

Housing Land Supply in Redditch Borough 2022-2023

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April 2023





1. Introduction	2
2. Housing Completions	3
Brownfield/Greenfield	4
3. Provision of Affordable Housing	6
4. Distribution of Housing Supply	7
5. Housing Commitments	10
6. Housing Delivery Performance	12
7. Windfalls	13
8. Five Year Housing Land Supply 1 April 2023 to 31 March 2028	14
Trajectory	15
Appendix 1 – Completions at 1 April 2023	16
Appendix 2 – Under Construction at 1 April 2023	18
Appendix 3 – Not Started at 1 April 2023	24
Appendix 4 – Delivery Schedule	32



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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 2023. 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 68 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 74 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 housing requirement...*' and paragraph 76 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 on 20 July 2021





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 2022/23 completions, see Appendices 1 and 2.

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

	Year											22/23	Total	
	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22			
Proportionate target	337	337	337	337	337	337	337	337	337	337	337	337	337	4044
Net Completions	63	130	150	312	181	183	384	392	279	199	127	103	2503	

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 2022/23 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%
Total	1730	773	2503	30.88%

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 2022/23, 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 2022/23

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
2021/22 (Gross)	47	44	24	16	1	132
2022/23 (Gross)	26	25	41	14	2	108
Total 2018/19-2022/23 (Gross)	164	340	384	222	11	1121

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 119 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 71 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 2023.

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 2022/23

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%
Total	811	1692	2503	32.40%

2.8 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. The 2022-23 year has maintained a fairly high percentage of net completions being on brownfield land, due to several windfall sites being completed.





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 2022/23 was 39 dwellings, an increase on the year before despite overall completions being lower, reflecting some all-affordable sites that have been completed. There are a further 1466 affordable housing commitments as of 1 April 2023.

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 2022/23 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) 2022-23 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
2021/22	0	14	5	19	108	127
2022/23	26	10	3	39	64	103
Total	159	260	354	773	1730	2503

Table 6: Affordable housing completions (Net) 2022-23 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
Total	83	436	215	39	0	773

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 2018/19-2022/23 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 2023 and sites UC and NS at 31 March 2023 by Ward

Ward	Net Completed					Net UC	Net NS
	2018/19	2019/20	2020/21	2021/22	2022/23	2022/23	2022/23
Abbey	29	48	3	11	1	105	19
Astwood Bank and Feckenham	2	7	6	1	4	6	9
Batchley and Brockhill	129	134	134	25	8	0	375
Central	17	6	2	38	15	69	171
Church Hill	0	0	0	19	17	14	0
Crabbs Cross	6	4	-1	0	4	4	7
Headless Cross and Oakenshaw	0	2	14	3	0	0	5
Greenlands	80	24	25	24	1	3	76
Lodge Park	0	1	0	1	0	2	13
Matchborough	1	1	0	1	2	0	1
West	128	42	15	4	3	2	7
Winyates	0	10	1	0	1	1	2
Cross Boundary (Foxlydiate Site Bromsgrove District)	0	0	0	0	27	17	2578
Cross Boundary (Brockhill Site Bromsgrove District)	0	0	0	0	20	38	542
Total	392	279	199	127	103	261	3805

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 2023.





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

Ward	No. dwellings	% of supply
Abbey	124	3.05%
Astwood Bank & Feckenham	15	0.37%
Batchley and Brockhill	375	9.22%
Central	240	5.90%
Church Hill	14	0.34%
Crabbs Cross	11	0.27%
Greenlands	5	0.12%
Headless Cross & Oakenshaw	79	1.94%

