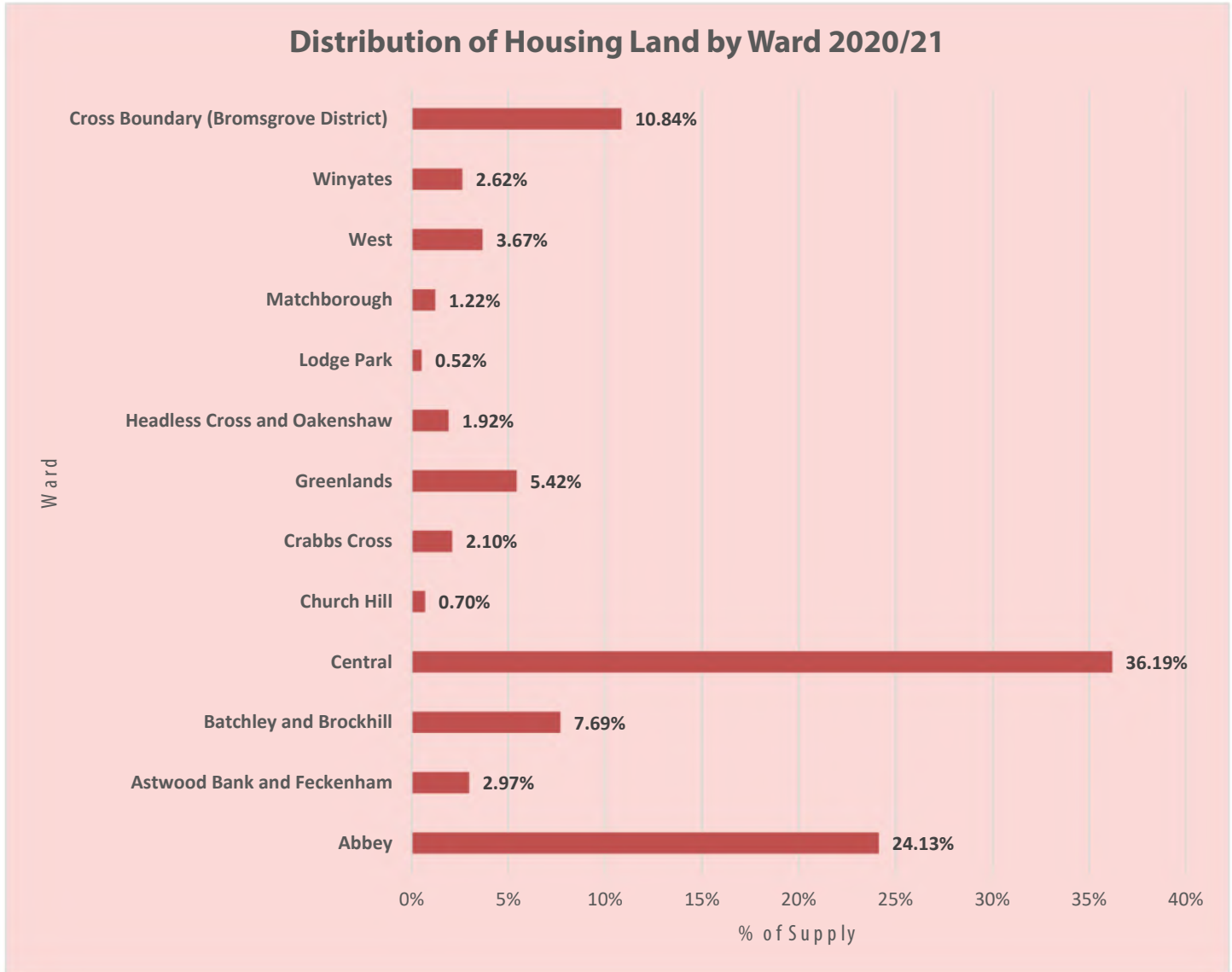
4.3 Table 8 shows the distribution of housing commitments by Ward as a percentage of the total **outstanding** housing supply in Redditch Borough at 31 March 2021.

