

Housing Land Supply in Redditch Borough 2011-2026

April 2026

Redditch Borough Council

Working together for our communities

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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[1] 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 2026. 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 Framework[2] (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 2025/26 completions, see Appendices 1 and 2.

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

	Year															
	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	25/26	Total
Proportionate target	337	337	337	337	337	337	337	337	337	337	337	337	337	337	**337**	**5055**
Net Completions	63	130	150	312	181	183	384	392	279	199	127	103	276	174	**279**	**3232**

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 2025/26 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%
2025/26	**203**	**76**	**279**	**27.24%**
Total	**2201**	**1031**	**3232**	**31.59%**

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 2025/26, 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 2025/26

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**
2025/26 (Gross)	**58**	**84**	**85**	**48**	**6**	**281**
Total 2018/19 - 2024/25 (Gross)	**389**	**540**	**596**	**317**	**21**	**1863**

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 2026. (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 2025/26

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%
2025/26	**94**	**185**	**279**	**33.69%**
Total	**1142**	**2090**	**3232**	**35.33%**

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 reduced the brownfield completions trend for 2024/25, however current planning applications to redevelop brownfield sites will see this trend increase over coming years.

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 BORLP[4] relates to affordable housing requirements within the Borough.

3.3. The total number of affordable housing completions in 2025/26 was 76 dwellings, a slight increase from the previous year. This reflects the fact that large development sites with affordable housing tend to deliver affordable housing based on when construction phases are undertaken to meet s.106 requirements. As of 1 April 2026, there are a further 1,517 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 2025/26 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) 2025/26 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**
2025/26	**33**	**23**	**20**	**76**	**203**	**279**
Total	**353**	**302**	**376**	**1031**	**2201**	**3232**

Table 6: Affordable housing completions (Net) 2025/26 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**
2025/26	**8**	**24**	**36**	**8**	**0**	**76**
Total	**153**	**546**	**283**	**49**	**0**	**1031**

4 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 2018/19-2025/26 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 2026 and sites UC and NS at 31 March 2026 by Ward

	Net Completed								Net UC	Net NS
	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2025/26	25/26
Abbey	29	48	3	11	1	101	13	**28**	**12**	**179**
Astwood Bank and Feckenham	2		6	1	4	5	5	**0**	**0**	**33**
Batchley and Brockhill	129	134	134	25	8	0	1	**0**	**0**	**5**
Central	17	6	2	38	15	67	49	**26**	**137**	**75**
Church Hill	0	0	0	19	17	9	5	**0**	**0**	**0**
Crabbs Cross	6	4	-1	0	4	0	4	**0**	**4**	**0**
Greenlands	80	24	25	24	1	0	0	**-2**	**0**	**84**
Headless Cross and Oakenshaw	0	2	14	3	0	1	3	**69**	**10**	**1**
Lodge Park	0	1	0	1	0	2	2	**5**	**0**	**5**
Matchborough	1	1	0	1	2	0	0	**1**	**0**	**0**
West	128	42	15	4	3	0	6	**7**	**2**	**9**
Winyates	0	10	1	0	1	1	13	**81**	**94**	**124**
Cross Boundary (Foxlydiate Site Bromsgrove District)	0	0	0	0	27	19	16	**0**	**0**	**2610**
Cross Boundary (Brockhill Site Bromsgrove District)	0	0	0	0	20	71	57	**64**	**27**	**741**
Total	**392**	**272**	**199**	**127**	**103**	**276**	**174**	**279**	**286**	**3866**

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 2026.

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

Ward	No. dwellings	% of supply
Abbey	191	5%
Astwood Bank and Feckenham	33	1%
Batchley and Brockhill	5	0%
Central	212	5%
Church Hill	0	0%
Crabbs Cross	4	0%
Greenlands	84	2%
Headless Cross and Oakenshaw	11	0%
Lodge Park	5	0%
Matchborough	0	0%
West	11	0%
Winyates	218	5%
Cross Boundary (Foxlydiate Site) Bromsgrove District	2610	63%
Cross Boundary (Brockhill Site) Bromsgrove District	768	19%
Total	**4152**	**100%**

5. Housing Commitments

5.1. This section details the housing commitments within the Borough. There are currently **286 dwellings** under construction (See Appendix 2) and **3866 dwellings** which have not started (See Appendices 2 and 3) which benefit from valid planning permission this monitoring year. This gives a total of **4152 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 2025 HDT outcomes data indicates that the HDT measurement for Redditch Borough has exceeded delivery by 129%, resulting in no consequences for the Council.

