

Northumberland Five Year Supply of Deliverable Sites

2013 to 2018

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Northumberland County Council

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1. Introduction

1.1 Following the publication of the National Planning Policy Framework (NPPF), Local Planning Authorities (LPAs) are required to identify and update annually, a five year deliverable supply of housing with an additional 5% buffer to ensure choice and competition in the market for housing land. Where there has been a record of persistent under delivery of housing, LPAs are required to increase the buffer to 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for housing land.

1.2 In order for housing supply to be considered deliverable it must meet the definition set out in the NPPF⁽¹⁾: *“sites 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 and in particular that development of the site is viable”*.

1.3 The Northumberland Five Year Supply of Deliverable Sites 2013-18 identifies the deliverable housing supply of Northumberland for the five year period 2013-18 (with a base date of 31 March 2013). This document updates and supersedes the most recent assessment of deliverable housing supply published in July 2012 (Northumberland Five Year Supply of Deliverable Sites: 2012-2017).

1 Footnote 11

2. Methodology

2. Methodology

2.1 This document sets out the Councils methodology to calculate:

- The five year deliverable housing supply from sites with planning permission; and
- The overall housing supply with planning permission

2.2 The approach to calculating a deliverable supply of housing for Northumberland incorporates three stages:

1. Identifying the five year period;
2. Identifying the level of housing provision for the five year period; and
3. Identifying and assessing sites that have the potential to deliver housing in the five year period.

The five year period

2.3 The five year period for which housing supply will be calculated and forecast is 1 April 2013 to 31 March 2018.

Level of housing provision

2.4 As the Northumberland Core Strategy is still in the early stages of preparation and housing requirements are still in draft the Council will continue to assess housing supply against housing requirements published in the former North East Regional Spatial Strategy (RSS). This approach was agreed by the Council in October 2010, as they are the most recently tested and agreed housing figures for Northumberland, until such time as they are superseded by an agreed and tested housing requirement through the emerging Core Strategy (see Table 1)

Table 1 Former 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

2.5 The NPPF advises that LPAs incorporate a buffer to increase choice and competition in the market for housing land. The buffer should be calculated as part of the overall housing requirement, adjusted to take into account any deficit or oversupply in the plan period.

2.6 As a result of the existing policy requirements within Northumberland, the Council is required to identify a buffer for each of the six former local authority areas. The NPPF states that an additional buffer requirement of 5% should be added as a minimum, and “*where there has been a record of persistent under delivery of housing*” a buffer of 20% should be applied. The Council’s definition of persistent under delivery is set out in Figure 1.

2.7 This specifies that persistent under delivery occurs when:

- the housing requirement for individual monitoring years has not been achieved more years than it has successfully been met; **and**
- the total housing delivery over the monitoring period has not delivered the number of houses in line with the housing requirement for the plan period.

2.8 Where a former authority has met its annual housing requirement for more than or equal to the number of individual annual monitoring years this is not considered persistent under delivery. There may be instances where the annual housing requirement has been met more than or equal to the number of individual annual monitoring years, yet the former RSS housing requirement for the overall plan period has not been met. In such instances it will be determined that under delivery of housing has taken place. Where this occurs the Council will consider the five year delivery forecast to identify if housing delivery in the five year period can make up for this deficit. If the five year delivery forecast indicates under delivery is likely to occur in the five year period, a buffer of 20% will be applied to take into account the unlikelihood that the housing requirement will be met.

2.9 Buffer determination and justification for each of the former local authorities can be found in Table 2.

2.10 The following formula will be used to calculate adjusted housing requirements for the former district authority areas, the Strategic Housing Market Areas (SHMAs) and Northumberland;

$$((a/100) \times b) - (d - c)$$

a = Former RSS housing requirement.

b = 5% or 20% buffer (20% buffer to be applied where it can be demonstrated that there is a record of persistent under delivery of housing in accordance with NPPF paragraph 47).

c = Former RSS housing requirement for the plan period to date e.g. 2004 to end of most recent financial period.

d = Actual number of houses delivered (net) from 2004 to end of the most recent financial period.