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

Ward	No. dwellings	% of supply	Ward	No. dwellings	% of supply
Abbey	138	24.13%	Headless Cross & Oakenshaw	11	1.92%
Astwood Bank & Feckenham	17	2.97%	Lodge Park	3	0.52%
Batchley and Brockhill	44	7.69%	Matchborough	7	1.22%
Central	207	36.19%	West	21	3.67%
Church Hill	4	0.70%	Winyates	15	2.62%
Crabbs Cross	12	2.10%	Cross Boundary (Foxlydiate Site)	62	10.84%
Greenlands	31	5.42%	Bromsgrove District		
			Total	572	100.00%



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 **259 dwellings under construction** (See Appendix 2) and **313 dwellings which have not started** (See Appendices 2 and 3) which benefit from valid planning permission this monitoring year. This gives a total of **572 net housing commitments** in RBC.

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

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

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

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

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



Table 9: Allocated Deliverable sites within RBC

Site reference	Site name	Total site capacity	Deliverable dwellings within 5 years (2021/22 to 2025/26)
211	A435 ADR	207	180
203	Former Dingleside Middle School	16	16
207	Matchborough District Centre	70	70
Policy 34	Winyates District Centre	35	35
XBDY 1	Foxlydiat	2560	350
XBDY 2 and RBC GB	Brockhill East	600 & 365	270
200	Land at Wirehill Drive	12	12
Total		3865	933



6 Housing Delivery Performance

6.1 The Housing Delivery Test (HDT), which was introduced in 2019, relates to the buffer element of the five year housing land supply calculations and replaces the Housing Delivery Performance justification for a 5% buffer. The size of the buffer to apply is set out in the NPPF (2019) at Paragraph 73 (a-c) and is reiterated in the Planning Practice Guidance. The purpose of including a buffer is to ensure choice and competition in the market for land. The minimum buffer that can be applied is 5%, which has been applied to Redditch Borough for the purpose of calculating this year's five year housing land supply.



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 based on the 2017 to 2020 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
2017/18	336.84	150.9	0	150.9	150.9
2018/19	336.84	178	0	178	178
2019/20	336.84	179	0	179	179
Total					507.9

Housing Delivery

Year	Net Additional Dwellings
2017/18	384
2018/19	392
2019/20	279
Total	1055

Final HDT result = TD/TRx100

Total Delivery	Total Requirement	HDT result
1,055	507.9	207%



7. Windfalls

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

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

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

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

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

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

7.6 Therefore, a small site windfall allowance of **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																	
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	-	-	-	-	-	-	-	-	-	285

285 / 25 years = 11.4 (rounded to 11 dwellings)

The number of windfall commitments for 2020/21 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 2021 to 31 March 2026

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

8.2 Using net housing figures, the assessment below demonstrates that there is not a five year supply of housing land in the Borough at 1 April 2021.

	Dwellings	Average per Annum
a RBC Housing Requirement 2011-2030 (net)	6400	337 (rounded)
b Net Completions 1 April 2011 to 31 March 2021 (Table 1)	2273	
c Shortfall to 31 March 2021 against BORLP4 requirement (337 x 10) - b	1097	
d Requirement for 5 years (1 April 2021 to 31 March 2026) (337 x 5) + c + 5% buffer ⁵	2921	584
e Net Commitments at 1 April 2021 (313 Net Not Started + 259 Net Under Construction)	572	
f Deliverable Sites (1 April 2021 to 31 March 2026)	933	
g Windfall Allowance (11 x 2 years)	22	
h Total Supply less 5 Year Requirement (e + f + g) - d	-1394	
i Number of Years Supply (e + f + g) / 584	2.61 years	supply