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 2025/26

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	6	4	-	-	-	-	326

326 / 30 years = 10.86 (rounded to 11 dwellings)

The windfall allowance for 2025/26 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 2026 to 31 March 2031

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.

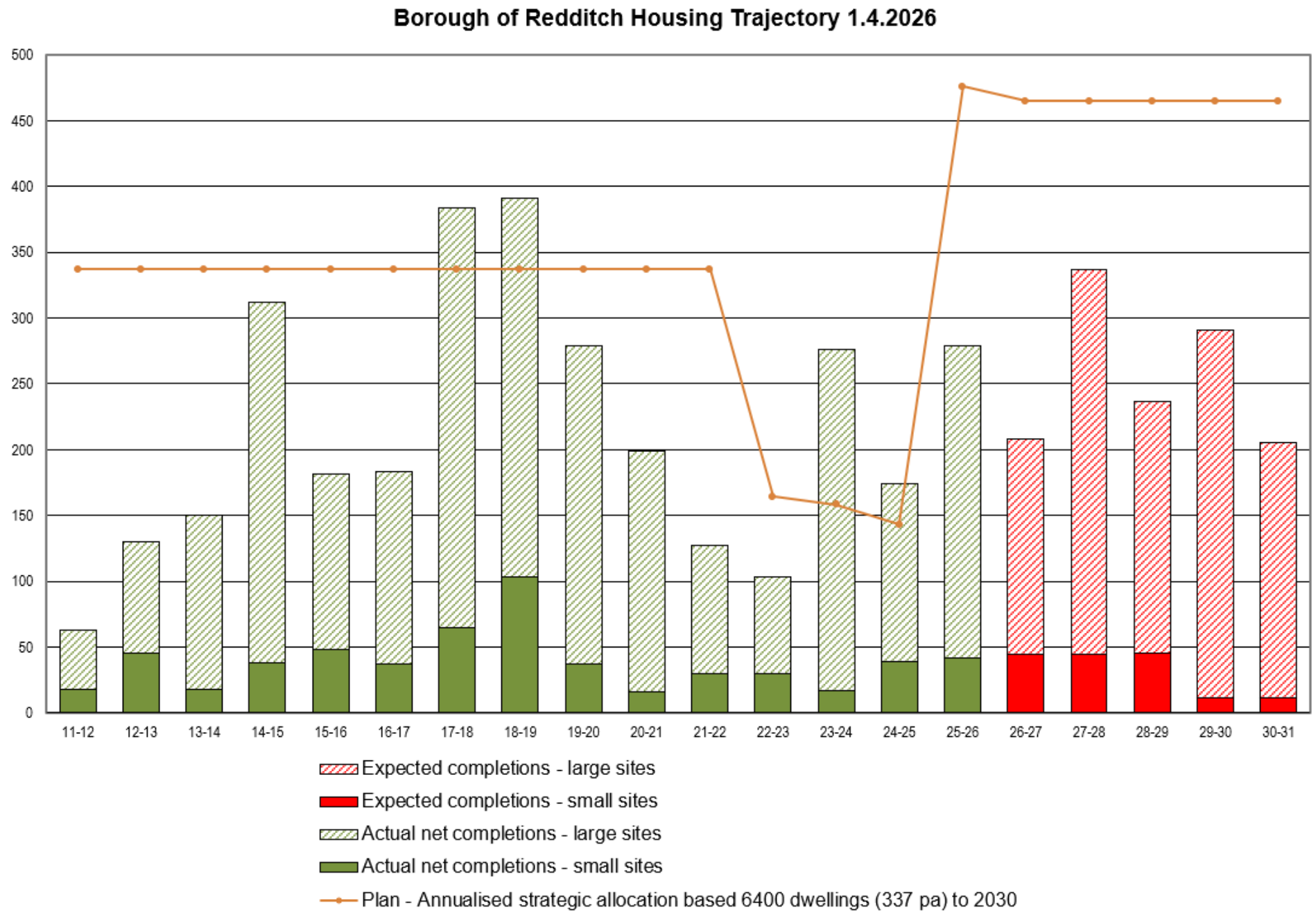
8.2. The Borough of Redditch Local Plan No.4 became five years old on the 30th January 2022. Based on NPPF para 78, the 5YHLS is now based on the calculated Local Housing Need, not the housing requirement in the adopted Local Plan. Local Housing Need has been calculated using the Standard Method as set 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 2026.