2. Methodology

Figure 1 Northumberland County Council definition of persistent under delivery and buffer application

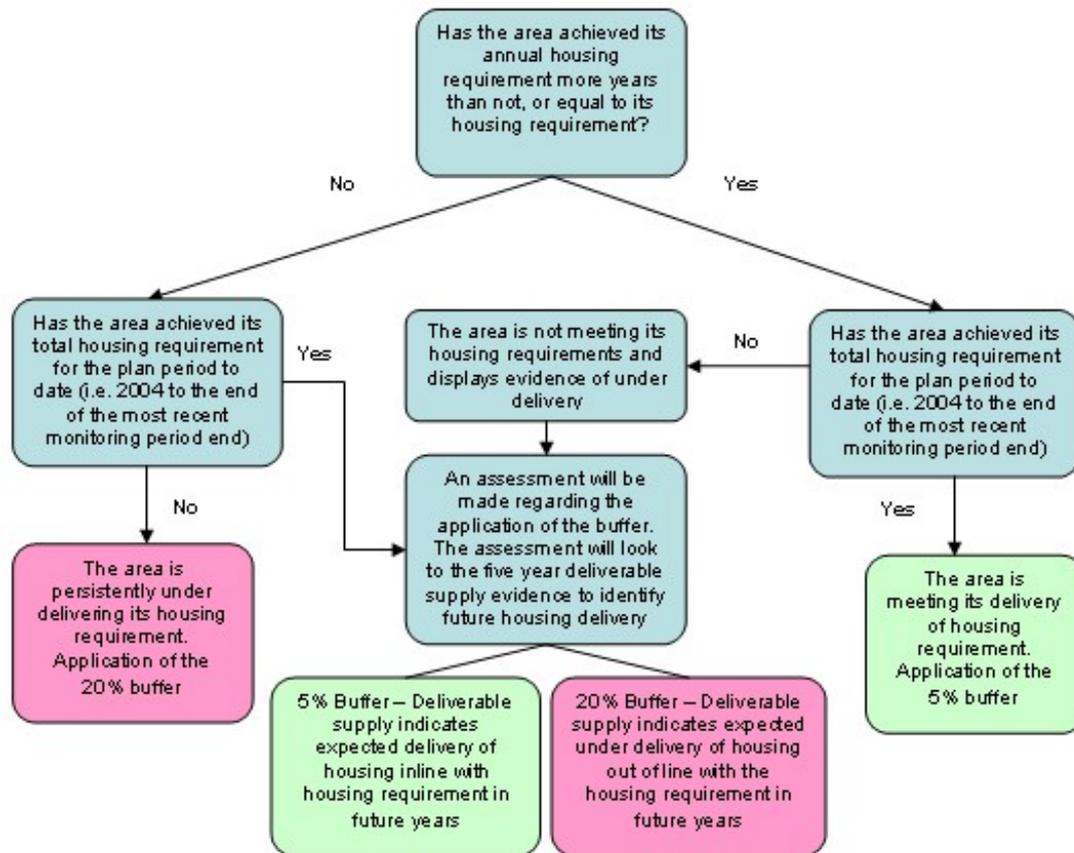


Table 2 Buffer application by former Northumberland Local Planning Authority areas

Former Local Authority	Annual housing requirements achieved in the period 2004-2013	Deficit or over supply of housing for the plan period to date 2004-2013	Buffer Application	Buffer Justification
Alnwick	7/9	187	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. A buffer of 5% has been applied.
Berwick upon Tweed	5/9	504	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. A buffer of 5% has been applied.
Blyth Valley	1/9	-995	20%	The annual housing requirement has not been delivered more often than achieved. There is a significant deficit of housing delivery over the plan period to date. A buffer of 20% has been applied.
Castle Morpeth	4/9	-43	20%	The annual housing requirement has not been delivered more often than achieved. There is a deficit of housing delivery over the plan period to date. The five year forecast shows no indication that this situation is likely to change and forecasts suggest that it will worsen with 42% of housing supply being deliverable (446 units). A buffer of 20% has been applied.
Tynedale	4/9	133	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 the requirement). There was however persistent under delivery in the second part of the period. The five year delivery forecast for the period 2013-18 indicates that only 37% of housing supply is deliverable (212 units). Due to the under delivery in the second half of the plan period and also an insufficient five year deliverable supply, a 20% buffer has been applied to encourage choice and competition in the market for land.
Wansbeck	3/9	-321	20%	The annual housing requirement has not been delivered more often than achieved. There is a significant deficit of housing delivery over the plan period to date. A buffer of 20% has been applied.

