

# Northumberland Five Year Supply of Deliverable Sites: 2012 to 2017

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# 1. Introduction

The publication of the National Planning Policy Framework (NPPF) in March 2012 resulted in the withdrawal of the suite of planning policy guidance/statement notes and planning circulars that composed the national planning framework for England. Planning Policy Statement 3: Housing (PPS3) was one of the revoked guidance documents that had previously formed the basis for the assessment of a five year supply of deliverable housing sites in Northumberland.

As a result of the NPPF's publication and the requirements set there in, a review of Northumberland County Council's (NCC) five year supply of deliverable sites assessment and the methodology to undertake this was deemed necessary to ensure consistency with national policy.

This document presents the five year supply of deliverable sites for Northumberland for the period 2012-2017 with a base date of 31 March 2012, updating and replacing the most recent assessment that was published in December 2011 (base date 30 September 2011). Land supply data has been aggregated up from the former authority level to present a snapshot of Northumberland's housing land supply position. In addition, this data has been collated by Strategic Housing Market Area to present a snapshot of housing land supply according to market areas within Northumberland.

This document identifies extant sites (sites with planning permission where work is yet to commence), live sites (sites with planning permission that are under construction but not yet complete), and considers potential sites (sites that could be developed under current policies, and/or subject to the determination of planning permission or S106 agreements) that have a realistic expectation to deliver housing in the five year period 2012-2017. A consultation exercise with developers and site owners was undertaken for sites of five units or more to assess the deliverability of sites based upon the three criteria, available, suitable and achievable, to inform accurate forecasts of housing delivery.

## 2. Policy Requirements

The NPPF requires that all Local Planning Authorities (LPAs) should boost the supply of housing to deliver a wide choice of high quality homes that provide and widen opportunities for home ownership and create inclusive and mixed communities.

In order for LPAs to assess their supply of deliverable housing they must identify and update of an annual 'supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements'. A further supply of specific developable sites or broad locations for growth should be identified for years 6-10 and, where possible, years 11-15.

Ordinarily this information would be collated and sourced from the Strategic Housing Land Availability Assessment (SHLAA). NCC's recently published SHLAA for Northumberland is available however the extensive task of undertaking and collating the first Northumberland SHLAA has resulted in a time lag between the base date of the assessment (31 March 2010), the partnership assessment (November 2011) and the publication date (May 2012). As a result, delivery for the five year period (2012-2017) will be calculated using sites with planning permission only. These sites will be split into extant, live and potential sites. The SHLAA will be used to inform the housing trajectory and provide an estimated delivery rate for the 6-10 and 11-15 year periods and an indication of the specific developable sites suitable for housing across Northumberland<sup>1</sup>. NCC will undertake an update of the existing sites in the SHLAA which is expected to complete in Winter 2012. This update will facilitate the alignment of the SHLAA and the calculation of the five year housing land supply for Northumberland, allowing future annual SHLAA's to be the source for the identification of a five year deliverable supply of housing in Northumberland.

### **2.1 Buffer determination and application**

To boost significantly the supply of housing the NPPF states at paragraph 47 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 of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land"

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<sup>1</sup> It is important to highlight that specific developable sites that form part of the 6-10 and 11-15 year supply are subject to planning applications and their inclusion in the trajectory does not predetermine the planning process.

In addition, LPAs must distinguish between market and affordable housing to illustrate the expected rate of housing delivery through a housing trajectory for the plan period.

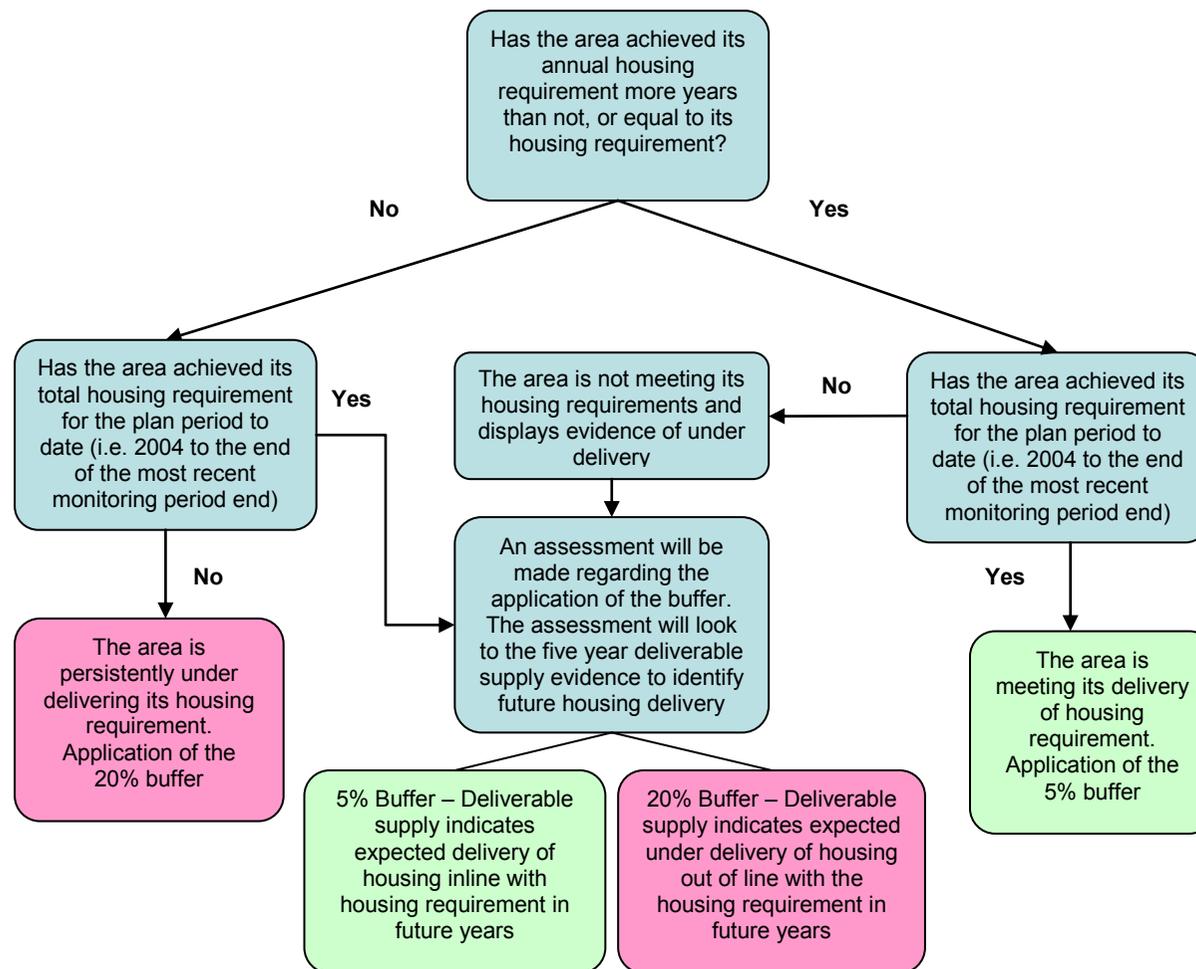
As the Northumberland Core Strategy is in the early stages of plan preparation the Council will continue to use the former local authority development plans to assess housing delivery, which reflect the RSS housing requirements. NCCs definition of persistent under delivery is set out in Figure 1. This indicates that where the housing requirement for individual monitoring years has not been achieved for more years than it has successfully been met, and the total housing delivery over the monitoring period has failed to deliver the RSS housing requirement for the same period then this is persistent under delivery and a 20% buffer will be applied.