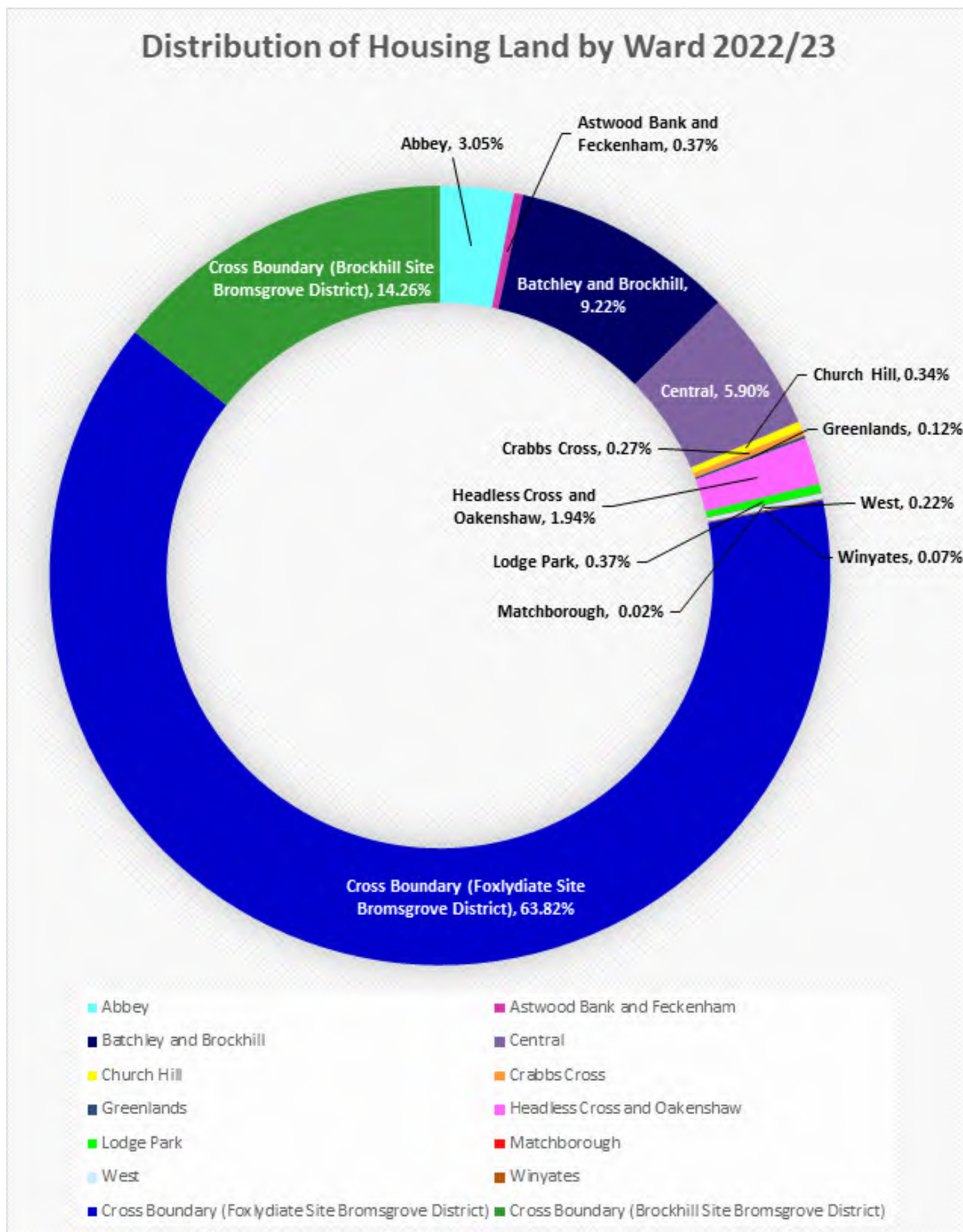
Ward	No. dwellings	% of supply
Lodge Park	15	0.37%
Matchborough	1	0.02%
West	9	0.22%
Winyates	3	0.07%
Cross Boundary (Foxlydiate Site) Bromsgrove District	2595	63.82%
Cross Boundary (Brockhill Site Bromsgrove District)	580	14.26%
Total	4066	99.97%

Percentages are rounded and therefore may not add to 100%





Figure 1: Distribution of Housing Land by Ward





5. Housing Commitments

5.1 This section details the housing commitments within the Borough. There are currently **261 dwellings under construction** (See Appendix 2) and **3805 dwellings which have not started** (See Appendices 2 and 3) which benefit from valid planning permission this monitoring year. This gives a total of **4066 net housing commitments** in RBC.