2. Methodology

Identifying and assessing the sites that have the potential to deliver housing in the five year period

2.11 The NPPF states that “*to be considered deliverable, sites 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 and in particular that development of the site is viable*”. Sites are assessed within the five year assessment against the three criteria of availability, suitability and achievability. Viability is a key consideration in the determination of site achievability.

2.12 Sites are assessed through the Strategic Housing Land Availability Assessment (SHLAA) and the five year position statement is informed from the SHLAA assessment to present a snap shot in time of the expected housing delivery for the forthcoming five year period.

2.13 In order for the Council to make an assessment of site deliverability against the three criteria of suitability, availability and achievability, an annual consultation exercise is undertaken with developers, landowners and agents of large sites with planning permission. The purpose of the consultation is to ascertain prospective housing delivery on site and other site specific information, such as viability that may affect the development and delivery of a site that would otherwise be considered ‘deliverable’ by NPPF definition. This information is reviewed by planning officers and used to inform the Council’s delivery forecast for sites.

2.14 Where the Council is made aware of significant site viability issues that are considered to affect the delivery and development of the site, a site will be determined as ‘unviable’, not achievable and will not forecast housing delivery in the five year period or beyond.

2.15 Source data identifying sites that have the potential to deliver housing in the five year period is split into categories, those that have permission and by NPPF definition should be assessed as deliverable unless it is indicated otherwise (subdivided into live and extant planning applications), and those that do not have planning permission but have the potential to deliver housing within the five year period based upon current information:

- *Extant planning applications* – large and small housing sites with planning permission;
- *Live planning applications* – large and small housing sites with planning permission that are under construction but yet to complete; and
- *Potential sites* – potential SHLAA housing sites (large and small), without planning permission assessed as having the potential to contribute to the five year deliverable supply of housing.

2.16 Extant and live planning applications are further sub divided into small and large sites. Small sites are those that have a site capacity of four units or less. Large sites are those that have a site capacity of five units or more. Delivery forecasts for large sites are undertaken on a site by site basis and take into consideration information from the consultation exercise with developers, landowners and agents. The consultation exercise that has informed this document had a 64% response rate. Due to the significant number of small sites in Northumberland it is not considered practical to consult all developers, landowners and agents of small sites. The Council therefore examines small site data to observe trends in completions, which provides an accurate forecast of small site delivery rates.

2.17 Trend based data is calculated by observing the site progress of all small sites approved five years previous to the five year period being forecast. For example, in the current five year forecasting period, 2013 to 2018, all small sites approved in 2008/09 have been assessed over a five year period to see how many units completed in this time period. The number of units is then calculated as a percentage of the total number of units on small sites approved in 2008/09. The following small site percentages have been calculated for the former local authority areas:

- Former Alnwick authority – 67%
- Former Berwick authority – 30%
- Former Blyth Valley authority – 80%
- Former Castle Morpeth authority – 45%
- Former Tynedale authority – 33%
- Former Wansbeck authority – 14%

2.18 This approach is considered to be appropriate as the NPPF definition of a deliverable site indicates that a site with planning permission should be identified as deliverable in the five year period unless there is clear evidence that a scheme cannot be implemented. Northumberland possesses a high number of small sites that are considered to be long term under construction sites, some having gained permission over ten years previously. This is particularly true in the characteristically rural former authority areas of Berwick, Castle Morpeth and Tynedale. The application of a trend based percentage to forecast small site delivery in the forthcoming five year period takes into account small, long term under construction sites that are unlikely to come forward in the five year period and negates the need to resource an extensive consultation exercise for small sites.