Where an area has met the annual housing requirement for more or an equal number of years over the monitoring period this is not persistent under delivery, however where the RSS housing requirement for the same period has not been met then overall this area has under delivered. At this point the Council will consider the likely future delivery information. If there is an anticipated under delivery in future years then a buffer of 20% will also be applied.

In applying this definition it was determined that the former authorities of Alnwick and Berwick would be subject to the application of the 5% buffer and the former authorities of Blyth Valley, Castle Morpeth, Tynedale and Wansbeck would be subject to the 20% buffer (see Table 1). For all authorities, with the exception of Tynedale, the reasons for the application of a 5% or 20% buffer was clear.

In Tynedale the former authority delivered housing over and above its housing requirement in plan period 1 (2004-2011), over delivering by 176 units. The vast majority of this housing was delivered in the first half of the period with under delivery in the second half of the period. Based on this evidence a 5% buffer could be applied as overall the housing requirement was achieved. However, taking the Council's approach and looking to delivery in the next five years the five year housing land supply for the period 2012-17 indicates that only 74% of the supply is expected to be deliverable (322 units). Therefore due to under delivery in the second half of the plan period and also an insufficient five year deliverable supply, the 20% buffer should be applied to encourage choice and competition in the market for land.

**Figure 1: Definition of Persistent Under Delivery and Buffer Application**



**Table 1: Northumberland Former Authority Buffer Application**

| Former Authority   | Annual housing requirements achieved in the period 2004-2012 | Deficit or over provision of housing for the plan period to date 2004 to 2012 | Buffer Application | Buffer Commentary   |
|--------------------|--|---|--------------------|---|
| Alnwick            | 7/8  | 235   | 5%                 | The annual housing requirement has been achieved more often than it has not been met. There is a significant over provision of housing over the plan period to date against housing requirements.   |
| Berwick upon Tweed | 5/8  | 552   | 5%                 | The annual housing requirement has been achieved more often than it has not been met. There is a significant over provision of housing over the plan period to date against housing requirements.   |
| Blyth Valley       | 1/8  | -898  | 20%                | The annual housing requirement has not been delivered more often than achieved. There is a significant deficit of housing over the plan period to date.   |
| Castle Morpeth     | 3/8  | -53   | 20%                | The annual housing requirement has not been delivered more often than achieved. There is a deficit of housing over the plan period to date.   |
| Tynedale           | 4/8  | 176   | 20%                | The annual housing requirement for the plan period was delivered however this was due to strong delivery in the first part of the plan period (over and above requirement). There was however persistent under delivery in the second part of the period. The five year housing land supply for the period 2012-17 indicates that only 74% of the supply is expected to be deliverable (322 units). Due to under delivery in the second half of the plan period and also an insufficient five year deliverable supply, the 20% buffer should be applied to encourage choice and competition in the market for land. |
| Wansbeck           | 3/8  | -273  | 20%                | The annual housing requirement has not been delivered more often than achieved. There is a significant deficit of housing over the plan period to date.   |

## **2.2 Distinguishing between market and affordable housing**

The five year supply of deliverable sites provides a comprehensive overview of housing delivery across Northumberland and includes all types of housing, both market and affordable. The distinction between market and affordable housing has not been made in this update document for the following reasons;

1. This five year housing land supply update is intended to bring up to date the five year housing land supply published in December 2011. As a result only new applications for housing approved on and between 1 October 2011 and 31 March 2012 were consulted upon with regards to deliverability forecasts. Deliverability responses received for the 2011 consultation were carried forward as they forecast for the same five year period 2012-2017. To attempt to assess forecasted deliverability of affordable housing, all developers would need to be consulted collectively. This is something that will be undertaken as part of the next five year supply assessment which will forecast deliverability of housing on sites for the 2013-2018 period;
2. In light of the recent publication of the NPPF, adjustments to Northumberland's planning application monitoring database are required in order to effectively monitor anticipated deliverability of affordable housing. These changes are currently being undertaken.

It is anticipated that affordable housing delivery forecasts can be supplied in future iterations of the five year deliverable sites document as a result of the changes to our process and monitoring frameworks identified above.

## **2.3 Windfall sites**

The NPPF paragraph 28 states that:

“Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to 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, and should not include residential gardens.”

NCC has undertaken an assessment of windfall delivery to determine the proportion of housing that has been delivered on windfall sites from 2004 to 2012 in Northumberland. The evidence suggests that over 80% of housing delivery has been developed predominantly on windfall sites. There is a spatial variation to this analysis at the former local authority level. The former authorities of Alnwick, Berwick, Castle Morpeth and Tynedale have all demonstrated increasing delivery on windfall sites over this period. The former authorities of Blyth Valley and Wansbeck have conversely displayed a pattern of decreasing delivery on windfall sites over the same period. One of the key reasons for the strong delivery of windfall sites is attributed to the national policy emphasis on delivery on previously developed land and also reflects the age of the local plan allocations.

It is proposed to undertake an assessment of the potential that windfall sites could contribute towards housing supply in the five year period and beyond. The SHLAA update during 2012 will assist with this exercise and inform the five year deliverable supply assessment for the 2013-2018 period.

## ***2.4 Importance of the five year supply of deliverable sites***

The importance of the five year supply of deliverable sites assessment is made clear in paragraph 49 of the NPPF,

“Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites. Where a LPA can not demonstrate a five year supply of deliverable sites, existing policies relating to supply of housing will be considered out of date and the case for presumption in favour of sustainable development will carry greater weight in the determination of planning applications.”

Based on the evidence presented within this document the former authorities of Blyth Valley, Castle Morpeth, Tynedale and Wansbeck fail to identify a five year supply of deliverable sites for the period 2012-2017.

### 3. Northumberland Housing Land Requirement

The Northumberland housing land requirement is set out in policy 28 of the North East Regional Spatial Strategy 2008 (NERSS). The policy details net annual dwelling provision targets for the former authority areas and Northumberland over three sub plan periods (see table 2 below).

**Table 2: RSS (Policy 28) Net Dwelling Provision**

|                    | Net dwelling provision |         |         |
|--------------------|------------------------|---------|---------|
|                    | 2004-11                | 2011-16 | 2016-21 |
| Alnwick            | 105                    | 95      | 85      |
| Berwick upon Tweed | 85                     | 85      | 75      |
| Blyth Valley       | 250                    | 290     | 290     |
| Castle Morpeth     | 140                    | 130     | 120     |
| Tynedale           | 140                    | 115     | 100     |
| Wansbeck           | 180                    | 180     | 180     |
| Northumberland     | 900                    | 895     | 850     |

Net dwelling provision is also known as the housing requirement. In Northumberland this is set at the former authority area level and also at a Northumberland County level. The housing requirement is used to calculate the deficit or over provision of housing over the plan period which is then used to determine actual housing requirement for the five year period<sup>2</sup>.

