

Housing Land Supply in Redditch Borough 2011-2019

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 2019. 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 has been re-designed for this monitoring year (2018-19) to provide a more streamlined and useful document. As such, some datasets won't have historic trend data, but this will be collated from this monitoring year forward.

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 2018/19 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	Total
Proportionate target	337	337	337	337	337	337	337	337	2696
Net Completions	63	130	150	312	181	183	384	392	1795
Shortfall to date									901

2.2 There is currently a shortfall of **901 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 2018/19 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	34.66%
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%
Total	1209	586	1795	32.65%

2.4 Affordable housing completions to date constitute 32.65% of the total housing completions. Considering the above table includes completions from all size site completions, it can be assumed that Policy 6 is currently performing well.

2.5 The way that Redditch monitors its housing completions was been changed this monitoring year, and as such, the number of bed spaces per dwelling has been identified. Due to this change in monitoring, data for the years prior to this monitoring year is unavailable in the same format. From this monitoring year onwards, RBC will continue to monitor the number of bed spaces per completed dwelling. The way completed sites are monitored with regards to bed spaces per dwelling means that figures are only available in Gross for 2018/19. Table 3 identifies the number of dwellings by bed space which have been completed this monitoring year and in previous years. They have not been totalled as this will give a false figure due to previous monitoring years being monitored in Gross, and previous years monitored in Net.

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

Brownfield/Greenfield

2.6 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.

2.7 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.'*

2.8 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.

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

2.9 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 2019.

Table 4: Total number of dwellings (Net) completed on Brownfield and Greenfield land in monitoring years 2011/12 to 2018/19				
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%
Total	642	1153	1795	35.77%

2.10 Historically Redditch Borough has achieved high figures of housing built on brownfield land, with the current 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. The Local Plan identifies further strategic development sites, some of which are yet to obtain planning permission, which are greenfield land and will further exacerbate the imbalance of brownfield land completions in the Borough.

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 2018/19 was 122 dwellings. This was higher than in recent years reflecting the increase in net completions across the Borough.

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 2018/19 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) 2018-19 by tenure

Year	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
Total	119	180	287	586	1209	1795

Table 6: Affordable housing completions (Net) 2018-19 by bed number

Year	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
Total	63	324	164	35	0	586

4. Including Shared Ownership

4 Distribution of Housing Supply

4.1 Table 7 provides details of completed sites (COMP), sites which are Under Construction (UC) and Not Started (NS) at 31 March 2019 by Ward. Data for the breakdown of completed dwellings by Wards has not been available for previous monitoring years, however RBC will continue to monitor the number of completions per Ward in future monitoring years.

Table 7: Completions from 1 April 2011 to 31 March 2019 and sites UC and NS at 31 March 2019			
Ward	Net Comp 2018/19	Net UC 2018/19	Net NS 2018/19
Abbey	29	45	126
Astwood Bank and Feckenham	2	7	12
Batchley and Brockhill	129	126	168
Central	17	10	40
Church Hill	0	0	4
Crabbs Cross	6	4	10
Greenlands	80	14	54
Headless Cross and Oakenshaw	0	1	21
Lodge Park	0	2	13
Matchborough	1	0	5
West	128	32	41
Winyates	0	9	9
Total	392	250	503

4.2 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 2019.

Table 8: Distribution of housing sites with planning permission (Net)					
Ward	No. dwellings	% of supply	Ward	No. dwellings	% of supply
Abbey	171	22.71%	Greenlands	68	9.03%
Astwood Bank and Feckenham	19	2.52%	Headless Cross and Oakenshaw	22	2.92%
Batchley and Brockhill	294	39.04%	Lodge Park	15	1.99%
Central	50	6.64%	Matchborough	5	0.66%
Church Hill	4	0.53%	West	73	9.69%
Crabbs Cross	14	1.86%	Winyates	18	2.39%
			Total	753	100.00%

Percentages are rounded and therefore may not add to 100%

5 Housing Commitments

5.1 This section details the housing commitments within the Borough. There are currently **250 dwellings under construction** (See Appendix 2) and 503 dwellings which have not started (See Appendices 2 and 3) which benefit from valid planning permission this monitoring year. This gives a total of **753 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 four 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 four deliverable sites within the Borough.