Windfall sites

2.19 The NPPF states that LPAs “*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 SHLAA, historic windfall delivery rates and expected future trends, and should not include residential gardens*”.

2.20 A windfall site is defined within the NPPF glossary as “*sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available*”. The Local Plan process can encompass Development Plan allocations and sites that have been identified in a Local Plan evidence base such as the SHLAA.

2.21 The Council has analysed historic windfall delivery rates, having regard to completions on existing Development Plan allocations sites and May 2012 SHLAA sites which are not categorised as windfall sites. As the base date of the May 2012 SHLAA was 31 March 2010, the Council considered it appropriate to analyse windfall delivery back to 1 April 2010 as a sites inclusion in the SHLAA at that point in time would exclude a site from classification in the windfall category. Windfall sites with residential garden status were then removed from the windfall count in line with the NPPF’s windfall allowance. Windfall delivery is identified in Table 3.

2. Methodology

Table 3 Windfall delivery rates (net), 2010 to 2013

Former authority	2010/11		2011/12		2012/13		Initial windfall delivery (units)	Average windfall delivery (units per annum)
	Small (<5)	Large (>5)	Small (<5)	Large (>5)	Small (<5)	Large (>5)		
Alnwick	4	97	-1	0	2	0	102	34
Berwick	45	47	6	0	3	0	101	34
Blyth Valley	2	33	1	8	60	50	100	33
Castle Morpeth	4	24	4	32	3	4	71	24
Tynedale	21	12	9	-28	5	16	35	12
Wansbeck	-1	16	2	-11	1	86	93	31
Northumberland	75	229	21	1	20	156	502	168

2.22 The assessment of windfall delivery does not present clear trends. It is considered that further data examination will be required in future monitoring periods before meaningful trend analysis can take place. The Council therefore considers it appropriate to calculate an average windfall delivery across the three year period back to 2010, to determine an average number of windfall units delivered per annum. It is anticipated that future trends in average windfall delivery will decline as the SHLAA is updated annually. The Northumberland SHLAA is sufficiently comprehensive, assessing sites of 1 unit or more that have the potential for housing. As it develops it will identify the majority of potential suitable housing sites, reducing the number of windfall sites that come forward for development and consequently reducing the average windfall delivery expected. The windfall delivery rate for the five year period 2013-2018 for Northumberland is 840 units, this is split between the former district authorities as follows:

- Former Alnwick authority – 170 units
- Former Berwick authority – 170 units
- Former Blyth Valley authority – 165 units
- Former Castle Morpeth authority – 120 units
- Former Tynedale authority – 60 units
- Former Wansbeck authority – 155 units

3. Five year housing supply position

3.1 Appendix A sets out a series of tables (Tables 5 to 8) detailing Northumberland, the former local authorities' and the Strategic Housing Market Areas (SHMA) five year housing supply positions. The data of the SHMA areas has been included to present a snapshot of housing land supply in relation to the SHMA areas identified in the Strategic Housing Market Assessment 2010. Future versions of the Northumberland Five Year Supply of Deliverable Sites will also present information based upon the emerging Northumberland Core Strategy Delivery Areas⁽²⁾.

3.2 Appendix B details the specific deliverable sites that compose the five year supply of deliverable sites. **Please note: Appendix B identifies delivery on sites with planning permission only that may go beyond the five year period. For a comprehensive position on potential delivery for years beyond the five year period please refer to the SHLAA (October 2013)**

Current housing land supply position in Northumberland

3.3 Northumberland possesses a healthy housing supply with planning permission for 7,685 units. Of these units 44% (3,351 units) are deliverable within the five year period (2013-2018).

3.4 Northumberland's former RSS housing requirement of 5,797 dwellings, which takes into account the application of a 20% buffer to reflect persistent under delivery of housing and is adjusted to reflect the deficit of housing units for the 2004-2013 period, illustrates a shortfall in deliverable housing supply of 2,446 units, equating to a deliverable housing supply of 58% or 2.9 years.

3.5 However, as stated above, as at 31 March 2013 Northumberland possessed a healthy supply of housing land with planning permission (7,685 units) to meet existing housing policy requirements for the period 2013-2018. When compared to the adjusted housing requirement for Northumberland, the supply of dwelling units with permission exceeded the requirement by 1,888 units. The forecast in under performance for the five year period however is considered largely to be attributable to current market conditions.