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<sup>2</sup> The RSS five year requirement is adjusted to take into account any deficit or over supply of housing in the preceding plan period years to provide an 'actual housing requirement' for the five year period.

## **4. Five Year Supply of Deliverable Sites Methodology**

Previous methodologies used to calculate a five year supply of deliverable sites for Northumberland were based upon Planning Inspectorate guidance, PPS3: Demonstrating a Five Year Supply of Deliverable Sites. This documentation was withdrawn from the PINS website following the Government's intention to revoke Regional Spatial Strategies in 2011. NCC continued to use the guidance and its key principles were incorporated into the methodology which was used to collate the five year housing land supply published in December 2011 (base date 30 September 2011). The guidance has continued to be used in the absence of further guidance being issued and in respect of PPS3, which at the time was adopted planning policy.

Since publication of the Five Year Supply of Deliverable Sites (December 2011) the NPPF has been issued, replacing PPS3. On this basis NCC consider that the withdrawn PINS guidance no longer reflects policy detailed in the NPPF, therefore changes to the methodology have been made to reflect this.

NCC's approach to collating a five year supply of deliverable sites incorporates four main stages as follows:

1. Identifying the five year period;
2. Identifying the level of housing provision to be delivered over the five year period;
3. Identifying sites that have the potential to deliver housing during the five year period; and
4. Assessing the delivery of identified sites using the assessment of deliverability set out in the NPPF paragraph 47.

### ***4.1 Identifying the Five Year Period***

This document is NCC's Five Year Supply of Deliverable Sites (July 2012) publication which covers the five year period from 1 April 2012 to 31 March 2017. It provides an update to the Five Year Supply of Deliverable Sites document published in December 2011 and is required due to the publication of the NPPF and the policy changes relating to the calculation of deliverable housing land supply.

### ***4.2 Identifying the level of housing provision to be delivered over the five year period***

The current Planning Policy Framework for Northumberland comprises;

- the Core Strategies of the former local authorities of Alnwick (2007), Blyth Valley (2007), and Tynedale (2007) and the Blyth Valley LDF Development Control Policies DPD (2007) (these strategies were adopted before the Regional Spatial Strategy but made provision within them so that the housing figures they contain would reflect the RSS on publication), and
- the saved Local Plan policies (under the Secretary of States Direction) of Alnwick District Wide Local Plan (1997), Berwick-upon-Tweed Local Plan (1999), Blyth Valley District Local Plan (1999), Castle Morpeth

District Local Plan (2003), Tynedale District Local Plan (2000), and Wansbeck District Local Plan (2007)

These will provide the key strategic direction and spatial strategy for Northumberland until they are replaced by the Northumberland Core Strategy.

The former local authorities of Berwick, Castle Morpeth and Wansbeck, saved Local Plan policies do not identify up to date housing requirement figures for the periods covered in the published RSS. Therefore to calculate a consistent five year supply of deliverable sites for Northumberland the published RSS housing requirement figures will be used to assist conformity across the County and to measure and collate housing land supply consistently across Northumberland.

The policies and figures contained within the RSS form part of the development plan and will continue to be used to collate and assess a five year supply of deliverable sites for Northumberland until revoked or superseded by an agreed and tested set of housing requirement targets for Northumberland, through the Core Strategy.

The NPPF's new policy steer to incorporate 5% or 20% buffers requires an amendment to the Council's methodology for the calculation to have regard to the whole monitoring period 2004-2012.

When calculating a housing requirement the following formula has been used.

$$((A/100) \times B) - (D - C)$$

A = RSS housing requirement for the five year period

B = 5% or 20% buffer (20% to be applied if it can be demonstrated that there is a record of persistent under delivery of housing as identified in the NPPF paragraph 47)

C = RSS housing requirement for the plan period to date i.e. 2004 to end of most recent financial period

D = Delivered number of housing units (net) from 2004 to end of most recent financial period

### ***4.3 Identifying sites that have the potential to deliver housing during the five year period***

The NPPF defines 'deliverable' sites as those that are available now, offer a suitable location for development now, and are achievable with a realistic prospect that housing will be delivered on site within five years and in particular that the site is viable. All sites within the five year deliverable supply assessment have been assessed against the three criteria 'available', 'suitable' and 'achievable'. Through a consultation exercise with developers, landowners and agents, information regarding viability will be sought. Where it is deemed that a site is 'unviable' the site will not be included within the assessment of a five year deliverable supply of housing.

Ordinarily the SHLAA would inform the five year deliverable supply assessment. The current published SHLAA has a base date of March 2010 and requires an immediate update; therefore it will not inform this five year supply assessment. It is anticipated that the update to the SHLAA will inform the five year supply of deliverable sites for the 2013-2018 period. As an interim measure until the SHLAA is updated, the evidence source for sites to be assessed will be the NCCs in house planning applications database, allocations identified in Development Plans, and sites that had previously been identified through Urban Housing Capacity Studies by former authorities (where applicable).

The source data is split up into three sub sections:

- Extant planning applications – housing sites with planning permission yet to commence
- Live planning applications – housing sites with planning permission that have commenced, that have not yet completed
- Potential sites – Development Plan allocations yet to be developed, unallocated brownfield sites identified through the Urban Housing Capacity Studies (where applicable), sites awaiting determination for a planning application, and sites approved awaiting the signing of a S106 agreement.

Sites within the 'extant' and 'live' sub sections are further split into small and large sites. Small sites are considered small if they possess a site capacity of four units or less. Large sites are considered large if they possess a site capacity of five units or more.

#### ***4.4 Assessing the delivery of the identified sites using the assessment of deliverability set out in NPPF paragraph 47***

As mentioned above, the NPPF establishes the criteria to assess deliverability of sites:

- Available – the site should be available now
- Suitable – offer a suitable location for development now
- Achievable – achievable with a realistic prospect that housing will be delivered within the five year period and in particular that the site is viable

The NPPF does not present a detailed approach to assess deliverability against the three criteria above, as PPS3 had done. However, NCC considers it appropriate to apply the same questioning to determine deliverability against the three key criteria outlined in PPS3 as the aims of assessing deliverability are very similar. Table 3 details the criteria to assess sites for 'availability', 'suitability' and 'achievability'.