Table 9: Allocated deliverable sites for RBC housing requirement

Site reference	Site name	Total site capacity	Deliverable dwellings within 5 years (2019/20 to 2023/24)
211	A435 ADR	260	166
207	Matchborough District Centre	70	70
XBDY 1	Foxlydiate	2728	560
XBDY 2 and RBC GB	Brockhill East	700	215
	Total	3758	1011

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 is applicable to Redditch Borough Council as the HDT outcome is above 85%. The Council is not demonstrating a fixed annual statement, therefore a 10% buffer is not appropriate, and a 20% buffer is only applicable if the HDT outcome is below 85%, again this does not apply.

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 in Housing Land Supply documents previously.

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 2018/19

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	-	-	-	-	-	-	-	-	-	-	-	264

264/23 years = 11.47 (rounded to 11 dwellings)

The number of windfall commitments for 2018/19 is 11.

11 x 2 years = 22. This number has been applied to the five year housing land supply.

8 Five Year Housing Land Supply 1 April 2019 to 31 March 2024

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 2019.

Table 11: Housing land supply at 1st April 2019

	Dwellings	Average per Annum
a RBC Housing Requirement 2011-2030 (net)	6400	337 (rounded)
b Net Completions 1 April 2011 to 31 March 2019 (Table 1)	1795	
c Shortfall to 31 March 2019 against BORLP4 requirement (337 x 8) - b	901	
d Requirement for 5 years (1 April 2019 to 31 March 2024) (337 x 5) + c + 5% buffer ⁵	2715	543
e Net Commitments at 1 April 2019 (503 Net Not Started + 250 Net Under Construction)	753	
f Deliverable Sites (1 April 2019 to 31 March 2024)	1011	
g Windfall Allowance (11 x 2 years)	22	
h Total Supply less 5 Year Requirement (e + f + g) - d (1786-2715)	-929	
i Number of Years Supply (e + f + g) / 543 (1786/543)	3.29 years supply	

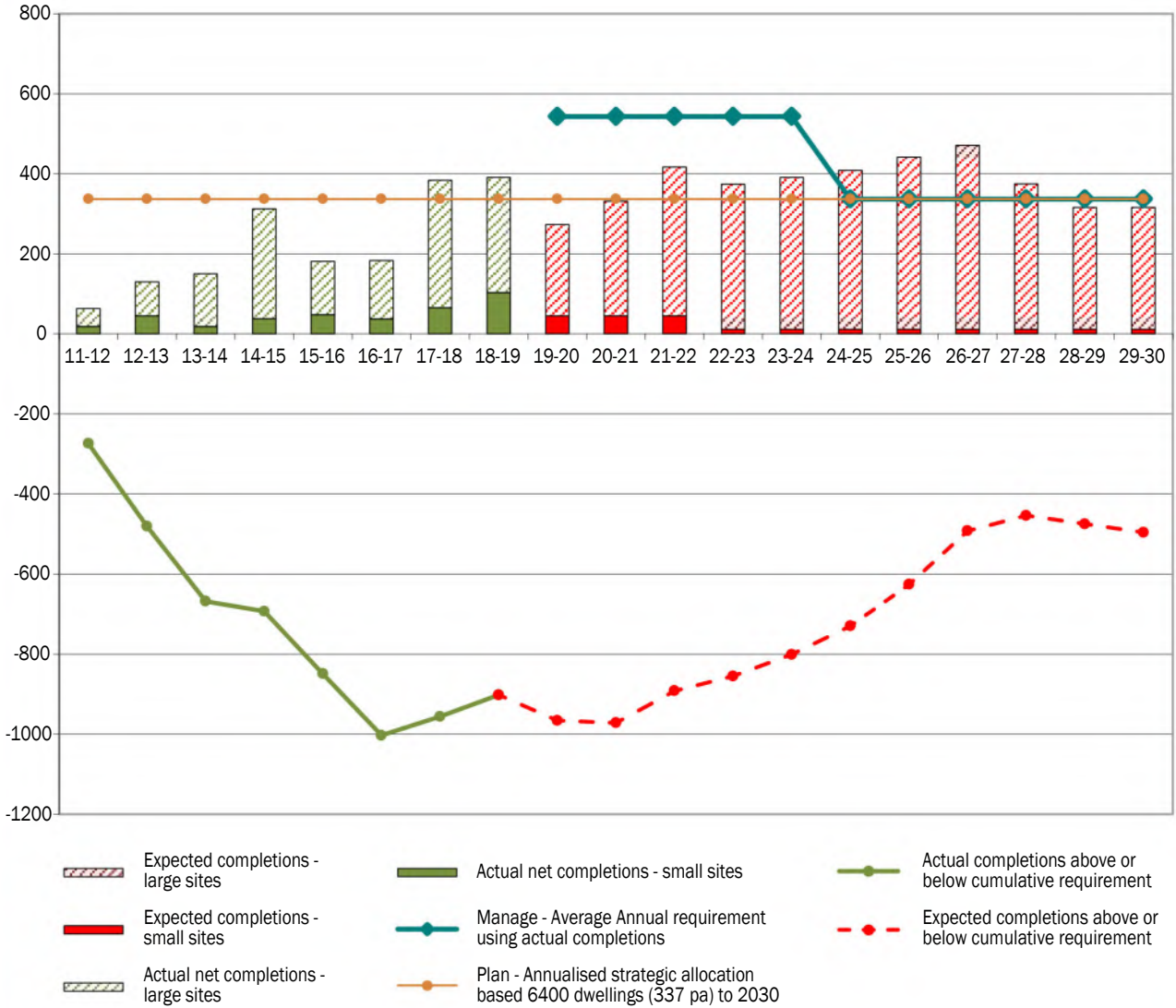
8.3 The 5 year housing land supply calculation indicates that at 1 April 2019, Redditch Borough Council can demonstrate **3.29 years** of deliverable housing land supply for the period 1 April 2019 to 31 March 2024. This includes making good the shortfall accrued in the Borough of Redditch Local Plan No. 4 period since 2011 and the application of a 5% buffer to ensure choice and competition in the market for land.