⁵ In accordance with NPPF (2019) Paragraph 73

5 Year Housing Land Supply

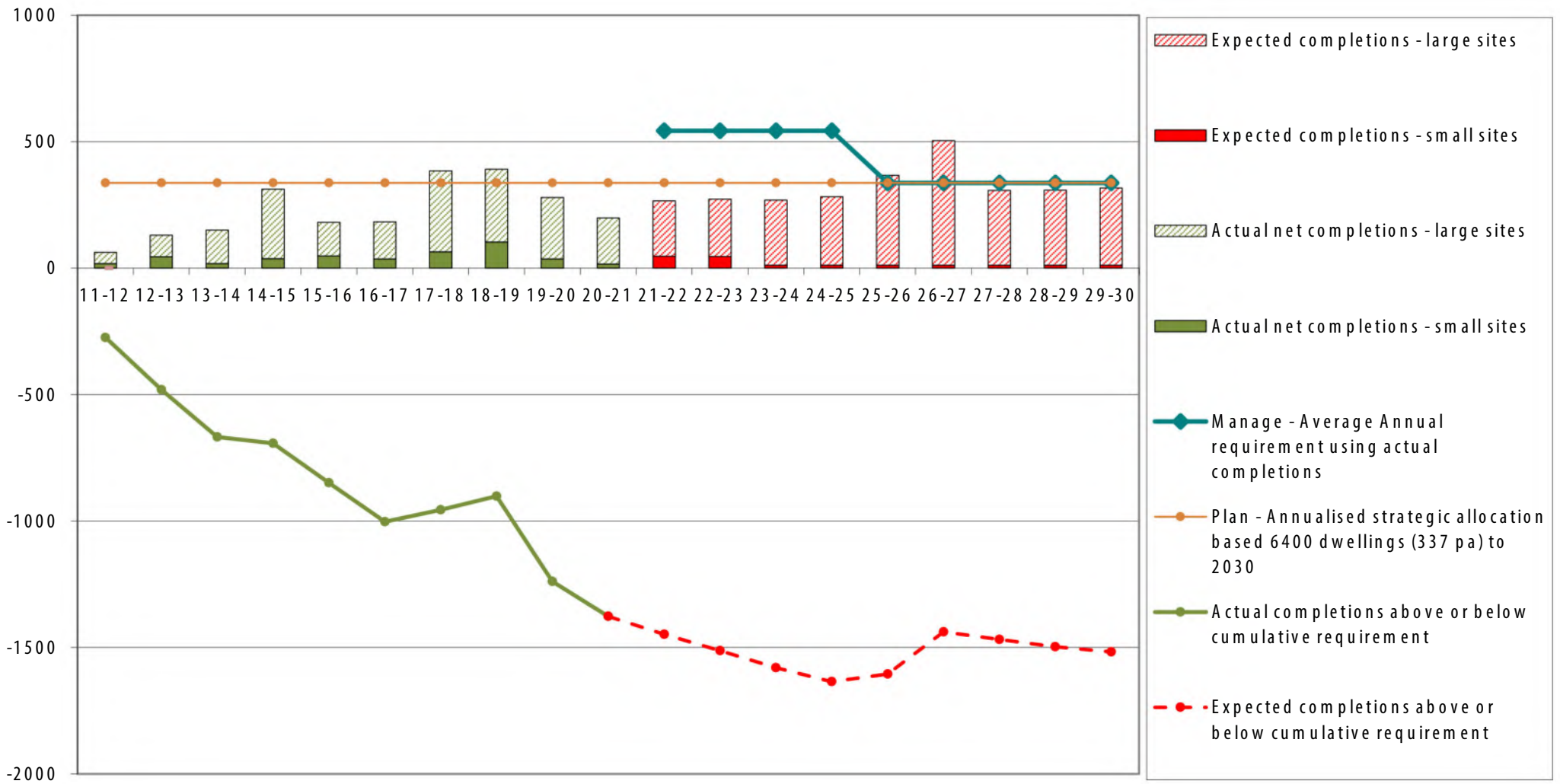


8.3 The 5 year housing land supply calculation indicates that at 1 April 2021, Redditch Borough Council can demonstrate 2.61 years of deliverable housing land supply for the period 1 April 2021 to 31 March 2026. This includes making good the shortfall accrued in the Borough of Redditch Local Plan No.4 period since 2011 and the application of a 5% buffer to ensure choice and competition in the market for land.