**Table 3: Deliverability Criteria**

|            | Assessing Deliverability  |
|------------|---|
| Available  | <p>To assess if a site is <b>available</b> the following questions should be asked;</p> <ul style="list-style-type: none"> <li>• Does the information that supports either the allocation of a site in an up to date plan (subject to planning permission), or the granting of a planning permission, clearly indicate that the site is available now?</li> <li>• Does the site have legal or ownership problems (e.g. multiple ownership, ransom strips, tenancies or operational requirements of the landowner, covenants)? If YES the site is unlikely to be available; and</li> <li>• Is the site awaiting a S106 to be signed? If YES the site is unlikely to be available immediately.</li> </ul>   |
| Suitable   | <p>To assess if a site is <b>suitable</b> the following question should be asked;</p> <ul style="list-style-type: none"> <li>• Can sites that are allocated or have planning permission be regarded as being suitable?</li> </ul> <p>This will usually be a reasonable assumption, but it may be necessary to assess whether circumstances have changed (e.g. since the site was allocated or granted planning permission) that would alter the suitability of the site for housing. Some considerations may be</p> <ul style="list-style-type: none"> <li>• Policy restrictions such as designations, protected areas, existing planning policy and corporate or community strategy;</li> <li>• Physical problems or limitations such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;</li> <li>• Potential impacts such as effect of landscape features or conservation; and</li> <li>• Environmental conditions such as impact of contamination, pollution, flood risk, bad neighbours, infrastructure capacity, proximity to services and facilities on quality of life of prospective residents</li> </ul>               |
| Achievable | <p>To assess if a site is <b>achievable</b> the following question should be asked;</p> <ul style="list-style-type: none"> <li>• Does the information supporting the site allocation or planning permission clearly demonstrate that there is a reasonable prospect of housing being delivered with the five year period?</li> </ul> <p>Consultation with developers/site owners that have sites with permission for 5 dwellings or more will be consulted to make this assessment.</p> <p>NCC Development Management, Building Control and Planning Strategy officers will be consulted in relation to achievability where a consultation response is not received. Factors to consider when undertaking this assessment are;</p> <ul style="list-style-type: none"> <li>• Market factors such as economic <b>viability</b> of existing, proposed and alternative uses regarding land values, attractiveness of locality, potential market demand and projected rate of sales;</li> <li>• Cost factors such as site preparations regarding physical constraints and possible remediation works</li> </ul> <p>All judgements and assumptions will be recorded for transparency.</p> |

Through consultation with developers/site owners, site intelligence is requested which informs the assessment of deliverability against the three criteria, available, suitable achievable. Due to the vast number of sites identified across Northumberland it is necessary to apply a site size threshold of five dwellings or more (i.e. those sites considered large sites) to sites that will be consulted upon. The threshold is deemed suitable for Northumberland, reflecting the geographies and settlement patterns within the counties. While a development of five dwellings or more may be considered relatively small in South East Northumberland it could be considered more significant elsewhere in rural locations of Northumberland. The purpose of the consultation is to provide a more market led perspective of housing delivery in Northumberland.

In assessing deliverability of small sites, the task of consultation would be too onerous for the large volume of small sites within Northumberland. Therefore an assumption is applied to forecast delivery of small sites. To make this assumption the delivery rate of the previous five years worth of units on small sites is examined and calculated as a percentage of total delivery for that period. This percentage is then applied to the capacity of small sites to ascertain an anticipated delivery rate of housing units on small sites for the five year period.

Where delivery forecasts are provided year on year, NCC will objectively assess the delivery forecasts against past delivery rates to ascertain whether developer/site owner forecasts are over optimistic. In cases where the authority believe that forecasts of deliverability are over optimistic, comparing historic delivery rates against historic forecasts, the authority will contact the developer/site owner to agree a more realistic housing delivery forecast for sites. It is imperative that forecasts are accurate so that a true picture of housing land supply can be calculated and presented for the authority area.

## 5. Northumberland's Five Year Supply of Deliverable Sites

In calculating a five year supply of deliverable sites all sources of housing supply identified in section 4.3 must be examined. Sources of supply include the NCC planning applications database, adopted development plans, former authorities Urban Housing Capacity Studies (where applicable) and includes data on sites with planning permission yet to commence (extant sites); sites with planning permission that have commenced but are not yet complete (live sites); allocated sites identified in adopted development plans not yet developed (potential sites), unallocated brownfield sites identified through the Urban Capacity Studies (potential sites); sites with a submitted planning application awaiting determination (potential sites); and sites awaiting a S106 agreement (potential sites). These components of housing supply are set out by site for each former authority area in Table 4a & 4b, Appendix A and Appendix C.

Site data contained within Appendix C has been collated to present an overall position for each former authority area which is aggregated up to a Northumberland level and presented in Table 5. The same data is presented by strategic housing market area in Table 6, in accordance with the NPPF's requirement for local planning authorities to plan for scales of housing supply and scales of demand identified in Strategic Housing Market Assessments<sup>3</sup>.

Housing delivery performance against RSS housing requirements to 31 March 2012 are available in Table 5, row (j).

The results of the assessment of the five year supply of deliverable sites against the adjusted RSS requirements, taking into account any deficit or over provision of housing in the plan period to date (2004-2012), for the former authorities and for Northumberland County as a whole, with the application of a 5% or 20% buffer are set out in Tables 5 and 6 rows (o-q) and (r-t). The red boundary indicates the buffer applied to the former authority area and Northumberland, as justified in Table 1 earlier within this report.

The assessment of deliverability using the three criteria, available, suitable and achievable, can be found for each site within Appendix C. Where information has been forthcoming as part of the deliverability consultation with developers and landowners (e.g. viability of the site, ownership issues, remediation works, market factors etc) this has been taken into consideration and incorporated into the assessment of deliverability and captured in the comments box for each site.

Where developer/site owners provide housing delivery forecasts they have been incorporated into the assessment and captured in the relevant 'forecasts' column. Objective assessment of previous historic housing delivery rates and previous historic housing forecasts has been compared to ensure

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<sup>3</sup> NPPF paragraph 159

that developer/site owner forecasts present the real picture of forecasted housing delivery and do not over optimistically estimate future delivery on housing sites. Forecast delivery can be found in the 'forecast' columns within Appendix C.

## **6. Housing Land Supply Performance**

Northumberland possesses a healthy housing supply with planning permission for 7268 units. Of these units, 47% (3401 units) are deliverable within the five year period (2012-2017).

Northumberland's RSS housing requirement of 5577 dwellings, taking into account the application of the 20% buffer to reflect persistent under delivery of housing and adjusted to reflect the deficit of housing units for the 2004-12 period, illustrates a shortfall in deliverable housing supply of 2176 units, equating to **61%** of 120% of the adjusted housing requirement.

The performance of deliverable supply (61%) against the adjusted housing requirement would suggest, as noted in the NPPF, that housing land supply policies within the relevant development plans should be considered out of date and in such instances the presumption in favour of sustainable development should override these policies when determining housing planning applications. The steer of NPPF is to stimulate housing supply to significantly boost supply of housing. However as at 31 March 2012, Northumberland possesses a healthy supply of housing with planning permission (7268 units). When compared to the adjusted 120% housing requirement for Northumberland, NCCs supply of dwelling units with permission exceeds the requirement by 1691 units. The forecast underperformance of 2176 deliverable dwellings is considered to be largely attributable to the current housing and financial market conditions rather than an undersupply of housing land.

### **6.1 Performance of Former Authorities**

Of the former authorities, Alnwick and Berwick-upon-Tweed, demonstrate a five year deliverable supply of housing. In comparison the former authorities of Blyth Valley, Castle Morpeth, Tynedale and Wansbeck fall short of their adjusted RSS requirements and therefore fail to demonstrate a five year deliverable supply of housing.

#### **6.1.1 Former District of Alnwick**

The former Alnwick authority identifies a deliverable five year housing land supply. Housing land supply exceeds the RSS housing requirement of 253 dwellings (adjusted to reflect an over provision of 235 dwellings within the period 2004-12 and the application of a 5% buffer) by 172 dwelling units. There are currently 677 units in the former area with planning permission.