5.2 Deliverable is defined in the NPPF (2021) 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.

5.4 There is a total of eight allocated Deliverable sites within the Borough, which are identified in Table 9.





Table 9: Allocated Deliverable sites within RBC

Site reference	Site name	Total site capacity	Deliverable dwellings within 5 years (2023/24 to 2027/28)
211	A435 ADR	207	180
143	Castleditch Lane/ Pheasant Lane	16	16
203	Former Dingleside Middle School	16	16
207	Matchborough District Centre	70	35
	Former Holyoaks Field First School	34	34
Policy 34	Winyates District Centre	35	5
	Land at St Gregory's Church	25	25
200	Land at Wirehill Drive	12	12
	Total	415	323





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 (2021) at Paragraph 74 (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 At the time of publication, the 2022 HDT outcomes have not been published, therefore the 2021 HDT outcome detailed below has been used to determine the percentage buffer to be applied to the 5YHLS calculation. Based on this and the average outcome over previous years, the Council considers that it is unlikely that the application of a 5% buffer would be inappropriate.

6.3 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% buffer⁵ based on the 2017 to 2022 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
2018/19	336.84	178.0	-	178.0	178.0
2019/20	336.84	179.0	-	179.0	179.0
2020/21	336.84	165.2*	-	165.2	165.2
Total					522.2

*Estimate as DLUC figure unavailable

Housing Delivery

Year	Net Additional Dwellings
2018/19	394
2019/20	279
2020/21	208
Total	881

Final HDT result = TD/TRx100

REDDITCH		
Total delivery	Total requirement	HDT result
881	522.2	166.7% (NA%)
		Sanction: None

⁵ In accordance with FN41 in the NPPF (2021) Paragraph 74c





7. Windfalls

7.1 The NPPF (paragraph 71) 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 2022/23

Urban Brownfield Completions on sites of less than 5 dwellings																	Sub Total
96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	
10	8	22	14	4	10	14	5	9	20	13	8	10	1	12	9	10	179
Urban Brownfield Completions on sites of less than 5 dwellings																	Total
13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	
9	26	9	14	15	12	20	1	10	8	-	-	-	-	-	-	-	303

303 / 27 years = 11.22 (rounded to 11 dwellings)

The windfall allowance for 2022/23 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 2023 to 31 March 2028

8.1 The NPPF (para 74) 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 74 FN39, 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 a five year supply of housing land in the Borough at 1 April 2023.

		Dwellings	Average per Annum
a	RBC Local Housing Need based on 2014 household projections and 2023 affordability ratio		158
b	Requirement for 5 years (1 April 2023 to 31 March 2028) (158 x 5) + 5% buffer ⁶	830	166 (rounded)
c	Net Commitments at 1 April 2023	1287	
d	Deliverable Sites (1 April 2023 to 31 March 2028)	323	
e	Windfall Allowance (11 x 2 years)	22	
f	Total Supply less 5 Year Requirement (c + d + e) – b	802	
g	Number of Years Supply (c + d + e) / 166	9.83 years supply	

8.4 The 5 year housing land supply calculation indicates that at 1 April 2023, Redditch Borough Council can demonstrate 9.83 years of deliverable housing land supply for the period 1 April 2023 to 31 March 2028.

