

REDDITCH BOROUGH COUNCIL



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# Housing Commitments in Redditch Borough

Base date: 1 April 2011  
Updated: 31 March 2014

## HOUSING COMMITMENTS IN REDDITCH BOROUGH AT 1.4.2014

Following the change of Government in May 2010, proposals emerged to abolish Regional Spatial Strategies (RSS) and the housing targets embedded in them and return spatial planning matters and decision making to the local level. The Localism Act (2011) made provision for the abolition of the regional planning tier; and the West Midlands RSS was formally revoked on 20 May 2013. The revocation of the RSS placed the responsibility on Redditch Borough Council to determine its own objectively assessed housing need. Redditch Borough Council commissioned additional work to supplement the Worcestershire Strategic Housing Market Assessment (2012) to support a case for a locally derived housing target (Worcestershire SHMA – Redditch – Updated Household Projections Annex, May 2012). Further demographic forecasting work (the AMION Report) was undertaken (March 2014) to underpin the robustness of the Council's objectively assessed housing need, as a consequence of questions raised about the reliability of the methodology used in the Worcestershire SHMA at the Examination of the South Worcestershire Development Plan. The scenarios and their analysis presented in the AMION Report confirm that the figure of 6400 dwellings for Redditch up to 2030 reflects the Borough's objectively assessed housing need.

Based upon the locally derived evidence, the housing requirement from 1 April 2011 is for the construction and completion of around 6400 dwellings between 1 April 2011 and 31 March 2030.

This document details the completions and commitments which contribute to meeting the Borough's requirement of around 6400 dwellings up to 31 March 2030.

Housing commitments can be classified as follows:

- **Large Site Commitments (sites of 10 dwellings or more).** This includes:
  - (i) Local Plan No.3 sites with capacity remaining at 1.4.11
  - (ii) Sites newly allocated to the Borough of Redditch Local Plan No.4 through planning consent since 1.4.2011 or which had planning permission at 1.4.2011
  - (iii) Sites newly allocated to the Borough of Redditch Local Plan No.4 identified through SHLAA analysis
  - (iv) Sites to be delivered through the Prior Notification Initiative
  - (v) Inclusion of residential institutions (Class C2) as advocated in NPPG (ID: 3-037-20140306)

Some of these sites were completed by the latest date for monitoring information (1.4.2014) but nevertheless contribute to the commitments figure.

- **Small Site Completions (sites of less than 10 dwellings).** Since the start of the new Plan period (1 April 2011), any completions on sites of less than 10 dwellings contribute to the commitments figure
- **Small Sites Commitments (sites of less than 10 dwellings).** Any valid planning permissions on sites of less than 10 dwellings
- **Small SHLAA Site Commitments (sites of less than 10 dwellings).** Identified SHLAA sites for between five and nine dwellings
- **Small Sites (sites of less than 10 dwellings) to be delivered through the Prior Notification Initiative.** Sites falling under the new permitted development initiative (May 2013) allowing change of use from B1a office development to C3 residential through prior notification only
- **Preferred cross boundary development sites.** Sites identified in Bromsgrove District in the Housing Growth Development Study (January 2013)

This document provides detailed information in relation to the above classifications of commitments.

Housing Land Provision

Table (i)

**Borough of Redditch Local Plan No.3 sites carried forward to Borough of Redditch Local Plan No.4 that at 1.4.2011 were under construction, had planning permission or were previously allocated sites.**

No.	Site Name	Capacity for completions on or after 1.4.2011	Completions 1.4.2011 - 31.3.2014	Brownfield/ Greenfield	Area (Ha)
124†	Brush Factory, Evesham Road, Crabbs Cross	6	6	B	0.09
147†	Windsor Road Gas Works	37	37	B	5.68
<b>TOTAL</b>		<b>43 dwellings</b>	43 dwellings		

\* Sites with valid planning consent

† Sites where the total capacity has been adjusted to reflect only that available at the start of the Plan period i.e. 1 April 2011

Table (ii)

**Sites newly allocated to Borough of Redditch Local Plan No.4 through planning consent since 1.4.2011 (or sites which had planning permission at 1.4.2011)**