The build rates in Alnwick have slowly improved over the last three years indicating a little more confidence in the local housing market. 45 net units were delivered in 09/10, 113 net units in 10/11 and 99 net units in 11/12. This increase can be largely attributed to a number of large sites in Alnwick town centre being built out within the last two years.

Despite an increase in build rates the forecasted five year deliverability still fails short of the RSS target. The vast majority of the information used to determine the forecasted deliverable supply for large sites has been provided by the developers. Developers have indicated a cautious approach until the current economic climate improves.

Developers have forecast that the majority of large sites currently under construction in the former district of Alnwick will be delivered within the five year period. The large sites at the Maltings in Alnwick town centre, Wellfield in Alnmouth and Whitton View, Rothbury are all forecast to complete by the end of 2014. Further delivery has been forecast on three key large extant sites, namely Land West and South of Marks Bridge in Amble (110 units), Willoughby's Bank in Alnwick (65 units) and Land North of Queen Street, Amble (46 units).

There is sufficient capacity in the former district of Alnwick to meet RSS targets with 677 units currently with planning permission, however a number of the major sites that are currently extant have been affected by the market downturn with delivery forecast for the back end of the five year period. Build rates have improved over the last few years and are now beginning to reflect the yearly RSS housing requirement targets. Developers have indicated that deliverability will increase in the coming years but are still being cautious forecasting a slightly lower build rate until a time when the market improves.

The former district of Alnwick also has a potential site in addition to supply with planning permission. The site at Amble Boat Yard, Amble is currently waiting for a determination on a time limit extension application and may potentially add 127 units to supply/delivery figures in future updates to the five year supply of deliverable sites.

### **6.1.2 Former Borough of Berwick-upon-Tweed**

The former Berwick-upon-Tweed district identifies a deliverable five year housing land supply. Housing land supply exceeds the RSS housing requirement of 440 dwellings (adjusted to reflect an under supply of 4 dwellings within the period 2011-12 and the application of a 5% buffer) by 143 dwelling units. There are currently 1072 units in the former area with planning permission.

The NPPF advocates the application of a 5% to existing housing requirement to increase supply, providing that there is no evidence of persistent under delivery of housing. The former Berwick upon Tweed authority area has persistently over provided housing in comparison to its annual housing requirement, delivering 1232 units in the 2004-2012 period, 552 units over its housing requirement of 680 units for the same period. In context, housing delivery is 163 units short of its plan period housing requirement of 1395 units for the period 2004-2021.

As a result of such sustained and high volume housing delivery, the formula used to adjust the RSS housing requirement to reflect reported levels of over provision has resulted in negative figures and inflated percentages in its

assessment of five year supply performance (see Table 5, rows o-q). These figures indicate that at the base date of the assessment (31 March 2012) there is no housing requirement for the Berwick upon Tweed former authority area.

In the interests of the pro-growth agenda forthcoming in the NPPF, NCC believes that the level of forecasted housing delivery should be measurable against a housing requirement target. On this basis a housing requirement has been identified which is based on the former NCC five year housing supply methodology, which sought to adjust the housing requirement to reflect the level of housing that had already been delivered within the lifetime of that part of the plan (please refer to Appendix B for an excerpt of the old methodology). As a result Table 7 identifies the housing requirement and performance of deliverable supply against an adjusted housing requirement for the former area.

Figures indicate that Berwick's build rate remains unsettled reflecting trends in the fragile housing market. 125 net units were delivered in 08/09 and 67 net units delivered in 09/10. Although completions rose significantly to 364 net units in 10/11 227 of these completions resulted from a review of data records and were not actual completions in this period. The net completion figure for 10/11 was in fact 137 units. Delivery of net units in 11/12 was 81 units which fall marginally short of the RSS requirement for the year.

During the deliverability assessment process responses from a number of developers suggested that a number of sites have either slowed down or stalled. They have indicated that the current market conditions are having a severe impact on their aspirations but have still forecast a deliverable figure of 583 units in the five year period, exceeding the RSS target by 143 units. If the market however continues to slow down or stall then there may be an issue with deliverability, although to some extent Berwick upon Tweed area can somewhat buffer under delivery due to sustained high delivery in the first eight years of the plan period.

Developers have stated that as and when the housing market improves, delivery rates will increase. Delivery may become an issue in the future if the market recovery is more long term than currently reflected in the developers' forecasts but there is clearly no shortage of overall supply in the former Borough of Berwick-upon-Tweed, 1072 dwelling units with planning permission, of which 53% are identified as deliverable in the five year period.

The former authority area also possesses a number of sites that have potential to add 564 units to supply/delivery. This figure includes a number of sites that are likely to come forward through the draft Berwick Eastern Arc Area Action Plan.

### **6.1.3 Former Borough of Blyth Valley**

The former Blyth Valley Borough does not identify a deliverable five year supply of housing. Housing land supply falls short of the RSS housing requirement of 2638 dwellings (adjusted to reflect a deficit of 898 units for the 2004-12 period and the application of a 20% buffer) by 1569 units. There are however currently 2578 units in the former area with planning permission. The lack of deliverable housing land supply is considered in part attributable to current market conditions and a small deficiency in housing land supply.

Blyth Valley's net unit completions for 11/12 are 154 units. This is decrease in build rate of recent years with 178 net units delivered in 09/10 and 213 net delivered in 10/11. However it reports an improvement on 08/09 with 65 net units delivered in 08/09. Delivery of housing continues to fail to meet the increased RSS target of 290 units per year.

There is insufficient capacity of sites with planning permission in Blyth Valley to meet the adjusted RSS housing requirement of 2638 units. A number of major sites that are currently extant or under construction are moving slowly with plots, in some cases, only being completed seemingly as sales are made. Developers have indicated that completions are likely to increase in coming years but not to the extent that they will deliver sufficient units to meet RSS targets for the whole of the former district area. The recent approval of the South West Sector application for 706 units has provided no forecast delivery due to road infrastructure issues, which if forecast, would considerable boost deliverable supply.

Figures have not been included above for a number of potential sites that may contribute to future supply. Currently there are 1024 units on allocated sites, 854 on unallocated sites and a further 42 units on sites awaiting S106 agreements. Delivery prospects on these sites are clearly uncertain but have the potential to add to future supply. Forthcoming potential development sites are located at Cramlington's Fisher Lane at the South West Sector and the North East Cramlington where decisions are pending. These potential sites may help to increase supply figures but it is unknown whether the addition of these developments will be enough to meet RSS housing provision targets through deliverable supply. Developers have indicated that in order for the existing capacity to be brought forward as deliverable stock, there needs to be a significant increase in the number of mortgages being approved thus increasing the number of prospective purchasers.

### **6.1.4 Former Borough of Castle Morpeth**

The former Castle Morpeth authority area does not identify a deliverable five year supply of housing. Housing land supply falls short of the RSS housing requirement of 821 dwellings (adjusted to reflect a deficit of 53 units for the 2004-12 period and the application of a 20% buffer) by 200 units. There are however currently 1213 units in the former area with planning permission. The lack of deliverable housing land supply is considered attributable to current market conditions rather than a lack of housing land supply.