8.4 A number of large sites within the Borough are nearing completion and will be completed within the next few years. Steadily increasing build-rates have led to the increase in completions for this monitoring year (2018/19) and last monitoring year (2017/18) following long lead-in times for site preparation.

5. In accordance with NPPF (2019) Paragraph 73

Figure 2: Housing Trajectory

Borough of Redditch Housing Trajectory 1st April 2019



Appendices

Appendix 1: Completions at 1 April 2019

App No	Ward	Address	Description	Gross Units	Net Units	Gross Comp 18/19	Net Comp 18/19
11/113	Matchborough	7 Morsefield Lane	Conversion of dwelling into 2 no. flats	2	1	2	1
13/292	Astwood Bank & Feckenham	Old Yarr, Blaze Lane	Conversion of stable and agricultural barn to 2 no. dwellings	2	2	2	2
14/237	Central	3 Plymouth Road	Proposed erection of 6 residential dwellings, alteration to existing 3 bed bungalow and new vehicular access from Aspoll Close.	6	6	5	5
15/035	West	Land east of Birchfield Road	29 no. residential units	29	29	14	14
15/086	Central	Carantec, The Mayfields	New dwelling	1	1	1	1
15/196	Central	Black Horse PH, 7-9 Mount Pleasant	Proposed conversion to 2 no dwellings after part demolition of existing building	2	2	2	2
15/226	Abbey	5 Alcester Street	Change of use from offices (Use Class B1) to flats (Use Class C3)	4	4	4	4
16/173	Abbey	Land off Dixon Close	44 no. residential units plus 1 no. unit (application no. 17/801)	45	45	24	24
16/219	Crabbs Cross	122 Enfield Road	Demolition of existing property No. 122 and construction of four new dwellings	4	3	4	3
16/301	Crabbs Cross	R0 325 Evesham Road	3 no. 2 storey 1 bed terraced residential dwellings	3	3	3	3
17/00952	Central	84 Oakly Road, Redditch, Worcestershire	Erection of 6 no apartments with minor amendment of application No 2016/282/FUL	6	6	6	6
17/01084	Abbey	5 & 7 Alcester Street	Conversion of roof void to a self-contained flat	1	1	1	1
17/01142	Central	19 Mount Pleasant	Change of use from a two storey dwelling into two self-contained flats	2	1	2	1
18/00044	West	Adj 55 Weatheroak Close	Dwelling	1	1	1	1
18/00050	Central	2 Orchard Street	Erection of 2 No. 1 bedroom flats	2	2	2	2
18/01024	Batchley and Brockhill	52 Foxlydiat Crescent, Redditch, Worcestershire, B97 6NA	Siting of a mobile home within curtilage of existing dwelling	1	1	1	1
18/01261	West	10 Packwood Close, Redditch, Worcestershire, B97 5SJ	Conversion of detached dwelling into semi-detached dwellings.	2	1	2	1
Total				113	109	76	72