No.	Site Name	Capacity for completions on or after 1.4.2011	Completions 1.4.2011 - 31.3.2014	Brownfield/ Greenfield	Area (Ha)
155*	Former Claybrook First School	36	0	B/G	0.74
201	The Hills, Tanhouse Lane	14	14	B	0.57
202*	Dorothy Terry House	41	18	B	0.41
203*	Former Dingleside Middle School	180	4	B/G	3.95
204	Former Marlfield Farm First School	79	79	B/G	1.41
205*	Mayfields Works, The Mayfields	23	0	B	0.19
<b>TOTAL</b>		<b>373 dwellings</b>	115 dwellings		

\* Sites with valid planning consent

**Sites newly allocated to Borough of Redditch Local Plan No.4 through SHLAA analysis**

No.	Site Name	Capacity for completions on or after 1.4.2011	Completions 1.4.2011 - 31.3.2014	Brownfield/ Greenfield	Area (Ha)
143	Adjacent Castleditch Lane/ Pheasant Lane	16	0	G	0.52
153	Prospect Hill	71	0	B	1.43
156	Land at Millfields and the Fire Station	30	0	B/G	1.36
157*	Former Ipsley School playing field	41	5	G	0.93
158	South of scout hut, Oakenshaw Road	46	0	G	1.02
206*	Church Hill District Centre	51	0	B	2.25
207	Matchborough District Centre	17	0	B	0.92
208	Widney House, Bromsgrove Road	40	0	B/G	2.24
209	Loxley Close	10	0	B	0.31
210	RO Alexandra Hospital	145	0	G	7.74
211	A435 ADR	205	0	G	10.25
212*	Brockhill East (former ADR & GB)	1025	116	G	23.40
213*	Webheath (former ADR)	600	0	G	47.71
215	Birchfield Road (former GB)	29	0	G	0.86
216	Former Hewell Road swimming baths	13	0	B	0.56
218	RO Windsor Road Gas Works	39	0	B	0.19
219	Studley Road /Green Lane	12	0	G	0.39
220*	Park House, Town Centre	14	0	B	0.10
14/05	Former ambulance station, Cedar Park Road	10	0	B	0.23
14/06	Jolly Farmer PH, Woodrow Drive	14	0	B	0.43
14/07	Former Youth House, Ipsley Street	10	0	B	0.14
<b>TOTAL</b>		<b>2438 dwellings</b>	<b>121 dwellings</b>		

\* Sites with valid planning consent

**Table (iv)**

**Sites to be delivered through the Prior Notification Initiative (10 or more dwellings)**

No.	Site Name	Capacity for completions on or after 1.4.2011	Completions 1.4.2011 - 31.3.2014	Brownfield/ Greenfield	Area (Ha)
13/247	Former Law Society building, Ipsley	39	1	B	
14/127	St Stephen's House, Prospect Hill	54	0	B	
<b>TOTAL</b>		<b>93 dwellings</b>	<b>1 dwellings</b>		

**Table (v)****Inclusion of residential institutions (Class C2) (NPPG ID: 3-037-20140306)**

No.	Site Name	Capacity for completions on or after 1.4.2011	Completions 1.4.2011 - 31.3.2014	Brownfield/ Greenfield	Area (Ha)
11/094	1-3 Plymouth Road	59	0	G	
<b>TOTAL</b>		<b>59 dwellings</b>	<b>0 dwellings</b>		

## Housing Land Provision

### Small Site Completions 1.4.2011 – 31.3.2014 (see pg 6)

Completions between 1.4.2011 and 31.3.2014 on sites where capacity at 1.4.2011 was less than 10 dwellings, i.e. 'windfalls'.

**Small Site Completions 1.4.2011 - 31.3.2014 = 81 dwellings**

### Small Site Commitments at 1.4.2014 (see pg 7)

These are small sites (less than 10 dwellings) with planning permission outstanding at 1.4.2014

Small Site Commitments at 1.4.2014 = 73 dwellings. However, some of these may lapse before implementation. Therefore, based on previous lapse rate data, an average lapse rate has been determined and applied to unimplemented commitments.