3.6 There is a need, however to examine the five year housing land supply position at the former local authority level, as the results are wide ranging.

Analysis by former Local Planning Authority area

Former Alnwick authority

3.7 The former Alnwick authority identifies a deliverable five year housing supply equivalent to 7 years supply of housing (141%). The housing supply exceeds the former RSS housing requirement of 291 units (adjusted to reflect an over provision of 187 units in the period 2004-13 and the application of a 5% buffer) by 120 units. There are currently 645 units in the former authority area with planning permission.

² The Delivery Areas have defined boundaries in order to enable the Council to monitor development in these areas. To ensure consistency and correlation with the Housing Needs Study, the boundaries comprise groupings of the 'sub areas' used in the Countywide Housing Needs Study.

3. Five year housing supply position

Former Berwick authority

3.8 The former Berwick-upon-Tweed authority identifies a deliverable five year housing land supply equivalent to 28 years supply of housing (561%). Housing supply exceeds the former RSS housing requirement of -79 units (adjusted to reflect an over provision of 504 units in the period 2004-13 and the application of a 5% buffer). There are currently 1,279 units in the former authority area with planning permission.

Former Blyth Valley authority

3.9 The former Blyth Valley authority does not identify a deliverable five year housing supply, equivalent to 2.4 years supply of housing (48%). Housing supply falls short of the former RSS housing requirement of 2,735 units (adjusted to reflect a deficit of 995 units for the 2004-13 period and the application of a 20% buffer) by 1,418 units. However, there are currently 2,897 dwellings in the former authority area with planning permission. The lack of deliverable housing supply is attributable to current market conditions, as there are sufficient planning permissions for houses granted but the sites are not deliverable in the current market.

Former Castle Morpeth authority

3.10 The former Castle Morpeth authority area does not identify a deliverable five year housing supply, equivalent to 3.5 years supply of housing (71%). Housing land supply falls short of the former RSS housing requirement of 799 units (adjusted to reflect a deficit of 43 units for the 2004-2013 period and the application of a 20% buffer) by 233 units. However, there are currently 1,056 units in the former authority area with planning permission. The lack of deliverable housing supply is attributable in part to current market conditions, as there are sufficient planning permissions for houses granted but the sites are not deliverable in the current market.

Former Tynedale authority

3.11 The former Tynedale authority area does not identify a deliverable five year housing supply, equivalent to 2.6 years supply of housing (52%). Housing land supply falls short of the former RSS housing requirement of 521 units (adjusted to reflect an over provision of 133 units for the 2004-13 period and the application of a 20% buffer) by 249 units. There are 571 units in the former authority area with planning permission. The lack of deliverable housing supply is attributable in part to current market conditions, as there are sufficient planning permissions for houses granted but the sites are not deliverable in the current market.

Former Wansbeck authority

3.12 The former Wansbeck authority area does not identify a deliverable five year housing supply, equivalent to 1.2 years supply of housing (24%). Housing supply falls short of the former RSS housing requirement of 1,401 units (adjusted to reflect a deficit of 321 units for the 2004-13 period and the application of a 20% buffer) by 1,059 units. However, there are currently 1,237 units in the former authority area with planning permission. The lack of deliverable housing supply is attributable in part to the current market conditions but also a deficiency in housing supply to meet the housing requirement as there are insufficient permissions to meet the adjusted former RSS housing requirement.

Analysis by Strategic Housing Market Area

North Northumberland Strategic Housing Market Area

3.13 The North Northumberland Strategic Housing Market Area identifies a deliverable five year housing supply equivalent to 20 years supply of housing (403%). The housing supply exceeds the combined former RSS housing requirement of 212 units (adjusted to reflect an over provision of 691 units in the period 2004-13 and the application of a 5% buffer) by 642 units. There are currently 1,924 units in the SHMA area with planning permission.