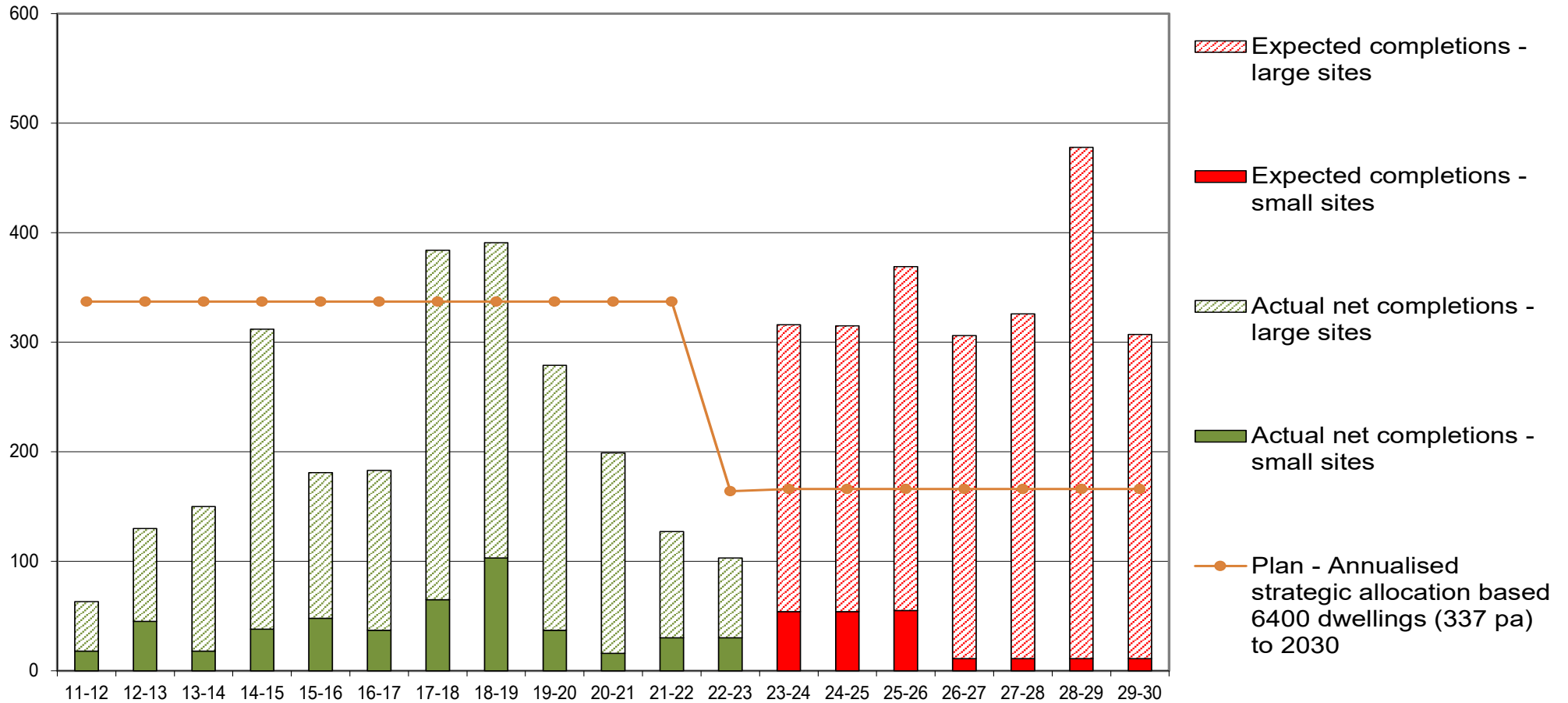
⁶ In accordance with NPPF (2021) Paragraph 74





Trajectory

Borough of Redditch Housing Trajectory 1.4.2023





Appendix 1 – Completions at 1 April 2023

Application Number	Ward	Address	Description	Gross Units	Net Units	Gross Comp 22/23	Net Comp 22/23
19/01028	Headless Cross & Oakenshaw	123 Feckenham Road, Headless Cross, Redditch, Worcestershire, B97 5AH	Detached dwelling and garage	1	1	1	1
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	1	1
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	8	8
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	12	12
20/01232	Astwood Bank & Feckenham	Brookside, Swansbrook Lane, Feckenham, Redditch, Worcestershire, B96 6QB	Change of use agricultural building to dwelling.	1	1	1	1
20/01613	Crabbs Cross	Land To The North Of, 12 Crabbs Cross Lane, Redditch, Worcestershire	Erection of 3 two storey dwellings.	3	3	3	3
21/00248	Central	52 Bromsgrove Road, Redditch, Worcestershire, B97 4RJ	Change of use of the rear wing of 52 Bromsgrove Road from first floor flat, and ground floor office storage, to office use	0	-1	0	-1
21/00280	Astwood Bank & Feckenham	Berrow Hill Barn, Berrow Hill Lane, Feckenham, Redditch, Worcestershire, B96 6QJ	Conversion of barn into new dwelling	1	1	1	1
16/354	Central	Ashleigh Works, Bromsgrove Road	Change of use of Villa to 4 flats	4	4	4	4
19/00342	Abbey	Proposed Single Dwelling To The West Of 144 Easemore Road, Redditch, Worcestershire, B98 8EZ	Erection of one 4-bed dwelling	1	1	1	1
19/00490	Astwood Bank & Feckenham	14A High Street, Feckenham, Redditch, Worcestershire, B96 6HS	Demolition of existing garage and erection of 1No. Dwellinghouse	1	1	1	1