Appendix 2: Under Construction at 1 April 2019

App No	Ward	Address	Description	Gross Units	Net Units	Gross NS 18/19	Gross UC 18/19	Gross Comp 18/19	Net NS 18/19	NET UC 18/19	Net Comp 18/19
09/086	Lodge Park	97 Prospect Road North	Change of use from a single dwelling into 2 no. 2 bed flats	2	1	0	2	0	0	1	0
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
13/171	Central	7 Beaufort Street	Development of 4 flats	4	4	0	4	0	0	4	0
14/192	Lodge Park	Wirehill Drive	12 No. 3 bedroom detached dwellings with garages	12	12	12	0	0	12	0	0
14/210	Batchley and Brockhill	Lowans Hill Farm	Reconstruction of farmhouse building to create two dwellings. Conversion of existing barns to create five dwellings	7	6	0	7	0	0	6	0
14/256	Batchley and Brockhill	Brockhill East Phase 2	296 no. residential units	296	296	133	74	70	133	74	70
14/325	Astwood Bank & Feckenham	Doebank House, Avenue Road	Change of use of outbuildings to create new dwelling	1	1	0	1	0	0	1	0
14/371	Central	171 Mount Pleasant	Conversion of lower ground floor workshop into 2 bedroom flat	1	1	0	1	0	0	1	0
15/108	Astwood Bank & Feckenham	42 Dagtail Lane	New dormer bungalow	1	1	0	1	0	0	1	0
15/265	Batchley and Brockhill	Weights Lane	200 no. residential units	200	200	29	46	58	29	46	58
15/298	West	Land at Church Road	200 no. residential units	200	200	0	9	78	0	9	78
16/032	Astwood Bank & Feckenham	Mutton Hall Farm, Astwood Lane	Conversion and extension of barn to form one dwelling	1	1	0	1	0	0	1	0
16/070	Abbey	RO 144-164 Easmore Road	4 new dwellings	4	4	1	0	0	1	0	0
16/109	Abbey	Former Johnsons Cars, Clive Road	45 no. flats (McCarthy & Stone)	45	45	0	45	0	0	45	0
16/200	Lodge Park	101 Holloway Lane	New dwelling	1	1	0	1	0	0	1	0
16/241	Astwood Bank & Feckenham	Brookside Barn, Swansbrook Lane	Barn to dwelling	1	1	0	1	0	0	1	0
16/260	Central	38 Sycamore Avenue	Detached bungalow	1	1	0	1	0	0	1	0

App No	Ward	Address	Description	Gross Units	Net Units	Gross NS 18/19	Gross UC 18/19	Gross Comp 18/19	Net NS 18/19	NET UC 18/19	Net Comp 18/19
16/271	West	Haversham House, 327 Bromsgrove Road	Sub-division of the existing residential care home to form two semi-detached dwellings	2	2	0	2	0	0	2	0
16/290	Winyates	Land at Far Moor Lane	Erection of nine dwellings	9	9	0	9	0	0	9	0
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	0	1	0	0	1	0
17/00451	Astwood Bank & Feckenham	Rockhill Farm, Astwood Lane	Conversion and extension of existing stables	4	4	3	1	0	3	1	0
17/00552	Astwood Bank & Feckenham	4 Mill Lane	Construction of new three bedroom dwelling	1	1	0	1	0	0	1	0
17/00831	West	Land at Church Road	71 no. residential units	71	71	20	16	34	20	16	34
17/00997	West	343A Birchfield Road	Proposed 4 No. new apartments replacing existing bungalow	4	3	0	4	0	0	3	0
17/542	Greenlands	Rear of the Alexandra Hospital	140 no. residential units	140	140	0	14	80	0	14	80
18/00711	West	271 Birchfield Road, Redditch, Worcestershire, B97 4NB	Demolition of B8 commercial units with erection of 2 no bungalows with retention of existing house	2	2	0	2	0	0	2	0
18/01160	Crabbs Cross	302A Evesham Road, Redditch, Worcestershire, B97 5HJ	Conversion of existing dwelling to 2 No. 1 bed flats with extension for 3 No. 1 and 2 bed additional flats.	5	4	0	5	0	0	4	0
18/01205	Headless Cross & Oakenshaw	Land Rear of 247-249, Evesham Road, Redditch, Worcestershire	Proposed conversion to form 2 no. semi-detached dormer bungalows	2	1	0	2	0	0	1	0
18/01420	Central	149 Ipsley Street, Redditch, Worcestershire	Proposed two storey detached building for 2 No. flats (Class C3 use)	2	2	0	2	0	0	2	0
Total				1023	1017	198	256	320	198	250	320