Trajectory

Borough of Redditch Housing Trajectory 1.4.2021





Appendices

Appendix 1 – Completions at 1 April 2021

Application Number	Ward	Site Address	Description of Application	Gross Units	Net Units	Gross Comp 20/21	Net Comp 20/21
16/297	Astwood Bank & Feckenham	Andys Barn Farm, Moors Lane	Conversion and extension of two existing agricultural barns into a single residential dwelling	1	1	1	1
17/00313	Astwood Bank & Feckenham	Andys Barn Farm, Moors Lane	Change of use of Existing Building to 2 No. Dwellings	2	2	2	2
17/00737	Headless Cross & Oakenshaw	The Forge Mill, 164 Evesham Road, Redditch, Worcestershire, B97 5ER	14no. one bedroom apartments involving the erection of a new apartment block and conversion of former Forge Mill Public House and associated car parking, green space and infrastructure.	14	14	14	14
17/00831	West	Land at Church Road	71 no. residential units	71	71	8	8
17/00983	Astwood Bank & Feckenham	Bradley Green Barn, Church Road	Agricultural building and associated land into a residential dwelling	1	1	1	1
18/01528	Crabbs Cross	423 Evesham Road, Redditch, Worcestershire, B97 5JA	Change of use from residential dwelling (C3) to a Day Nursery (Class D1) for use as administrative and ancillary accommodation for the existing nursery at 425 Evesham Road	0	-1	0	-1
17/00542	Greenlands	Rear of the Alexandra Hospital	140 no. residential units	140	140	6	6
18/00695	Headless Cross & Oakenshaw	Bungalow, Vaynor First School, Tennyson Road, Redditch, Worcestershire, B97 5BL	Change of use of the school Bungalow from residential to office space for the school trust.	0	-1	0	-1



Application Number	Ward	Site Address	Description of Application	Gross Units	Net Units	Gross Comp 20/21	Net Comp 20/21
18/00795	Abbey	5 Church Green West, Redditch, Worcestershire, B97 4DY	Change of Use of upper storeys and part ground floor to form 2no. residential flats. Ground Floor retail use to remain.	2	2	2	2
19/00355	Batchley and Brockhill	23 Willow Way, Redditch, Worcestershire, B97 6PQ	Conversion of existing Caretakers House C3 Use to D1 Use	0	-1	0	-1
14/371	Central	171 Mount Pleasant	Conversion of lower ground floor workshop into 2 bedroom flat	1	1	1	1
19/00658	Greenlands	Tudor Grange Academy, Woodrow Drive,, Redditch, Worcestershire, B98 7UH	Vacant former school caretaker house within school grounds	0	-1	0	-1
15/108	Astwood Bank & Feckenham	42 Dagtail Lane	New dormer bungalow	1	1	1	1
15/265	Batchley and Brockhill	Weights Lane	200 no. residential units	200	200	33	33
16/032	Astwood Bank & Feckenham	Mutton Hall Farm, Astwood Lane	Conversion and extension of barn to form one dwelling	1	1	1	1
16/260	Central	38 Sycamore Avenue	Detached bungalow	1	1	1	1
19/01084	West	10 Sandygate Close, Redditch, Worcestershire, B97 5RY	Proposed Two Bedroom Dwelling & Associated Landscaping and Services	1	1	1	1



Application Number	Ward	Site Address	Description of Application	Gross Units	Net Units	Gross Comp 20/21	Net Comp 20/21
20/00083	Winyates	52 Cheswick Close, Redditch, Worcestershire, B98 0QQ	Proposed one bed bungalow	1	1	1	1
20/00525	Headless Cross & Oakenshaw	85 Evesham Road, Redditch, Worcestershire B97 4JX	Retrospective planning application for conversion of office of previous plant hire business to a single bedroom dwelling	1	1	1	1
20/01218	Abbey	1 Alcester Street Redditch Worcestershire	Change of use of first and second floor to one x 2 bedroomed apartment	1	1	1	1
TOTAL				439	435	75	71



Appendix 2 – Under Construction at 1 April 2021

Application Number	Ward	Address	Description	Gross Units	Net Units	Gross NS 20/21	Gross UC 20/21	Gross Comp 20/21	Net NS 20/21	Net UC 20/21	Net Comp 20/21
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
17/00439	Central	Adj. 20 Old Crest Avenue	Proposed end terrace dwelling	1	1	0	1	0	0	1	0
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	0	1	0	0	1	0
19/00134	Central	Land At Junction Of Ipsley Street, Station Way & Evesham Street, Redditch, Worcestershire, B98 7AR	Provision of 14 no. self-contained supported one bedroom flats and resource hub (Use Class C2) and 13 no. 2 bedroom flats (Use Class C3) with associated	27	27	0	27	0	0	27	0



Application Number	Ward	Address	Description	Gross Units	Net Units	Gross NS 20/21	Gross UC 20/21	Gross Comp 20/21	Net NS 20/21	Net UC 20/21	Net Comp 20/21
			external works, car parking and landscaping.								
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
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	42	42	0	8	18	0	8	18