Build rates have slowed but are beginning to recover. 131 net units were delivered in 08/09, 54 net units delivered in 09/10, 150 net units were delivered in 10/11 (this however includes 114 completions resulting from the review of data records. The actual net figure for 10/11 being 37 units) and 108 net units were delivered in the 11/12 period.

Sites at St Mary's Hospital, Longhirst Hall Hotel and The Kylins are forecast to start delivering housing this year whilst the Welbeck Terrace site in Pegswood has restarted and is forecast to complete within the 12/13 period. The former Stobswood Brickworks which had previously forecast deliverability in the December 2011 five year land supply assessment was found to be awaiting a S106 agreement. Therefore, due to the level of uncertainty surrounding the S106 agreement being signed it was removed from the deliverability forecast and is now identified as a potential site.

During the deliverability assessment process responses from a number of developers indicated that although the market conditions are currently difficult there is a general optimism that things are improving albeit not sufficient to meet or exceed the adjusted RSS housing requirement and failing to demonstrate a five year deliverable supply of housing.

There is sufficient capacity of housing units (1213 units) in Castle Morpeth with planning permission to meet the adjusted RSS housing requirement, however only 51% of these are deliverable equating to 76% of the 120% housing requirement for the five year period being deliverable. There are a number of potential sites that are reliant on the completion of the South East Northumberland Link Road. If this project comes forward then it offers the potential to bring forward a number of sites that could not be developed without it. (St Georges Hospital site – phases 1 & 2)

### **6.1.5 Former District of Tynedale**

The former Tynedale district does not identify a deliverable five year supply of housing. Housing land supply falls short of the RSS housing requirement of 496 dwellings (adjusted to reflect an over provision of 176 units for the 2004-12 period and the application of a 20% buffer) by 174 units. There are only 434 units in the former authority area with planning permission. This identifies that there is currently a lack of deliverable sites with planning permission in the former district to meet future RSS requirements and a small deficiency in lack of housing land supply to achieve housing requirements at the present time.

Build rates have significantly slowed in Tynedale with 130 net units delivered in 08/09, 112 net units delivered in 09/10, and 125 net units delivered in 10/11. This figure however includes 54 units that resulted from a review of data records therefore the actual net build for 10/11 is 71 units. A further 63 units were delivered in 11/12.

Developers have indicated, through the deliverability consultation, that build rates will remain lower than the RSS requirements and that any increase is

unlikely to deliver sufficient units to meet these targets. Recent years have observed larger sites in Allendale, Corbridge and Hexham being built out. The former Tynedale District has few large sites remaining with planning permission and therefore any deliverability from sites under construction will be low. Developers have also indicated that certain extant sites are no longer economically viable in the current market and have been placed back on the market for resale

There is no longer sufficient supply with planning permission in Tynedale to meet RSS housing requirements. A number of the larger extant completions have been affected by the market downturn but the lack of larger sites with permission is adding to the overall situation.

Tynedale possesses a number of potential sites that could possibly add to the supply with planning permission. A brownfield allocated site still exists at Hexham Hospital North and has the potential to add 50 units to the supply. A second allocated brownfield site exists on land at the former Goods Yard Haltwhistle. This site has been subject to a number of applications and there is current interest to renew a previous outline permission. This site has the potential to add 50 units to the supply. A number of Greenfield allocations remain with a total potential capacity of 198 units, however these sites are not likely to come forward within the plan period 2012-2017. Unallocated sites at Prudhoe Front Street (planning application awaiting determination) and Briar Hill Bellingham (subject to signing of a Section 106 agreement) may potentially increase supply and delivery figures (if approved) by 165 units.

#### **6.1.6 Former District of Wansbeck**

The former Wansbeck district does not identify a deliverable five year supply of housing. Housing land supply falls short of the RSS housing requirement of 1353 dwellings (adjusted to reflect a deficit of 273 units for the 2004-12 period and the application of a 20% buffer) by 972 units. There are however currently 1294 units in the former authority are with planning permission. The lack of deliverable housing land supply is considered in part attributable to current market conditions and a small deficiency in housing land supply.

Build rates have marginally improved in Wansbeck with 20 net units delivered in 09/10, 41 net units delivered in 10/11, and 53 net units delivered in 11/12. Developers have indicated that completions are likely to increase further in coming years although still not to the extent that they will deliver sufficient units to meet RSS requirements.

A number of large extant sites are no longer expected to come forward within the five year period and this has had a significant impact on the deliverability figures. There are currently 416 units on extant sites that do not forecast delivery of units.

There is insufficient supply with planning permission in Wansbeck to meet adjusted RSS housing requirements, falling short by 59 units. Of the 1294 units with permission only 29% of these are deliverable in the five year period (381 units). Ongoing developments at Summerhouse Lane and Portland Park

in Ashington, the largest housing development sites in the former authority area, are moving very slowly with plots only being completed seemingly as sales are made. However, delivery rates on these sites are forecast to improve.

The former Vald Birn Site in Cambois is currently the subject of an application for 323 residential units. This site was identified in the Housing Growth Point document however it would represent a departure from current policy. This issue notwithstanding, if planning permission were to be granted these units would significantly boost the overall supply. During the deliverability assessment process responses from a number of developers suggested that existing capacity will only be brought forward as deliverable stock when there is a significant increase in the number of mortgages being approved.

## Appendix A: Five Year Deliverable Supply of Housing Tables

**Table 4a. Northumberland Five Year Supply of Deliverable Sites: Components of Supply expected at 1<sup>st</sup> April 2012 (base date of data is 31 March 2012)**

|   | <i>Formula</i>   | <b>Alnwick</b>   | <b>Berwick</b> | <b>Blyth Valley</b> | <b>Castle Morpeth</b> | <b>Tynedale</b> | <b>Wansbeck</b> | <b>Northumberland</b> |
|---|--|------------------|----------------|---------------------|-----------------------|-----------------|-----------------|-----------------------|
| a | Completions on sites with planning permission under construction at 1 April 2012 | 109              | 229            | 562                 | 386                   | 39              | 364             | 1689                  |
| b | Completions on sites with planning permissions not started                       | 271              | 199            | 481                 | 126                   | 173             | 0               | 1250                  |
| c | Completions on small sites   | 45               | 155            | 26                  | 109                   | 110             | 17              | 462                   |
| d | Completions on sites with planning permission                                    | <i>(a+b+c)</i>   | 425            | 583                 | 1069                  | 621             | 322             | 3401                  |
| e | Unallocated brownfield sites without permission as at 1 April 2012               | 0                | 0              | 0                   | 0                     | 0               | 0               | 0                     |
| f | Allocated sites  | 0                | 0              | 0                   | 0                     | 0               | 0               | 0                     |
| g | Other programmed losses (demolitions & conver/change of use)                     | 0                | 0              | 0                   | 0                     | 0               | 0               | 0                     |
|   | <b>Total identified five year supply</b>   | <i>(d+e+f+g)</i> | <b>425</b>     | <b>583</b>          | <b>1069</b>           | <b>621</b>      | <b>322</b>      | <b>3401</b>           |