		Dwellings	Average per Annum
a	RBC Local Housing Need based on 2025 housing stock and affordability ratio		476
b	Requirement for 5 years (1 April 2026 to 31 March 2031) (476 x 5) +5%	2499	500
c	Net Commitments at 1 April 2026	1234	
d	Windfall Allowance (11 x 2 years)	22	
e	Total Supply less 5 Year Requirement (c + d + e) – b (1256 – 2499)	-1243	
f	Number of Years Supply (c + d + e) / 500 (1256 / 500)	**2.51**	

8.4. The 5 year housing land supply calculation indicates that at 1 April 2026, Redditch Borough Council can demonstrate 2.51 years of deliverable housing land supply for the period 1 April 2026 to 31 March 2031.

Trajectory


Borough of Redditch Housing Trajectory 1.4.2026
500
450
400
350
300
250
200
150
100
50
0
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
25-26
26-27
27-28
28-29
29-30
30-31
Expected completions - large sites
Expected completions - small sites
Actual net completions - large sites
Actual net completions - small sites
Plan - Annualised strategic allocation based 6400 dwellings (337 pa) to 2030

Appendix 1 – Completions at 1 April 2026

App. No.	Ward	Address	Description	Gross Units	Net Units	Gross Comp 25/26	Net Comp 25/26
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	7	6
21/00521	Headless Cross & Oakenshaw	Highfield House, Headless Cross Drive, Redditch, Worcestershire, B97 5EQ	Change of use from office (use class B1) to form 69 apartments (use class C3)	24	24	24	24
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	9	9
23/00862	Central	Flat Above 6 Church Green West, Redditch, Worcestershire, B97 4DY	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	1	1
24/00631	Greenlands	Land At Battens Close, Redditch, Worcestershire, B98 7HY	Change of use from C3 (Dwellinghouse) to C2 (Residential Institution) following previous approval (20/00947/FUL)	-2	-2	-2	-2
23/00411	Central	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	1	1
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	5	5
24/00503	Matchborough	76 Eathorpe Close, Redditch, Worcestershire, B98 0HQ	Alterations to create 1No. ground floor 1-bedroom/2-person and 1No. first floor 2-bedroom/3-person flat.	2	1	2	1

App. No.	Ward	Address	Description	Gross Units	Net Units	Gross Comp 25/26	Net Comp 25/26
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	1	1
24/01208	Astwood Bank & Feckenham	679 Evesham Road, Redditch, Worcestershire, B97 5LJ	Change of use from dwelling to optometrist	-1	-1	-1	-1
23/00992	Headless Cross & Oakenshaw	Highfield House, 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	24	24
23/01236	Headless Cross & Oakenshaw	Highfield House, Headless Cross Drive, Redditch, 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	21	21
24/00341	Central	Ashleigh Works, 24 Bromsgrove Road, Redditch, Worcestershire, B97 4QY	Conversion of Ashleigh Works to 8 No. Apartments	8	8	8	8
24/00381	Central	Unit 2 Millsborough House, Ipsley Street, Redditch, Worcestershire, B98 7AL	Prior approval application (Class MA) for a change of use to residential (Class C3) to form 7 apartments over the ground floor	7	7	7	7
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.	25	25	25	25
TOTALS				**132**	**130**	**132**	**130**

Appendix 2 – Under Construction at 1 April 2026

Application	Address	Ward	Description	Gross Unit	Net Unit	Gross NS 25/26	Gross UC 25/26	Gross Comp 25/26	Net NS 25/26	Net UC 25/26	Net Comp 25/26
25/00050	96 Feckenham Road, Headless Cross, Redditch, Worcestershire, B97 5AJ	Headless Cross & Oakenshaw	Erection of three detached dwellings on residential garden land to rear of 96 Feckenham Road	3	3	0	3	0	0	3	0
19/01263	Marlpit Farmhouse, Marlpit Lane, Redditch, Worcestershire, B97 5AW	West	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	1	1	2	1
21/00037	Rear Of 105 Evesham Road, Redditch, Worcestershire, 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
18/00931	56 Marlpool Drive, Redditch, Worcestershire, B97 4RX	Central	Demolition of existing house due to structural difficulties, erection of new house.	1	0	0	1	0	0	0	0
21/00016	Cooperative Group Ltd, 524 Evesham Road, Redditch, Worcestershire, B97 5JN	Crabbs Cross	Proposed erection of 4no. 3 bedroom dwellings (Reserved Matters application considering landscaping)	4	4	0	4	0	0	4	0