Appendix 3: Not Started at 1 April 2019

App No	Ward	Address	Description	Gross Units	Net Units	Gross NS 18/19	Net NS 18/19
14/157	Greenlands	Opposite Tanhouse Farm, Studley Road	10 no. residential units	10	10	10	10
14/321	Central	Unit 2 Millsborough House, Ipsley Street	Conversion of existing unit 2 into 14 apartments (first and second floors)	14	14	14	14
15/049	Batchley and Brockhill	78 Ash Tree Road	Conversion of existing house into two flats	2	1	2	2
15/119	Batchley and Brockhill	RO 52 Bromsgrove Road	Proposed mixed use two storey development comprising of ground floor B1 Offices and first floor residential development of 2 flats	2	2	2	2
16/010	Crabbs Cross	537 Evesham Road	Single storey extension at the rear to form 1 No additional flat	1	1	1	1
16/157	Church Hill	234 Exhall Close	Conversion of existing dwelling to 2 no. self contained flats	2	1	2	1
16/197	Crabbs Cross	RO 167 Walkwood Road	Outline application for dormer bungalow	1	1	1	1
16/253	Winyates	52 Cheswick Close	Detached dwelling	1	1	1	1
16/276	Abbey	Land off Prospect Hill	10 no. apartments	10	10	10	10
16/302	Crabbs Cross	325 Evesham Road	Conversion of existing brick showroom and office above to a 2 bed dwelling	1	1	1	1
16/318	Abbey	Adj. 246 Birmingham Road	2 no. three bedroomed detached dwellings	2	2	2	2
16/354	Central	Ashleigh Works, Bromsgrove Road	Change of use of villa to 4 flats	4	3	4	3
17/00313	Astwood Bank & Feckenham	Andys Barn Farm, Moors Lane	Change of use of existing building to 2 No. dwellings	2	2	2	2
17/00439	Central	Adj. 20 Old Crest Avenue	Proposed end terrace dwelling	1	1	1	1
17/00499	West	Land at Church Road & Pumphouse Lane	Outline planning application for up to 8 residential units	8	8	8	8
17/00737	Headless Cross & Oakenshaw	The Forge Mill, 164 Evesham Road, Redditch, Worcestershire, B97 5ER	14 no. 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
17/00749	Central	The Golden Cross PH, Unicorn Hill	Erection of 8 apartments in a single block	8	8	8	8
17/00887	Batchley and Brockhill	2 Primrose Cottage, Weights Lane	Erection of up to two houses	2	2	2	2
17/00983	Astwood Bank & Feckenham	Bradley Green Barn, Church Road	Agricultural building and associated land into a residential dwelling	1	1	1	1

App No	Ward	Address	Description	Gross Units	Net Units	Gross NS 18/19	Net NS 18/19
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	3	2
17/012	Astwood Bank & Feckenham	Stoners Barn, Berrow Hill Lane	Conversion of a rural agricultural building into a residential dwelling	1	1	1	1
17/01270	West	Whiteoaks, Hill Top	Demolition of existing garage and erection of a detached house	1	1	1	1
17/01312	Crabbs Cross	533 Evesham Road	Demolition of outbuildings, retention of former public house (533 Evesham Road) and erection of 2 new dwellings	2	2	2	2
17/01361	Astwood Bank & Feckenham	The Stables Farmshop, Astwood Lane	Re-development of The Stables for the erection of 1 new dwelling	1	1	1	1
17/01372	Crabbs Cross	R0 501 Evesham Road	Redevelopment of vacant land to the rear of 501 Evesham Road into 5 no residential dwellings	5	5	5	5
17/01408	Headless Cross & Oakenshaw	1 Elgar Close	Detached dwelling	1	1	1	1
17/029	Headless Cross & Oakenshaw	128 & 128A Birchfield Road	Notification of prior approval for a proposed change of use of ground floor from office use (Class B1(a)) to a one bedroom residential flat (Class C3)	1	1	1	1
17/035	Central	Prospect House, Church Green West	Change of use of Prospect House from Class B1(a) offices to Class C3 (dwellings) to form 10 flats	10	10	10	10
18/00194	Central	Land off Winterbourne Close, Union Street, Redditch, Worcestershire	Construction of four semi-detached dwellings	4	4	4	4
18/00455	Headless Cross & Oakenshaw	44 Oakham Close, Redditch, Worcestershire, B98 7YG	Outline application for the subdivison of the existing garden and the construction of a dormer bungalow. The new dwelling is to be of the same appearance, design and materials of the existing dwelling.	1	1	1	1
18/00660	Abbey	St Stephens House, Prospect Hill, Redditch, Worcestershire	Change of use from offices (Class B1a) to residential (Class C3) up to 98 units	98	98	98	98
18/00662	West	Kenmar, Pumphouse Lane, Redditch, Worcestershire, B97 5PP, B97 5PH	Demolition of existing dwelling and erection of five, two storey detached dwellings with ancillary garages and parking	5	4	5	4
18/00795	Abbey	5 Church Green West, Redditch, Worcestershire, B97 4DY	Change of use of upper storeys and part ground floor to form 2 no. residential flats. Ground floor retail use to remain.	2	2	2	2