Application Number	Ward	Address	Description	Gross Units	Net Units	Gross Comp 22/23	Net Comp 22/23
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	2	1
22/00007	Winyates	Land At 34 Badger Close, Redditch, Worcestershire, B98 0JE	Proposed full planning application for new 3 bedroom dwelling where outline planning approval was granted under application 19/00815/OUT.	1	1	1	1
19/01264	Astwood Bank & Feckenham	Rockhill Farm, Astwood Lane, Feckenham, Redditch, Worcestershire, B96 6HG	Erection of 2 x dwellings in lieu of 1 dwelling granted as part of the site's re-development under application 17/00451/FUL (Part Retrospective)	2	1	2	1
21/01863	Church Hill	Churchill Medical Centre, Tanhouse Lane, Redditch, Worcestershire, B98 9AA	Erection of two 3 bedroom semidetached houses.	2	2	2	2
22/00952	Matchborough	16 Brinklow Close, Redditch, Worcestershire, B98 0HB	Alterations to a four bed terraced house to create two flats	2	1	2	1
22/00953	Matchborough	37 Kinton Close, Matchborough West, Redditch, Worcestershire, B98 0EU	Alterations to a 3 bed terraced house to create 2No. flats.	2	1	2	1
TOTAL				44	39	44	39





Appendix 2 – Under Construction at 1 April 2023

Application Number	Ward	Address	Description	Gross Units	Net Units	Gross NS 22/23	Gross UC 22/23	Gross Comp 22/23	Net NS 22/23	Net UC 22/23	Net Comp 22/23
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	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
19/01263	West	Marlpit Farmhouse, Marlpit Lane, Redditch, Worcestershire, B97 5AW	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	3	0	1	3	0	1
19/01356	Cross Boundary (Foxlydiat Site Bromsgrove District)	Barn House Farm Foxlydiat 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 AH: 16 Social Rent, 7 Intermediate	63	62	19	17	27	18	17	27
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	5	0	2	4	0	2





Application Number	Ward	Address	Description	Gross Units	Net Units	Gross NS 22/23	Gross UC 22/23	Gross Comp 22/23	Net NS 22/23	Net UC 22/23	Net Comp 22/23
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	0	1	0	0	1	0
19/01575	Church Hill	Former Play Area, Edgeworth Close Redditch Worcestershire, B98 8QQ	Residential development of 19 affordable dwellings with associated parking.	19	19	0	5	14	0	5	14
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	62	13	0	62	13	0
20/00599	Astwood Bank & Feckenham	Land Opposite 24 Droitwich Road Droitwich Road Feckenham Worcestershire B96 6JE	Development of 2 No Dwellings	2	2	0	2	0	0	2	0
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	0	2	0	0	2	0





Application Number	Ward	Address	Description	Gross Units	Net Units	Gross NS 22/23	Gross UC 22/23	Gross Comp 22/23	Net NS 22/23	Net UC 22/23	Net Comp 22/23
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
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
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
18/01205	Headless Cross & Oakenshaw	Land Rear Of 247 -249, Evesham Road, Redditch, Worcestershire	Proposed conversion to form 2no. semi-detached dormer bungalows	2	2	0	2	0	0	2	0
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





Application Number	Ward	Address	Description	Gross Units	Net Units	Gross NS 22/23	Gross UC 22/23	Gross Comp 22/23	Net NS 22/23	Net UC 22/23	Net Comp 22/23
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	0	1	0	0	1	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
21/00615	Church Hill	Land At Paper Mill Drive Redditch Worcestershire	Erection of 9 new dwellings	9	9	0	9	0	0	9	0
22/01116	Abbey	127 Other Road Redditch Worcestershire B98 8DR	Conversion of existing single dwelling to 2 No. one bed flats.	2	1	0	2	0	0	1	0
21/01638	Abbey	Paper Mill Barn Brooklands Lane Redditch Worcestershire B98 8PX	Conversion of barn and outbuilding to residential use	1	1	0	1	0	0	1	0
21/00632	Crabbs Cross	Cooperative Group Ltd 524 Evesham Road Redditch Worcestershire B97 5JN	Proposed erection of 4no. 3 bedroom dwellings (Reserved Matters application considering landscaping)	4	4	0	4	0	0	4	0