City Region Commuter Strategic Housing Market Area

3.14 The City Region Commuter Strategic Housing Market Area does not identify a deliverable five year housing supply, equivalent to 3.2 years supply of housing (63%). Housing supply falls short of the combined former RSS housing requirement of 1,320 units (adjusted to reflect an over provision of 90 units in the period 2004-13 and the application of a 20% buffer) by 482 units. However there are currently 1,627 units in the SHMA area with planning permission. The lack of deliverable housing supply is attributable in part to the current market conditions as there are sufficient planning permissions for houses granted but the sites are not deliverable in the current market.

Urban Northumberland Strategic Housing Market Area

3.15 The Urban Northumberland Strategic Housing Market Areas does not identify a deliverable five year housing supply, equivalent to 2 years supply of housing (40%). Housing supply falls short of the combined former RSS housing requirement of 4,136 units (adjusted to reflect a deficit of 1,316 units in the period 2004-13 and the application of a 20% buffer) by 2,477 units. There are currently 4,134 units in the SHMA area with planning permission. The lack of deliverable housing supply is attributable in part to the current market conditions and also a marginal deficiency in housing land supply to meet the adjusted combined RSS housing requirement.

Market and affordable housing

3.16 LPAs are required to provide a housing trajectory illustrating the projected delivery of both market and affordable housing. Where affordable housing was required on sites with planning permission, as part of the consultation with developers, landowners and agents, they provided indicative delivery rates separate from market housing forecasts. Where a forecast was not provided during the consultation and where affordable housing was expected on site, an estimated affordable housing delivery rate was applied by planning officers based on the overall site forecast. This has enabled the Council to collate a short term market and affordable housing trajectory based upon large sites with planning permission only as at 31 March 2013 (identified in Table 4 below – excludes small site delivery and windfall allowances).

3. Five year housing supply position

Table 4 Market and affordable housing trajectory for large sites with planning permission

	Actual					Forecast				
	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	
Market Housing	354	854	407	532	338	404	407	295	275	
Affordable Housing	122 (a)	152	151	89	193	142	53	29	19	

a. Affordable housing delivery figures 2009-2013 reflect new build affordable housing secured through the planning system (Data Source: NCC Planning Applications database)

3.17 A list of sites identified to deliver affordable housing in the five year period is set out in Appendix C.

Appendix A: Five year housing supply position as at 1 April 2013

Table 5 Northumberland five year deliverable supply by former local planning authority area: Components of supply expected at 1 April 2013 (base date of 31 March 2013)

	Formula	Alnwick	Berwick	Blyth Valley	Castle Morpeth	Tynedale	Wansbeck	Northumberland
a	Completions on sites with planning permission under construction at 1 April 2013	47	125	329	227	78	186	992
b	Completions on sites with planning permission not started	128	73	782	116	67	-3	1163
c	Completions on small sites	66	75	41	103	67	4	356
d	Completions on sites with planning permission	241	273	1152	446	212	187	2511
e	Windfall allowance	170	170	165	120	60	155	840
f	Potential SHLAA sites	0	0	0	0	0	0	0
g	Other programmed losses (demolitions, conversions & changes of use)	0	0	0	0	0	0	0
	Total identified five year supply	411	443	1317	566	272	342	3351
		(d+e+f+g)						

Appendix A: Five year housing supply position as at 1 April 2013

Table 6 Northumberland five year deliverable supply by Strategic Housing Market Area: Components of supply expected at 1 April 2013 (base date of 31 March 2013)

	Formula	North Northumberland	City Region Commuter	Urban Northumberland	Northumberland
a	Completions on sites with planning permission under construction at 1 April 2013	172	305	515	992
b	Completions on sites with planning permissions not started	201	183	779	1163
c	Completions on small sites	141	170	45	356
d	Completions on sites with planning permission	514	658	1339	2511
e	Windfall Allowance	340	180	320	840
f	Potential SHLAA Sites	0	0	0	0
g	Other programmed losses (demolitions, conversions & changes of use)	0	0	0	0
	Total identified five year supply	854	838	1659	3351

Appendix A: Five year housing supply position as at 1 April 2013

Table 7 Assessment of five year supply of deliverable sites against adjusted former RSS housing requirement