Application	Address	Ward	Description	Gross Unit	Net Unit	Gross NS 25/26	Gross UC 25/26	Gross Comp 25/26	Net NS 25/26	Net UC 25/26	Net Comp 25/26
20/01650	Land Off Far Moor Lane And West Of The A435 Birmingham Road, Far Moor Lane, Redditch, Worcestershire	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	124	30	56	124	30	56
21/01772	Land On The West Side Of Edward Street, Redditch, Worcestershire, 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, Worcestershire, 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, Worcestershire, 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
24/00545	Land Rear Of 121,123, 125, 127 The Meadway, Redditch, Worcestershire, B97 5AF	Headless Cross & Oakenshaw	Proposed erection of 6 dwellings	6	6	0	6	0	0	6	0

Application	Address	Ward	Description	Gross Unit	Net Unit	Gross NS 25/26	Gross UC 25/26	Gross Comp 25/26	Net NS 25/26	Net UC 25/26	Net Comp 25/26
22/00312	Land At West Avenue, Redditch, Worcestershire, B98 7DH	Central	Construction of 9 new flats, retaining walls and car parking on vacant land.	9	9	0	9	0	0	9	0
22/00255	Fourth Phase Of Persimmon Brockhill Development, Weights Lane, Redditch, Worcestershire	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	5	8	59	5	8	59
22/00843	Beoley Mill, Marlfield Lane, Redditch, Worcestershire, 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	6	0	0	5	0	0
22/01280	Unit 3, Millsborough House, Ipsley Street, Redditch, B98 7AL	Central	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	0	12	0	0	12	0
23/00775	Land Adjacent To 29 Berkeley Close, Redditch, Worcestershire, 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	0	2	0	0	2	0

Application	Address	Ward	Description	Gross Unit	Net Unit	Gross NS 25/26	Gross UC 25/26	Gross Comp 25/26	Net NS 25/26	Net UC 25/26	Net Comp 25/26
24/00083	Brockhill Development - Phase Five Development, Weights Lane, Redditch, Worcestershire	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	217	19	5	217	19	5
21/01830	Land West Of Hither Green Lane, Redditch, Worcestershire, 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	214	214	174	12	28	174	12	28
24/01022	Land At Smallwood Street, Redditch, Worcestershire, 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
24/01235	Millsborough House, Ipsley Street, Redditch, Worcestershire, 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	0	17	0	0	17	0

Application	Address	Ward	Description	Gross Unit	Net Unit	Gross NS 25/26	Gross UC 25/26	Gross Comp 25/26	Net NS 25/26	Net UC 25/26	Net Comp 25/26
23/01344	Millsborough House, Ipsley Street, Redditch, Worcestershire, 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
25/00414	Ipsley House, Ipsley Church Lane, Redditch, Worcestershire, B98 0AJ	Winyates	Reserved Matters application for the erection of 62 dwellings (use class C3), open space and associated works pursuant to outline consent 24/00717/OUT.	62	62	0	62	0	0	62	0
25/00481	Easemore House, 103 Easemore Road, Redditch, Worcestershire, B98 8EY	Central	Demolition of existing buildings and erection of a residential development of up to 13 No. new dwellings	13	13	0	13	0	0	13	0
25/00513	7A Beaufort Street, Redditch, Worcestershire, B98 7DE	Central	Change of use from Class E to Class C3 by creating two self contained flats	2	2	0	2	0	0	2	0
24/00080	25 Easemore Road, Redditch, Worcestershire, B98 8ER	Central	Demolition of existing building and development of 8 dwellings	8	8	0	8	0	0	8	0
TOTAL				**962**	**960**	**527**	**286**	**149**	**526**	**286**	**149**

Appendix 3 – Not Started at 1 April 2026

App. No.	Address	Ward	Description	Gross Units	Net Units
25/00878	Adjacent 25 Dagtail Lane, Redditch, Worcestershire, B97 5QT	Astwood Bank & Feckenham	Permission in principle for the erection of 1 new dwelling.	1	1
23/00543	Conwil, Dagnell End Road, Redditch, Worcestershire, 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
19/00615	Foxlydiate Hotel, Birchfield Road, Redditch, Worcestershire, B97 6PX	Cross Boundary (Foxlydiate 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, childrens play areas, landscaping and circulation space (amended description).	50	50
22/01469	27 New Road, Astwood Bank, Redditch, Worcestershire, 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, Worcestershire	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
19/00977	Land At Brockhill East, Weights Lane, Redditch, Worcestershire	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 associatedworks including landscaping.	410	410