Application Number	Ward	Address	Description	Gross Units	Net Units	Gross NS 22/23	Gross UC 22/23	Gross Comp 22/23	Net NS 22/23	Net UC 22/23	Net Comp 22/23
21/00740	Central	8 And 10 Mount Pleasant Redditch Worcestershire B97 4JB	Change of use from offices to retail at No. 8 on ground floor and offices to residential apartments on first and second floor. Merge no 8 and 10 on ground level to provide additional retail space to Adeel Continental Food Store. New Shop front. Rear Extension and internal refurbishment works.	1	1	0	1	0	0	1	0
19/00976	Batchley and Brockhill	Land At Brockhill East Weights Lane Redditch Worcestershire	Hybrid planning application for up to 960 dwellings consisting of a full application for 128 dwellings accessed off Weights Lane, new public open space, drainage system, engineering operations and associated works and an outline application for the construction of the remaining dwellings with access points off Cookridge Close, Hawling Street and Weights Lane and including a new District Centre, new play facilities, new highway network, public open space, new drainage system and surface water attenuation, engineering operations and all associated works including landscaping.	128	128	70	38	20	70	38	20
21/00890	Winyates	32 Kinnersley Close Redditch Worcestershire B98 0LB	Change of use of existing dwelling to two flats (1 No. 1 Bedroom and 1 No. 2 Bedroom) with external alterations to include a single storey side extension	2	1	0	2	0	0	1	0



Housing Land Supply In Redditch Borough 2022-2023



Application Number	Ward	Address	Description	Gross Units	Net Units	Gross NS 22/23	Gross UC 22/23	Gross Comp 22/23	Net NS 22/23	Net UC 22/23	Net Comp 22/23
21/00766	Central	11 Lilac Close Redditch Worcestershire B98 7EA	Proposed rebuild of property following fire damage.	1	0	0	1	0	0	0	0
22/00927	Headless Cross & Oakenshaw	129 Feckenham Road Headless Cross Redditch Worcestershire B97 5AG	Change of use of existing garage to 2 bed bungalow	1	1	0	1	0	0	1	0
22/00216	Astwood Bank & Feckenham	Rookery Cottage Droitwich Road Feckenham Redditch Worcestershire B96 6RT	Demolition of existing buildings and the construction of a dwelling with associated works.	1	1	0	1	0	0	1	0
22/00849	Central	103 Lodge Road Redditch Worcestershire B98 7BS	change of use to C4, 6 bedroom, 6 person HMO Internal alterations for change of use from C3 to C4, 6 bedroom, 6 person HMO, including the erection of a dormer to rear elevation within permitted development rights. New extension being build has already been approved on a previous planning application (ref. PP-10388293)	0	-1	0	0	0	0	-1	0
22/01386	Central	144 Lodge Road Redditch Worcestershire B98 7BP	Rear single-storey extension for the creation of No.1 additional flat and associated works.	1	1	0	1	0	0	1	0
TOTAL				489	482	159	266	64	157	261	64





Appendix 3 – Not Started at 1 April 2023

Application Number	Ward	Address	Description	Gross Units	Net Units
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
21/00521	Headless Cross & Oakenshaw	Highfield House Headless Cross Drive Redditch Worcestershire B97 5EU	Change of use from office (use class B1) to form 69 apartments (use class C3)	69	69
21/00523	Lodge Park	137 St Georges Road Redditch Worcestershire B98 8ED	Replacement dwelling of an end of terrace property	1	0
20/00132	Abbey	The Royal British Legion Club, 25 Easemore Road, Redditch, Worcestershire, B98 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
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, Worcestershire, B97 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, Worcestershire, B98 0QB	Outline application (all matters reserved for subsequent consideration) for the erection of 2 no. three bedroomed dwellings	2	2
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
20/00400	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
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
20/00992	Central	3 Vicarage View, Redditch, Worcestershire, B97 4RF	Construction of 1 No. 3 bedroom dwelling	1	1
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	6
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
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
20/01450	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
20/01596	Astwood Bank & Feckenham	1344 Evesham Road Astwood Bank Redditch Worcestershire B96 6BD	Proposed new dwelling	1	1