Allowance for lapse:  $50 - 9.3\% \text{ (lapse rate)} = 45 + 25 = 70$

**Small Site Commitments at 1.4.2014 = 70 dwellings**

### Small Site Windfall Allowance at 1.4.2014 (see 5 Year Land Supply document, Appendix 3)

This is an estimate of small sites (less than 5 dwellings) which may come forward on brownfield land during the Plan period

**Small Site Windfall Allowance at 1.4.2014 = 143 dwellings**

### Small SHLAA Site Commitments at 1.4.2014 (see pg 8)

SHLAA sites for between five and nine dwellings identified at 1.4.2014

**Small SHLAA Site Commitments at 1.4.2014 = 38 dwellings**

### Small Sites to be delivered through the Prior Notification Initiative at 1.4.2014 (see pg 8)

Sites identified for change of use for up to nine dwellings at 1.4.2014

**Small Sites to be delivered through the Prior Notification Initiative at 1.4.2014 = 15 dwellings**

### Cross boundary Commitments at 1.4.2014 (see pg 8)

Sites identified in Bromsgrove District to meet the Redditch housing shortfall at 1.4.2014

**Cross boundary Commitments at 1.4.2014 = 3400 dwellings**

## SMALL SITE COMPLETIONS 1.4.2011 - 31.3.2014

Completions between 1.4.2011 and 31.3.2014 on sites where capacity at 1.4.2011 was less than 10 dwellings, i.e. "windfalls".

Small Site Completions 1.4.2011 - 31.3.2013 = 63 dwellings

Details of the total number of small site completions for the period 1.4.2013 - 31.3.2014 are presented in the table below. Details of the total number of small site completions each year since 2011 are available in a separate document entitled 'Housing Completions on Large and Small Sites - April 2011 - March 2014' (free to download from the Council's web site).

Small Site Completions 1.4.2013 - 31.3.2014		Brownfield/Greenfield	
10/154	- Wellington Works, Astwood Bank	1	B
10/303	- Brooklands, Brooklands Lane	1	B
11/108	- West of Tanhouse Lane, Church Hill North	3	G
11/126	- 20 Unicorn Hill, Town Centre	3	B
11/174	- Adj. 6 Enfield Road, Hunt End	1	G
11/231	- 111 Walkwood Road, Hunt End	1	G
12/010	- Adj. Doebank House, Astwood Bank	1	G
12/073	- Adj. 19 Petton Close, Winyates East	1	G
12/100	- Adj. Greenfields, Southcrest	2	B
12/140	- Ham Green Farmhouse	1	G
12/185	- Mayfields Stores, Sycamore Avenue	1	B
13/041	- 17 Drayton Close, Matchborough West	1	B
13/155	- 132 Ash Tree Road, Batchley	1	B
<b>TOTAL</b>		<b>18 dwellings</b>	<b>B=10 G=8</b>

**Total Small Site Completions 1.4.2011 - 31.3.2014 = 81 dwellings**

Total Small Site Completions breakdown for the period 1.4.2011 - 31.3.2014 =  
**B = 43 G = 38 (Total 81 dwellings)**

## SMALL SITE COMMITMENTS AT 1.4.2014

These are small sites with planning permission (less than 10 dwellings) outstanding at 1.4.2014

Small site commitments 1.4.2014 = 73 dwellings

Details of the small site commitments at the 1.4.2014 are as follows:

		Outstanding capacity at 1.4.2014	N/S	U/C	Brownfield/ Greenfield
09/086	97 Prospect Road North, Lakeside	1	0	1	B
11/064	Adj. 760 Evesham Road, Crabbs Cross	2	2	0	G
11/086	Adj. The Old Rectory, Icknield Street, Ipsley	1	1	0	G
11/105ol	239 Evesham Road, Headless Cross	1	1	0	B
11/113	7 Morsefield Lane, Matchborough West	1	1	0	B
11/134	144 Paddock Lane, Oakenshaw	1	1	0	B
11/274	74A Lodge Road, Smallwood	1	1	0	B
11/327	166 Mount Pleasant	1	0	1	B
12/019	Rock Hill Farm, Astwood Lane, Feckenham	1	1	0	G
12/060	1 Albert Street, Enfield	1	1	0	B
12/099	Adj. 205 Evesham Road, Headless Cross	2	2	0	B
12/116	Adj. Carantac, The Mayfields, Southcrest	1	1	0	G
12/142	84 Oakly Road, Southcrest	2	2	0	B
12/154	93-95 Bromsgrove Road, Batchley	2	2	0	B
12/161	The Elms, 42 Bromsgrove Road, Batchley	7	7	0	G
12/197	131 Evesham Road, Headless Cross	2	2	0	B
12/251	The Thatchers, Church Road, Webheath	2	2	0	G
12/253	Grange Works, Bromsgrove Road	4	0	4	B
12/257	RO 247 Evesham Road, Headless Cross	1	1	0	G
12/268ol	Adj. 37F Mason Road, Headless Cross	1	1	0	G
12/270	Priestbridge Farm, Bradley Green	1	1	0	G
12/289	Adj. 246 Birmingham Road, Enfield	1	1	0	G
12/295	Adj. 101 Holloway Lane, Lakeside	1	1	0	G
12/306	RO 36 Marsden Road, Smallwood	2	2	0	B
13/003	Adj. 5 The Mayfields, Southcrest	1	1	0	G
13/064	Adj. 34 Birchfield Road, Headless Cross	1	1	0	G
13/076	1378-1380 Evesham Road, Astwood Bank	9	0	9	G
13/081	The Coach House PH, Astwood Bank	3	0	3	B
13/082	Phoenix Works, Summer Street, Smallwood	2	0	2	B
13/094	The Vicarage, Church Road, Webheath	5	5	0	G
13/120	Adj. 19 Petton Close, Winyates East	1	0	1	G
13/147	110 Oakly Road, Southcrest	3	0	3	B
13/171	7 Beaufort Street, Southcrest	4	4	0	B
13/231	6-8 Vicarage View, Batchley	1	0	1	B
13/260	325 Evesham Road, Crabbs Cross	3	3	0	B
13/264	325 Evesham Road, Crabbs Cross	1	1	0	B
13/271	Field House, Feckenham Road, Hunt End	1	1	0	G
<b>TOTALS</b>		<b>75</b>	<b>50</b>	<b>25</b>	<b>B=38 G=37</b>



### SMALL SHLAA SITE COMMITMENTS AT 1.4.2014

These are small SHLAA sites for between five and nine dwellings identified at 1.4.2014

		Outstanding capacity at 1.4.2014	N/S	U/C	Brownfield/ Greenfield
UCS 2.16	RO Sandygate Close	8	8	0	G
10/05	Clifton Close	6	6	0	G
217	Land adj. Sandycroft, West Avenue	9	9	0	G
14/02	Conwil, Dagnell End Road	6	6	0	G
14/10	Oak House, Herbert Street	9	9	0	B
TOTALS		38	38	0	B=9 G=29

### SMALL SITES (sites of less than 10 dwellings) TO BE DELIVERED THROUGH THE PRIOR NOTIFICATION INITIATIVE AT 1.4.2014

		Outstanding capacity at 1.4.2014	N/S	U/C	Brownfield/ Greenfield
13/213	149 Ipsley Street, Smallwood	3	1	2	B
13/331	2 Ludlow Road, Southcrest	6	6	0	B
14/09	Buildland, Oxleasow Road	6	6	0	B
TOTALS		15	13	2	B=15 G=0

### CROSS BOUNDARY SITE COMMITMENTS AT 1.4.2014

These are preferred sites for meeting the Redditch housing requirement shortfall, identified in the Housing Growth Development Study (January 2013)

		Outstanding capacity at 1.4.2014	N/S	U/C	Brownfield/ Greenfield
Site 1	Foxlydiate	2800	2800	0	G
Site 2	Brockhill	600	600	0	G
TOTALS		3400	0	0	B=0 G=3400

**Borough of Redditch Local Plan No.4**

**BOROUGH OF REDDITCH COMMITMENTS TO MEET THE STRATEGIC HOUSING REQUIREMENT AT 1.4.2014**

Large Site Completions	=	280
Large Site Commitments	=	2726
Small Site Completions	=	81
Small Site Commitments	=	70
Small SHLAA Site Commitments	=	38
Small Prior Notification Sites	=	15
Small Site Windfall Allowance	=	143
TOTAL	=	3353 dwellings

**OUTSTANDING STRATEGIC HOUSING TARGET AT 1.4.2014**

<b>6400</b> dwelling target	<b>minus</b>	<b>3353</b> dwellings accounted for in this document	<b>= 3047</b> below strategic target
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Preferred Cross Boundary Commitments	=	3400 dwellings
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