App. No.	Address	Ward	Description	Gross Units	Net Units
16/0263	Land To The West Of Foxlydiate Lane And Pumphouse Lane, Bromsgrove Highway, Redditch, Worcestershire	Cross Boundary (Foxlydiate 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, 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
24/00340	Land North Of Greenlands Business Centre, Studley Road, Redditch, Worcestershire	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
21/01216	Land Adjacent To Baxters Court, Birchfield Road, Redditch, Worcestershire, B97 6QA	West	Construction of up to 3 houses with associated access, car parking, and landscaping	3	3
22/00019	19 Mount Pleasant, Redditch, Worcestershire, B97 4JA	Central	Change of use of ground floor from residential (Class C3) to Commercial (Class E) to create a convenience store	0	-1
22/00176	229 Salters Lane, Redditch, Worcestershire, B97 6LD	Batchley and 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

App. No.	Address	Ward	Description	Gross Units	Net Units
25/01228	Land Adjacent 3 Popes Lane, Astwood Bank, Worcestershire	Astwood Bank & Feckenham	Permission in principle for the erection of up to 6 dwellings	6	6
25/01245	Walnut Tree Farm, Dark Lane, Astwood Bank, Redditch, Worcestershire, B96 6AS	Astwood Bank & Feckenham	Proposed new dwelling, with associated access drive, garage and gardens.	1	1
23/00666	Land To The Rear Of 30 Feckenham Road, Headless Cross, Redditch, Worcestershire, B97 5AR	Headless Cross & Oakenshaw	Erection of one new dwelling	1	1
21/00447	The Alexandra Hospital, Woodrow Drive, Redditch, Worcestershire, 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
22/01316	Land Rear Of Sambourne Lane, Astwood Bank, Worcestershire	Astwood Bank & Feckenham	Erection of 9 self build / custom build detached dwellings and access. (OUTLINE application with the matter of appearance reserved)	9	9
24/00820	Holborne Farm, Pumphouse Lane, Redditch, Worcestershire, B97 5PH	West	Proposed dwelling including demolition of existing outbuilding	1	1
24/00844	Former Clive Works, Edward Street, Redditch, Worcestershire, B97 6HA	Central	Erection of 72 apartments comprising 57, one bedroomed and 15, two bedroomed units to be provided as an affordable housing product (social rent)	72	72

App. No.	Address	Ward	Description	Gross Units	Net Units
24/01076	Workshop,1300 Evesham Road, Astwood Bank, Redditch, Worcestershire, B96 6AN	Astwood Bank & Feckenham	Demolition of existing buildings and redevelopment to provide three residential dwellings with access off Evesham Road and associated infrastructure.	3	3
24/01206	The Anchorage, West Avenue, Redditch, Worcestershire, B98 7DH	Central	Change of use of disused Hostel to 3 No. flats. 2 No. 1 Bed flats and 1 No. 2 Bed flat	3	3
25/00103	Land Adjacent To Feckenham Gardens, Astwood Lane, Feckenham, Redditch, Worcestershire, B96 6JQ	Astwood Bank & Feckenham	Erection of up to 9 dwellings	9	9
25/00236	Flat Above 6 Church Green West, Redditch, Worcestershire, B97 4DY	Central	Extend the existing building to the rear by two storey to create 2No. residential apartments	1	1
26/00298	Land Adjacent Crumpfields Lane, Redditch, Worcestershire	West	Outline Planning Permission (All Matters Reserved) except for access for the erection of five dwellings, new access and associated works	5	5
25/00633	52 Dagtail Lane, Redditch, Worcestershire, B97 5QT	Astwood Bank & Feckenham	Erection of 1 new dwelling	1	1
26/00038	Land Adjacent Yeates Acre, Feckenham, Worcestershire	Astwood Bank & Feckenham	Permission in principle for the erection of up to two dwellings	2	2
TOTALS				**3361**	**3341**

Appendix 4 – Delivery Schedule

Site reference / Application number	Site name	2026/27	2027/28	2028/29	2029/30	2030/31
24/01235	Unit 2 Millsborough House					17
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			12	50	75
19/00976	Site 2 Brockhill East	60	60	60	60	60
20/01650	Land off Far Moor Lane / West of A435	40	40	40	34	
21/01830	West of Hither Green Lane, Bordesley	40	40	40	39	
21/00447	Land at Alexandra Hospital			22	40	30
24/00844	Former Clive Works, Edward Street		72			
25/00414	Ipsley House, Ipsley Church Lane	11	51			
19/00615	Foxlydiate Hotel, Birchfield Road			18	20	12
25/00481	Easemore House, 103 Easemore Road	13				
Sub Total		**164**	**293**	**192**	**280**	**194**
Small Site Completions (expected)		**44**	**44**	**45**	**0**	**0**
Windfalls		**0**	**0**	**0**	**11**	**11**
TOTAL		**208**	**337**	**237**	**280**	**194**

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