Application Number	Ward	Address	Description	Gross Units	Net Units
21/00037	Headless Cross & Oakenshaw	Rear Of 105 Evesham Road Redditch Worcestershire B97 4JX	Change of use, renovation and restoration to former use as a residential property	1	1
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
17/01357	Astwood Bank & Feckenham	R/O Victoria House ,Astwood Bank, Redditch Worcestershire, B96 6DS	Proposed three two-bedroom flats	3	3
21/00530	Crabbs Cross	533 Evesham Road Redditch Worcestershire B97 5JP	Reserved Matters Application seeking consent for access, appearance, landscaping, layout and scale, following outline planning approval ref 20/00299/OUT: (Outline approval: all matters reserved) for the erection of 4 no. three bedroomed dwellin	4	4
21/01287	Crabbs Cross	25 St Peters Close Redditch Worcestershire B97 5LE	Demolition of existing dwelling and replacement with new dwelling	1	0
22/01067	Astwood Bank & Feckenham	19 Church Road Astwood Bank Worcestershire B96 6EH	Erection of a replacement dwelling and associated parking and external amenity space.	1	0
22/00109	Abbey	Land Adjacent 246 Birmingham Road Redditch Worcestershire	Construction of 2 No. three bedroomed detached houses	2	2





Application Number	Ward	Address	Description	Gross Units	Net Units
21/01523	Crabbs Cross	38 Kenilworth Close Redditch Worcestershire B97 5JX	Change of use from Class E (doctors surgery) Class C3 Residential use.	3	3
21/00605	Lodge Park	87 Sillins Avenue Redditch Worcestershire B98 8JU	Conversion of existing HMO into two 1 bedroom apartments and rear extension to accommodate first floor access stairway	2	2
21/01094	Astwood Bank & Feckenham	Barn Off Love Lyne Redditch Worcestershire B97 5QH	Change of use of Agricultural building to 3 bed dwellinghouse.	1	1
23/00140	Batchley and Brockhill	Caretakers Lodge Foxlydiate Crescent Redditch Worcestershire	Conversion and extension of existing caretakers lodge to self-contained dwelling	1	1
22/00079	Central	30 Millsbro Road, Redditch, Worcestershire, B98 7BU	Creation of self-contained flat.	1	1
19/00977	Batchley and Brockhill	Land At Brockhill East Weights Lane Redditch Worcestershire	Hybrid planning application for up to 960 dwellings consisting of a full application for 128 dwellings accessed off Weights Lane, new public open space, drainage system, engineering operations and associated works and an outline application for the construction of the remaining dwellings with access points off Cookridge Close, Hawling Street and Weights Lane and including a new District Centre, new play facilities, new highway network, public open space, new drainage system and surface water attenuation, engineering operations and all associated works including landscaping.	760	760





Application Number	Ward	Address	Description	Gross Units	Net Units
16/0263		Land To The West Of Foxlydiate Lane And Pumphouse Lane Bromsgrove Highway Redditch Worcestershire	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
21/01524	Lodge Park	228 Beoley Road East Redditch Worcestershire B98 8PE	1 no. 3 bed dwelling	1	1
22/00021	Headless Cross & Oakenshaw	74 Tennyson Road Redditch Worcestershire B97 5BN	Change of use from Class C3 to C2 children's care home	0	-1
21/01772	Central	Land On The West Side Of Edward Street Redditch Worcestershire B97 6HA	Erection of 6no apartments & 2no commercial Class E units	6	6