Application Number	Ward	Address	Description	Gross Units	Net Units	Gross NS 20/21	Gross UC 20/21	Gross Comp 20/21	Net NS 20/21	Net UC 20/21	Net Comp 20/21
			development on previously approved employment area.								
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
18/00968	Astwood Bank & Feckenham	1 Hoopers Lane, Astwood Bank, Redditch, Worcestershire, B96 6AP	Outline application (all matters reserved for subsequent consideration) for the erection of one detached dormer style bungalow	1	1	0	1	0	0	1	0
19/00320	West	Land At Church Road, Pumphouse Lane, Redditch, Worcestershire	Residential development of 9 bungalows	9	9	0	3	6	0	3	6
18/01205	Headless Cross & Oakenshaw	Land Rear Of 247 -249, Evesham Road, Redditch, Worcestershire	Proposed conversion to form 2no. semi-	2	2	0	2	0	0	2	0



Application Number	Ward	Address	Description	Gross Units	Net Units	Gross NS 20/21	Gross UC 20/21	Gross Comp 20/21	Net NS 20/21	Net UC 20/21	Net Comp 20/21
			detached dormer bungalows								
13/082	Central	Phoenix Megastore, Smallwood Street	Proposed 2 no. 2 bedroom apartments	2	2	0	2	0	0	2	0
13/087	Astwood Bank & Feckenham	22 Feckenham Road	Replacement dwelling	1	0	0	1	0	0	0	0
14/157	Greenlands	Opposite Tanhouse Farm, Studley Road	10 no. residential units	10	10	0	8	2	0	8	2
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
14/256	Batchley and Brockhill	Brockhill East Phase 2	296 no. residential units	296	296	3	11	102	3	11	102
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 20/21	Gross UC 20/21	Gross Comp 20/21	Net NS 20/21	Net UC 20/21	Net Comp 20/21
19/00588	Central	Land Off Winterbourne Close, Union Street, Redditch, Worcestershire	Construction of four semi-detached dwellings	4	4	0	4	0	0	4	0
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
20/00530	Central	The Torrs, Torrs Close Redditch Worcestershire B9 7 4JR	Erection of detached dwelling	1	1	0	1	0	0	1	0



Application Number	Ward	Address	Description	Gross Units	Net Units	Gross NS 20/21	Gross UC 20/21	Gross Comp 20/21	Net NS 20/21	Net UC 20/21	Net Comp 20/21
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	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
19/00935	Greenlands	Woodrow Medical Centre, Woodrow Centre, Redditch, Worcestershire, B98 7RY	Demolition of former Medical Centre and development of eight one bed apartments with associated	8	8	0	8	0	0	8	0



Application Number	Ward	Address	Description	Gross Units	Net Units	Gross NS 20/21	Gross UC 20/21	Gross Comp 20/21	Net NS 20/21	Net UC 20/21	Net Comp 20/21
			ancillary amenity and parking								
19/01065	Central	The Torrs, Torrs Close, Redditch, Worcestershire, B97 4JR	Two No. 4 bed detached houses in the rear garden.	2	2	0	2	0	0	2	0
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	3	8	0	3	8	0
20/00537	Central	The Torrs, Torrs Close, Redditch Worcestershire B97 4JR	Reconfiguration of existing house and apartment to form three dwellings	3	1	0	3	0	0	2	0
16/354	Central	Ashleigh Works, Bromsgrove Road	Change of use of Villa to 4 flats	4	4	0	4	0	0	4	0



Application Number	Ward	Address	Description	Gross Units	Net Units	Gross NS 20/21	Gross UC 20/21	Gross Comp 20/21	Net NS 20/21	Net UC 20/21	Net Comp 20/21
20/00997	Astwood Bank & Feckenham	4 - 6 High Street, Astwood Bank, Redditch WorcestershireB96 6DB	Conversion of ground floor retail premises to residential and extension to provide single dwelling.	1	1	0	1	0	0	1	0
20/00710	Matchborough	Ground Floor,37 Oxhill Close, Redditch WorcestershireB98 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	0	1	0	0	1	0
20/01232	Astwood Bank & Feckenham	Brookside, Swansbrook Lane Feckenham RedditchWorcestershireB96 6QB	Change of use agricultural building to dwelling.	1	1	0	1	0	0	1	0