		Alnwick	Berwick	Blyth Valley	Castle Morpeth	Tynedale	Wansbeck	Northumberland
h	Housing requirement for 2004-2013	925	765	2330	1240	1210	1620	8090
i	Actual Completions in 2004-2013	1112	1269	1335	1197	1343	1299	7555
j	Over provision or deficit of housing units against housing requirement for 2004-2013	187	504	-995	-43	133	-321	-535
k	Five year housing requirement (2013-2018)	455	405	1450	630	545	900	4385
l	Five year housing requirement + 2004-13 deficit or - 2004-13 oversupply (2013-2018)	268	-99	2445	673	412	1221	4920
m	Identified five year deliverable supply of housing (no. dwelling units)	411	443	1317	566	272	342	3351
n	Five Year Supply Performance against 100% of housing requirement	153%	447%	54%	84%	66%	28%	68%
o	Five year housing requirement + 2004-13 deficit or - 2004-13 oversupply + 5% buffer if applicable (2013-2018)	291	-79	2518	705	439	1266	5140

Appendix A: Five year housing supply position as at 1 April 2013

		Alnwick	Berwick	Blyth Valley	Castle Morpeth	Tynedale	Wansbeck	Northumberland
p	Identified five year deliverable supply of housing (no. dwelling units)	411	443	1317	566	272	342	3351
q	Five year supply performance against 105% of housing requirement	141%	561%	52%	80%	62%	27%	65%
r	Five year housing requirement + 2004-13 deficit or - 2004-13 oversupply + 20% buffer if applicable (2013-2018)	359	-18	2735	799	521	1401	5797
s	Identified five year deliverable supply of housing (no. dwelling units)	411	443	1317	566	272	342	3451
t	Five year supply performance against 120% of housing requirement	114%	2461%	48%	71%	52%	24%	58%
u	Total housing supply capacity with planning permission (units - not started or under construction and yet to deliver)	645	1279	2897	1056	571	1237	7685
v	Deliverable housing supply as a percentage of total housing supply with planning permission	64%	35%	45%	54%	48%	28%	44%

Appendix A: Five year housing supply position as at 1 April 2013

Table 8 Assessment of five year housing land supply against actual RSS targets by Strategic Housing Market Assessment area

		North Northumberland	City Region Commuter	Urban Northumberland	Northumberland
h	Housing requirement for 2004-2013	RSS target	2450	3950	8090
i	Actual completions in 2004-2013		2540	2634	7555
j	Over provision or deficit of housing units against housing requirement for 2004-2013	$h-i$	90	-1316	-535
k	Five year housing requirement (100%) (2013 -2018)	No. years x RSS target	1175	2350	4385
l	Five year housing requirement + 2004-13 deficit or - 2004-13 oversupply (2013-2018)	$k-j$	1085	3666	4920
m	Identified five year deliverable supply of housing (no. dwelling units)	<i>u/c, extant, allocated</i>	838	1659	3351
n	Five Year Supply Performance against 100% of housing requirement	%	77%	45%	68%
o	Five year housing requirement + 2004-13 deficit or - 2004-13 oversupply + 5% buffer if applicable (2013-2018)	$k+(k/100)*5-j$	1144	3784	5140
p	Identified five year deliverable supply of housing (no. dwelling units)	<i>u/c & extant sites with pp</i>	838	1659	3351
q	Five year supply performance against 105% of housing requirement	%	73%	44%	65%

Appendix A: Five year housing supply position as at 1 April 2013

		North Northumberland	City Region Commuter	Urban Northumberland	Northumberland
r	Five year housing requirement + 2004-13 deficit or - 2004-13 oversupply + 20% buffer if applicable (2013-2018)	341	1320	4136	5797
s	Identified five year deliverable supply of housing (no. dwelling units)	854	838	1659	3351
t	Five year supply performance against 120% of housing requirement	250%	63%	40%	58%
u	Total housing supply capacity with planning permission (units - not started or under construction and yet to deliver)	1924	1627	4134	7685
v	Deliverable housing supply as a percentage of total housing supply with planning permission	44%	52%	40%	44%

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