Application Number	Ward	Address	Description	Gross Units	Net Units
22/00051	Central	Unit 4 Millsborough House Ipsley Street Redditch Worcestershire B98 7AL	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
22/00019	Central	19 Mount Pleasant Redditch Worcestershire B97 4JA	Change of use of ground floor from residential (Class C3) to Commercial (Class E) to create a convenience store	0	-1
22/00132	Central	Unit 5 Millsborough House Ipsley Street Redditch Worcestershire B98 7AL	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
22/00902	Central	Unit 2 Millsborough House Ipsley Street Redditch Worcestershire B98 7AL	Proposed replacement of existing roof structure with a new 2 storey roof top extension comprising 9 x 2 bedroom residential apartments	9	9
22/00176	Batchley and Brockhill	229 Salters Lane Redditch Worcestershire B97 6LD	Demolition of 229 and 231 Salters Lane, and the development of up to seven dwellings with associated amenity and parking provision (Outline application with matter of access for consideration)	7	5
22/00197	Headless Cross & Oakenshaw	144 The Meadway Redditch Worcestershire B97 5AF	Proposed semi-detached building comprising 2 no 3 bedroom dwellings.	2	2





Application Number	Ward	Address	Description	Gross Units	Net Units
22/00202	Astwood Bank & Feckenham	55 Alcester Road Feckenham Redditch Worcestershire B96 6JP	Demolition of existing dwelling and construction of a new replacement dwelling	1	0
22/00308	Headless Cross & Oakenshaw	Land Rear Of 123, 125, 127, The Meadway, Redditch, Worcestershire, B97 5AF	Erection of 4no. three bedroomed dwellings, formation of new access off Burns Close and associated works	4	4
22/00312	Central	Land At West Avenue Redditch Worcestershire B98 7DH	Construction of 9 new flats, retaining walls and car parking on vacant land.	9	9
22/00255	Batchley and Brockhill	Fourth Phase Of Persimmon Brockhill Development Weights Lane Redditch Worcestershire	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
22/00468	Central	Land At Corner Of Lodge Road And Union Street Smallwood Redditch B98 7BP	Outline application (all matters reserved for subsequent consideration) for the erection of 2 No. three bedroomed houses	2	2
22/00843	Lodge Park	Beoley Mill Marlfield Lane Redditch Worcestershire B98 8PU	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





Application Number	Ward	Address	Description	Gross Units	Net Units
22/00928	Central	Flat 4 105 Oakly Road Redditch Worcestershire B97 4EF	Demolition and reconstruction of rear wing due to damage	1	0
22/01017	Abbey	8-10 Unicorn Hill Redditch Worcestershire B97 4QU	Change of use of the first, second & loft floors from offices (Class E) to residential (Class C3), 4 x 1B2P flats & 1 x 2b4p	5	5
22/00887	Lodge Park	Redditch I F D Company Marfield 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
22/01280	Central	Unit 3 Millsborough House Ipsley Street Redditch Worcestershire B98 7AL	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
22/01400	Astwood Bank & Feckenham	16 Feckenham Road Astwood Bank Worcestershire B96 6DS	Proposed change of use of ground floor to shop (Class E) and flat (Class C3)	1	1
TOTAL				3666	3648





Appendix 4 – Delivery Schedule

Site reference / Application number	Site name	2023/24	2024/25	2025/26	2026/27	2027/28
19/01600	Victoria Works, Edward Street	0	26	49		
19/00656	St Stephens House, Town Centre	98				
16/024	Redditch Trades & Labour Club	40				
14/321	Millsborough House	14				
16/0263	Site 1 Foxlydiate	0	0	35	135	180
19/00976	Site 2 Brockhill East	75	75	75	80	65
19/01356	XBDY - Foxlydiate Barn House Farm	30	6			
22/00051	Unit 4 Millsborough House	0	30			
22/00132	Unit 5 Millsborough House	0	0	25		
22/01280	Unit 3 Millsborough House	0	0	0	12	
19/01575	Former Play Area, Edgeworth Close	5				
21/00521	Highfield House, Headless Cross Drive	0	69			
211	A435 ADR	0	45	45	45	45
143	Castleditch Lane/ Pheasant Lane	0	0	16		
203	Former Dingleside Middle School	0	0	16		
207	Matchborough District Centre	0	0	0	15	20
	Former Holyoaks Field First School	0	0	34		
Policy 34	Winyates District Centre	0	0	0	0	5
	Land at St Gregory's Church	0	10	15		
200	Land at Wirehill Drive	0	0	4	8	
	Sub Total	262	261	314	295	315
	Small Site Completions (expected)	54	54	55	0	0
	Windfalls	0	0	0	11	11
	TOTAL	316	315	369	306	326



2022-2023 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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