Application Number	Ward	Address	Description	Gross Units	Net Units	Gross NS 20/21	Gross UC 20/21	Gross Comp 20/21	Net NS 20/21	Net UC 20/21	Net Comp 20/21
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	0	1	0	0	1	0
TOTAL				593	588	6	263	128	6	259	128



Appendix 3 – Not Started at 1 April 2021

Application Number	Ward	Address	Description	Gross Units	Net Units
16/276	Abbey	Land off Prospect Hill	10 no. apartments	10	10
17/00749	Central	The Golden Cross PH, Unicorn Hill	Erection of 8 apartments in a single block	8	8
17/01128	Astwood Bank & Feckenham	63 Well Close, Redditch, Worcestershire, B97 5LU	Construction of single storey extension to side and front and conversion to three apartments	3	2
17/012	Astwood Bank & Feckenham	Stoners Barn, Berrow Hill Lane	Conversion of a rural agricultural building into a residential dwelling	1	1
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
19/00137	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
18/01448	West	48 Church Road, Webheath, Redditch, Worcestershire, B97 5PG	Proposed 2 Bed Bungalow	1	1



Application Number	Ward	Address	Description	Gross Units	Net Units
18/01450	Headless Cross & Oakenshaw	Land Rear Of 123, 125, 127, The Meadway, Redditch, Worcestershire, B97 5AF	Erection of 4 new dwellings, formation of new access of Burns Close and associated works (re-sub of app 2015/137/OUT & 2016/280/RM)	4	4
18/01491	Matchborough	Land Fronting 10 To 15 Clifton Close And Rear Of 32 To 36, Brinklow Close, Redditch, Worcestershire	Outline application for the erection of 5 No. 2-bed dormer bungalows with associated infrastructure (affordable housing)	5	5
18/01509	Church Hill	Land At Heronfield Close, Redditch, Worcestershire	Outline application for the erection of 3 No. affordable 2-bed houses with associated infrastructure	3	3
18/01600	West	Sandygate Close, Redditch, Worcestershire	Outline application for the erection of 5 affordable housing No. 2-bed dormer bungalows with associated infrastructure	5	5
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
19/00075	Greenlands	Land Adj To 1 Fladbury Close, Redditch, Worcestershire, B98 7RX	Outline application for the erection of 2 No. 2-bed dormer bungalows with associated infrastructure (affordable housing)	2	2



Application Number	Ward	Address	Description	Gross Units	Net Units
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
18/01122	Abbey	Land Rear 144 - 164, Easmore Road, Redditch, Worcestershire	Development of 10no. 2-bed bungalows with improvements to access road.	10	10
19/00342	Abbey	Proposed Single Dwelling To The West Of 144 Easmore Road, Redditch, Worcestershire, B98 8EZ	Erection of one 4-bed dwelling	1	1
18/01428	Winyates	Land To The Rear Of Nos 213-229 Ibstock Close And To The Rear Of Nos 23-31 Foxcote Close, Redditch, Worcestershire, B98 0PZ	Outline application for the erection of 8 No. 2-bed dormer bungalows with associated infrastructure	8	8
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



Application Number	Ward	Address	Description	Gross Units	Net Units
19/00745	West	Kenmar, Pumphouse Lane, Redditch, Worcestershire, B97 5PH	Demolition of existing dwelling and erection of six two storey detached dwellings with ancillary garages and parking	6	5
19/00815	Winyates	Land Adjacent To 34 Badger Close, Redditch, Worcestershire, B98 0JE	Outline application for the construction of one 3 bedroomed dwelling	1	1
19/00835	Central	Land In West Avenue, Redditch, Worcestershire, B98 7DH	Proposed development of 6no. self-contained flats	6	6
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
19/01028	Headless Cross & Oakenshaw	123 Feckenham Road, Headless Cross, Redditch, Worcestershire, B97 5AH	Detached dwelling and garage	1	1
17/01357	Astwood Bank & Feckenham	R/O Victoria House, Astwood Bank Redditch Worcestershire B96 6DS	Proposed three two-bedroom flats	3	3



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
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
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
19/01263	West	Marlpit Farmhouse, Marlpit Lane, Redditch, Worcestershire, B97 5AW	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
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