**Table 4b: Northumberland Five Year Supply of Deliverable Sites by SHMA area: Components of Supply expected at 1<sup>st</sup> April 2012 (base date of data is 31 March 2012)**

|   |  | <i>Formula</i> | <b>North<br/>Northumberland</b> | <b>City Region<br/>Commuter</b> | <b>Urban<br/>Northumberland</b> | <b>Northumberland</b> |
|---|--|----------------|---------------------------------|---------------------------------|---------------------------------|-----------------------|
| a | Completions on sites with planning permission under construction at 1 April 2012 |                | 338                             | 425                             | 926                             | 1689                  |
| b | Completions on sites with planning permissions not started                       |                | 470                             | 299                             | 481                             | 1250                  |
| c | Completions on small sites   |                | 200                             | 219                             | 43                              | 462                   |
| d | Completions on sites with planning permission                                    | $(a+b+c)$      | 1008                            | 943                             | 1450                            | 3401                  |
| e | Unallocated brownfield sites without permission as at 1 April 2012               |                | 0                               | 0                               | 0                               | 0                     |
| f | Allocated sites  |                | 0                               | 0                               | 0                               | 0                     |
| g | Other programmed losses (demolitions & conver/change of use)                     |                | 0                               | 0                               | 0                               | 0                     |
|   | <b>Total identified five year supply</b>   | $(d+e+f+g)$    | <b>1008</b>                     | <b>943</b>                      | <b>1450</b>                     | <b>3401</b>           |

**Table 5: Assessment of Five Year Supply of Deliverable Sites against adjusted RSS housing requirement.**

|   |  |   | Alnwick    | Berwick     | Blyth Valley | Castle Morpeth | Tynedale | Wansbeck | Northumberland |
|---|--|---|------------|-------------|--------------|----------------|----------|----------|----------------|
| h | Housing requirement for 2004-2012  | <i>RSS target</i>                       | 830        | 680         | 2040         | 1110           | 1095     | 1440     | 7195           |
| i | Actual Completions in 2004-2012  |   | 1065       | 1232        | 1142         | 1057           | 1271     | 1167     | 6934           |
| j | Over provision or deficit of housing units against housing requirement for 2004-2012                           | <i>h-i</i>                              | 235        | 552         | -898         | -53            | 176      | -273     | -261           |
| k | Five year housing requirement (2012 -2017)   | <i>No:years x RSS target for period</i> | 465        | 415         | 1450         | 640            | 560      | 900      | 4430           |
| l | Five year housing requirement + (2004-12 deficit or – 2004/12 oversupply) (2012-2017)                          | <i>k-j</i>                              | 230        | -137        | 2348         | 693            | 384      | 1173     | 4691           |
| m | Identified five year deliverable supply of housing (no. dwelling units)  | <i>u/c &amp; extant sites with pp</i>   | 425        | 583         | 1069         | 621            | 322      | 381      | 3401           |
| n | Five Year Supply Performance against 100% of housing requirement   | %                                       | 185%       | 426%        | 46%          | 90%            | 84%      | 32%      | 73%            |
| o | Five year housing requirement + (2004/12 deficit/or – 2004/12 oversupply)+ 5% buffer if applicable (2012-2017) | <i>k+(k/100)*5)-j</i>                   | <b>253</b> | <b>-116</b> | 2421         | 725            | 412      | 1218     | 4913           |

|   |   |                                       |             |             |             |            |            |             |             |
|---|---|---------------------------------------|-------------|-------------|-------------|------------|------------|-------------|-------------|
| p | Identified five year deliverable supply of housing (no. dwelling units)   | <i>u/c &amp; extant sites with pp</i> | <b>425</b>  | <b>583</b>  | 1069        | 621        | 322        | 381         | 3401        |
| q | Five year supply performance against 105% of housing requirement  | %                                     | <b>168%</b> | <b>503%</b> | 44%         | 86%        | 78%        | 31%         | 69%         |
| r | Five year housing requirement (2004/12 deficit/or – 2004/12 oversupply) + 20% buffer if applicable (2012-2017)        | $k+(k/100)*20-j$                      | 323         | -54         | <b>2638</b> | <b>821</b> | <b>496</b> | <b>1353</b> | <b>5577</b> |
| s | Identified five year deliverable supply of housing (no. dwelling units)   | <i>u/c &amp; extant sites with pp</i> | 425         | 583         | <b>1069</b> | <b>621</b> | <b>322</b> | <b>381</b>  | <b>3401</b> |
| t | Five year supply performance against 120% of housing requirement  | %                                     | 132%        | 1080%       | <b>41%</b>  | <b>76%</b> | <b>65%</b> | <b>28%</b>  | <b>61%</b>  |
| u | Total housing supply capacity with planning permission (units - not started or under construction and yet to deliver) |                                       | 677         | 1072        | 2578        | 1213       | 434        | 1294        | 7268        |
| v | Deliverable housing supply as a percentage of total housing supply with planning permission                           |                                       | 63%         | 53%         | 41%         | 51%        | 74%        | 29%         | 47%         |

**Table 6: Assessment of Five Year Supply of Deliverable Sites against adjusted RSS housing requirement by SHMA area.**

|   |  |                                       | North<br>Northumberland | City Region Commuter | Urban<br>Northumberland | Northumberland |
|---|--|---------------------------------------|-------------------------|----------------------|-------------------------|----------------|
| h | Housing requirement for 2004-2012  | <i>RSS target</i>                     | 1510                    | 2205                 | 3480                    | 7195           |
| i | Completions in 2004-2012   |                                       | 2297                    | 2328                 | 2309                    | 6934           |
| j | Over provision or deficit of housing units against housing requirement for 2004-2012                           | <i>h-i</i>                            | 787                     | 123                  | -1171                   | -261           |
| k | Five year housing requirement (100%) (2012 -2017)  | <i>No:years x RSS target</i>          | 880                     | 1200                 | 2350                    | 4430           |
| l | Five year housing requirement + (2004-12 deficit or – 2004/12 oversupply) (2012-2017)                          | <i>k-j</i>                            | 93                      | 1077                 | 3521                    | 4691           |
| m | Identified five year deliverable supply of housing (no. dwelling units)  | <i>u/c, extant, allocated</i>         | 1008                    | 943                  | 1450                    | 3401           |
| n | Five Year Supply Performance against 100% of housing requirement   | %                                     | 1084%                   | 87%                  | 41%                     | 73%            |
| o | Five year housing requirement + (2004/12 deficit/or – 2004/12 oversupply)+ 5% buffer if applicable (2012-2017) | <i>k+(k/100)*5)-j</i>                 | <b>137</b>              | 1137                 | 3639                    | 4913           |
| p | Identified five year deliverable supply of housing (no. dwelling units)  | <i>u/c &amp; extant sites with pp</i> | <b>1008</b>             | 943                  | 1450                    | 3401           |
| q | Five year supply performance against 105% of housing requirement   | %                                     | <b>736%</b>             | 83%                  | 40%                     | 69%            |

|   |   |                                       |      |             |             |      |
|---|---|---------------------------------------|------|-------------|-------------|------|
| r | Five year housing requirement + (2004/12 deficit/or – 2004/12 oversupply)+ 20% buffer if applicable (2012-2017)       | $k+(k/100)*20-j$                      | 269  | <b>1317</b> | <b>3991</b> | 5577 |
| s | Identified five year deliverable supply of housing (no. dwelling units)   | <i>u/c &amp; extant sites with pp</i> | 1008 | <b>943</b>  | <b>1450</b> | 3401 |
| t | Five year supply performance against 120% of housing requirement  | %                                     | 374% | <b>72%</b>  | <b>36%</b>  | 61%  |
| u | Total housing supply capacity with planning permission (units - not started or under construction and yet to deliver) |                                       | 1749 | 1647        | 3872        | 7268 |
| v | Deliverable housing supply as a percentage of total housing supply with planning permission                           |                                       | 57%  | 57%         | 37%         | 47%  |