App No	Ward	Address	Description	Gross Units	Net Units	Gross NS 18/19	Net NS 18/19
18/00931	Central	56 Marlpool Drive, Redditch, Worcestershire, B97 4RX	Demolition of existing house due to structural difficulties, erection of new house.	1	0	1	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	1	1
18/01122	Abbey	Land rear 144 - 164, Easemore Road, Redditch, Worcestershire	Development of 10 no. 2-bed bungalows with improvements to access road.	10	10	10	10
18/01246	Astwood Bank & Feckenham	The West End Barn, Upper Berrow Farm, Berrow Hill Lane, Feckenham, Redditch, Worcestershire, B96 6QS	Change of use from B1 (Offices) to C3 (Residential)	1	1	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	8	8
18/01445	Abbey	2 Unicorn Hill, Redditch, Worcestershire, B97 4QN	Change of use from office use (Class B1 (a)) to self-contained apartments first, second and third floors of building.	3	3	3	3
18/01448	West	48 Church Road, Webheath, Redditch, Worcestershire, B97 5PG	Proposed 2 bed bungalow	1	1	1	1
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	4	4
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	2	2
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	5	5

App No	Ward	Address	Description	Gross Units	Net Units	Gross NS 18/19	Net NS 18/19
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	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	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	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	2	2
18/00169	Greenlands	Land On Green Lane, Green Lane, Redditch, Worcestershire	Full application for 42 dwellings, following the design parameters set within application: 17/00542/OUT. Residential development on previously approved employment area.	42	42	42	42
Total				310	304	310	305

Appendix 4: Delivery Schedule

Site reference/ Application number	Site name	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24
16/109	Clive Road/Prospect Hill	45				
14/192	Land at Wirehill Drive	0	8	4		
15/298	Webheath ADR (part)	9				
17/00831	Webheath ADR (part)	36				
17/00499	Webheath ADR (part)	0	0	0	8	
17/00737	Forge Mill	0	14			
18/00169	Land on Green Lane (RO Alex Hospital)	13	29			
18/01122	Land RO 144-164 Easemore Road	0	10			
17/542	RO Alexandra Hospital	14				
14/157	Studley Road/Green Lane	0	10			
16/276	Prospect Hill (part)	0	10			
15/265	Brockhill East (Weights Lane)	46	29			
14/256	Brockhill East (ADR in Redditch)	65	65	65	12	
18/01515	Victoria Works, Edward Street	0	0	10	30	22
18/00660	St Stephens House, Town Centre	0	24	30		
17/035	Prospect House	0	10			
211	A435 ADR	0	22	48	48	48
207	Matchborough District Centre	0	0	15	20	35
XBDY 1 (16/0263)	Foxlydiate	0	35	135	180	210
XBDY 2 and RBC GB	Brockhill East	0	20	65	65	65
	Sub Total	228	286	372	363	380
	Small Site Completions (expected)	45	45	45		
	Windfalls	0	0	0	11	11
	TOTAL	273	331	417	374	391

If you need this information in another language or format, please contact us to discuss how we can best meet your needs.

Phone: 01527 548284

Email: equalities@bromsgroveandredditch.gov.uk

REDDITCH BOROUGH COUNCIL



www.redditchbc.gov.uk

Development Plans

Redditch Borough Council, Town Hall
Walter Stranz Square, Redditch
Worcestershire B98 8AH
Telephone: 01527 64252
Email: devplans@redditchbc.gov.uk