Application Number	Ward	Address	Description	Gross Units	Net Units
20/00132	Abbey	The Royal British Legion Club,25 Easemore Road Redditch WorcestershireB98 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
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
20/00219	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 WorcestershireB97 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 WorcestershireB98 0QB	Outline application (all matters reserved for subsequent consideration) for the erection of 2 no. three bedroomed dwellings	2	2
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



Application Number	Ward	Address	Description	Gross Units	Net Units
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
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
20/00328	Headless Cross & Oakenshaw	44 Oakham Close, Redditch, Worcestershire, B98 7YG	Reserved Matters Application for the Erection of a Dwelling	1	1
20/00307	Astwood Bank & Feckenham	Meadow Farm, 33 Droitwich Road Feckenham Worcestershire B96 6RU	Change of use of building from agriculture to dwellinghouse	1	1
20/00299	Crabbs Cross	533 Evesham Road, Redditch Worcestershire B97 5JP	Outline application (all matters reserved for subsequent consideration) for the erection of 4 no. three bedroomed dwellings	4	4



Application Number	Ward	Address	Description	Gross Units	Net Units
20/00383	Abbey	Paper Mill Barn, Brooklands Lane Redditch Worcestershire B98 8PX	Conversion of existing barn and outbuilding to residential use.	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
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
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



Application Number	Ward	Address	Description	Gross Units	Net Units
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
19/01356	N/A (Bromsgrove District – Cross Boundary Allocation)	Barn House Farm Foxlydiate 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
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	3
20/01184	Astwood Bank & Feckenham	Rookery Cottage, Droitwich Road Feckenham Redditch Worcestershire B96 6RT	Conversion of agricultural building into 3 bed residential property.	1	1
20/01128	Abbey	Duncombe House, 4 William Street Redditch Worcestershire B97 4AJ	Conversion of the 1st & 2nd Floor into 4No. domestic apartments (C3a) including the extension of the 2nd floor.	4	4



Application Number	Ward	Address	Description	Gross Units	Net Units
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
20/01415	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
20/00992	Central	3 Vicarage View, Redditch Worcestershire B97 4RF	Construction of 1 No. 3 bedroom dwelling	1	1
20/01365	Headless Cross & Oakenshaw	56 Ellerdene Close, Redditch Worcestershire B98 7PW	Erection of single dwelling	2	1
20/01613	Crabbs Cross	Land To The North Of,12 Crabbs Cross Lane Redditch Worcestershire	Erection of 3 two storey dwellings.	3	3
21/00016	Crabbs Cross	Cooperative Group Ltd,524 Evesham Road Redditch Worcestershire B97 5JN	Proposed erection of 4no. 3 bedroom dwellings (Outline application with matters of access, appearance, scale and layout for consideration)	4	4
TOTAL				325	307



Appendix 4 – Delivery Schedule

Site reference / Application number	Site name	2021/22	2022/23	2023/24	2024/25	2025/26
18/00169	Land on Green Lane (RO Alex Hospital)	8				
18/01122	Land rear 144-164 Easemore Road	0	0	10		
14/157	Opposite Tanhouse Farm, Studley Road/ Green Lane	8				
14/256	Brockhill East	14				
19/01600	Victoria Works, Edward Street	10	30	35		
19/00656	St Stephens House, Town Centre	98				
16/024	Redditch Trades & Labour Club	0	40			
19/00134	Land at junction of Ipsley Street, Station Way and Evesham Street	27				
14/321	Millsborough House	14				
19/01630	St Benedicts Church Hall, Rowan Road	11				
20/01060	Car Park Land Adjacent Clive Works,Edward Street	0	12			
19/01356	XBDY - Foxlydiate Barn House Farm	0	31	32		
211	A435 ADR	0	45	45	45	45
203	Former Dingleside Middle School	0	0	16		



Site reference / Application number	Site name	2021/22	2022/23	2023/24	2024/25	2025/26
207	Matchborough District Centre	0	0	15	20	35
Policy 34	Winyates District Centre	0	0	0	5	30
XBDY 1	Foxlydiate	0	0	35	135	180
XBDY 2 and RBC GB	Brockhill East	10	65	65	65	65
200	Land at Wirehill Drive	0	4	8		
	Sub Total	200	227	261	270	355
	Small Site Completions (expected)	66	67	67	0	0
	Windfalls	0	0	0	11	11
	TOTAL	266	294	328	281	366

2011-2021 Housing Land Supply in Redditch Borough

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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