**Table 7: Assessment of Five Year Supply of Deliverable Sites against adjusted RSS housing requirement (taking into account over provision for 11/12 only and the application of a 5% buffer)**

|   |   |   | <b>Berwick</b> |
|---|---|---|----------------|
| h | Housing requirement for 2011-2012   | <i>RSS target</i>                       | 85             |
| i | Actual Completions in 2011-2012   |   | 81             |
| j | Over provision or deficit of housing units against housing requirement for 2011-2012                                  | <i>h-i</i>                              | -4             |
| k | Five year housing requirement (2012 -2017)  | <i>No:years x RSS target for period</i> | 415            |
| l | Five year housing requirement + 2011/12 deficit or over provision (2012-2017)   | <i>k-j</i>                              | 419            |
| m | Identified five year deliverable supply of housing (no. dwelling units)   | <i>u/c &amp; extant sites with pp</i>   | 583            |
| n | Five Year Supply Performance against 100% of housing requirement  | %                                       | 139%           |
| o | Five year housing requirement + 2011/12 deficit or over provision + 5% buffer if applicable (2012-2017)               | <i>k+(k/100)*5-j</i>                    | <b>440</b>     |
| p | Identified five year deliverable supply of housing (no. dwelling units)   | <i>u/c &amp; extant sites with pp</i>   | <b>583</b>     |
| q | Five year supply performance against 105% of housing requirement  | %                                       | <b>133%</b>    |
| r | Five year housing requirement + 2011/12 deficit or over provision + 20% buffer if applicable (2012-2017)              | <i>k+(k/100)*20-j</i>                   | 502            |
| s | Identified five year deliverable supply of housing (no. dwelling units)   | <i>u/c &amp; extant sites with pp</i>   | 583            |
| t | Five year supply performance against 120% of housing requirement  | %                                       | 116%           |
| u | Total housing supply capacity with planning permission (units - not started or under construction and yet to deliver) |   | 1072           |
| v | Deliverable housing supply as a percentage of total housing supply with planning permission                           |   | 53%            |

## **Appendix B: Former Methodology**

Excerpt from the Five Year Supply of Deliverable Sites methodology used to collate housing land supply in the December 2011 version of the document.

### **Identifying the level of housing provision to be delivered over five year period**

PINS guidance states that LPAs should identify the level of housing provision to be delivered over a five year period, using housing figures in the most recently adopted part of the development plan, adjusted to reflect the level of housing that has already been delivered (within the lifetime of that part of the plan).

Northumberland County Council inherited six different adopted local development plans from the former district authorities that now make up the unitary authority; the Core Strategies of Alnwick, Blyth Valley and Tynedale and the saved local plan policies of Berwick-upon-Tweed, Wansbeck and Castle Morpeth.

The Core Strategies identify target levels of housing provision for the plan periods, 2004-2010, 2011-2016 and 2017-2021.

- Alnwick Core Strategy – The document was adopted prior to the RSS being published and therefore does not reflect the housing provision figures published in the RSS. However, a caveat in the policy identifies that the figures published in policy S4 were interim until the RSS was published.
- Blyth Valley Core Strategy – Policy H1 reflects the housing provision figures adopted in the published RSS.
- Tynedale Core Strategy – Policy H2 states that provision will be made for additional dwellings in line with requirements and phasing set out in the RSS. However no numbers or phasing is specified in policy H2.

For the remaining districts of Berwick, Castle Morpeth and Wansbeck the saved policies of the local plans do not identify up to date housing provision figures for the periods covered in the published RSS. Therefore to calculate a five year supply of deliverable sites for Northumberland, the RSS housing provision figures have been used for the former districts of Berwick-upon-Tweed, Wansbeck and Castle Morpeth.

This matter has been further complicated by the revocation of Regional Strategies on 6 July 2010 and the subsequent reversal of this decision following a High Court Challenge. This means that the RSS and the figures contained within, is still part of the development plan and should be used to provide housing provision targets as part of this assessment.

Taking all of the above into consideration the second and third plan periods 2012-2017 of the core strategies and RSS housing provision figures will be used to calculate a five year supply of deliverable sites for Northumberland. In

accordance with PINS guidance and their requirement for housing provision to “reflect the level of housing that has already been delivered (within the lifetime of the current plan)”, completions from the 2004-2011 periods (considered to be plan period 1) will not be taken into consideration when calculating the five year supply of deliverable sites for 2012-2017 (considered to be plan periods 2 and 3) as the “current plan” is deemed to be the plan period in which the five year period starts. As the five year period 2012-2017 spans two plan periods, the deficit or over provision of housing for 2011-2012 will be calculated and reflected in the five year housing provision targets. Table 2 shows the basis for calculating a five year supply of deliverable sites, using the current methodology that reflects the Planning Inspectorate Advice: ‘Demonstrating a 5 Year Supply of Deliverable Sites’, March 2010.

### Core Strategy & RSS Plan Periods

|                                       | PLAN PERIOD 1  |         |         |         |         |         |         | PLAN PERIOD 2  |         |         |         |         | PLAN PERIOD 3 |         |         |         |         |
|---------------------------------------|--|---------|---------|---------|---------|---------|---------|--|---------|---------|---------|---------|---------------|---------|---------|---------|---------|
|                                       | 2004-05  | 2005-06 | 2006-07 | 2007-08 | 2008-09 | 2009-10 | 2010-11 | 2011-12  | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17       | 2017-18 | 2018-19 | 2019-20 | 2020-21 |
| <b>Current view of supply</b>         | Current view straddles Plan Periods 1 and 2 and the calculation of the Five Year Housing Land Supply follows Planning Inspectorate advice by reflecting completions within that part of the Plan i.e. completions since 2004 |         |         |         |         |         |         | 2010-15 Five Year Period straddles two Plan Periods  |         |         |         |         |               |         |         |         |         |
| <b>View of supply from April 2011</b> |  |         |         |         |         |         |         | 2011-16 Five Year Period only has to reflect completions within its own part of the plan   |         |         |         |         |               |         |         |         |         |
| <b>View from April 2012</b>           |  |         |         |         |         |         |         | 2012-16 Five Year Period straddles two Plan Periods and calculations of supply will need to reflect completions in 2011-12 but also reflect different housing requirements totals and proportions set out for relevant parts of Plan Periods 2 and 3 |         |         |         |         |               |         |         |         |         |

## **Appendix C: Sites Contributing to the Five Year Supply of Deliverable Sites**

Please see overleaf for a comprehensive table identifying sites that contribute to the five year supply of deliverable sites for Northumberland.













































































































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