



# Northumberland

## County Council

### Net Additional Homes Provided in Northumberland 2019-2020

#### (003-00 Housing Flows Reconciliation Form)

#### with Affordable Housing Delivery and Previously Developed Land Analysis

(June 2020)

## 1 Introduction

- 1.1 Northumberland County Council is required to submit a series of datasets to Central Government relating to the functions and services offered by the Council. There is also a requirement from arms-length bodies, non-ministerial departments and other public bodies to provide datasets centrally. This list is most commonly known as the 'single data list'. The most recent single data list is available to view at the [HM Government website](#).
- 1.2 The Council previously monitored National Indicator NI154 - net additional homes provided. This dataset has been retained through the single data list and is now known as **003-00 Housing Flows Reconciliation Form**.
- 1.3 This statistical note provides summary data relating to the number of net additional homes delivered in Northumberland during the period 1 April 2019 to 31 March 2020.
- 1.4 Supplementary data is also reported here on the number and proportion of affordable homes delivered, and the number of dwellings delivered on previously developed land (ie. 'brownfield' sites). Data has been collated from the Council's Planning Applications Database.
- 1.5 This analysis presents a picture of recent housing delivery trends across Northumberland. A fuller picture of the overall housing supply position for Northumberland going forward, including the numbers of units expected to come forward as a result of extant, live and potential sites in the planning system, can be gained from other housing-related [evidence base studies](#) such as the Strategic Housing Land Availability Assessment (SHLAA), Brownfield Land Register and Five Year Housing Land Supply of Deliverable Sites.

## 2 Net Additional Housing Delivery

2.1 Overall, 1744 net additional dwellings (1811 gross additions) were delivered in Northumberland during 2019/20. The components that make up the total number delivered are set out in Table 1.

**Table 1: Net additional homes in Northumberland 2019/20**

	Northumberland
a. New Build on Previously Developed Land	500
b. New Build on Greenfield land	1210
c. Dwellings before conversion <sup>1</sup>	7
d. Dwellings after conversion	10
e. To dwellings from former or current agricultural or forestry buildings	33
f. To dwellings from other buildings regarded as PDL	65
g. Dwellings to non-dwellings	-4
h. Demolitions of permanent dwellings	-63
i. Other gains (e.g. mobile/temporary dwellings)	0
j. Other losses (e.g. mobile/temporary dwellings)	0
	<b>1744</b>

Source: NCC Planning Applications Database

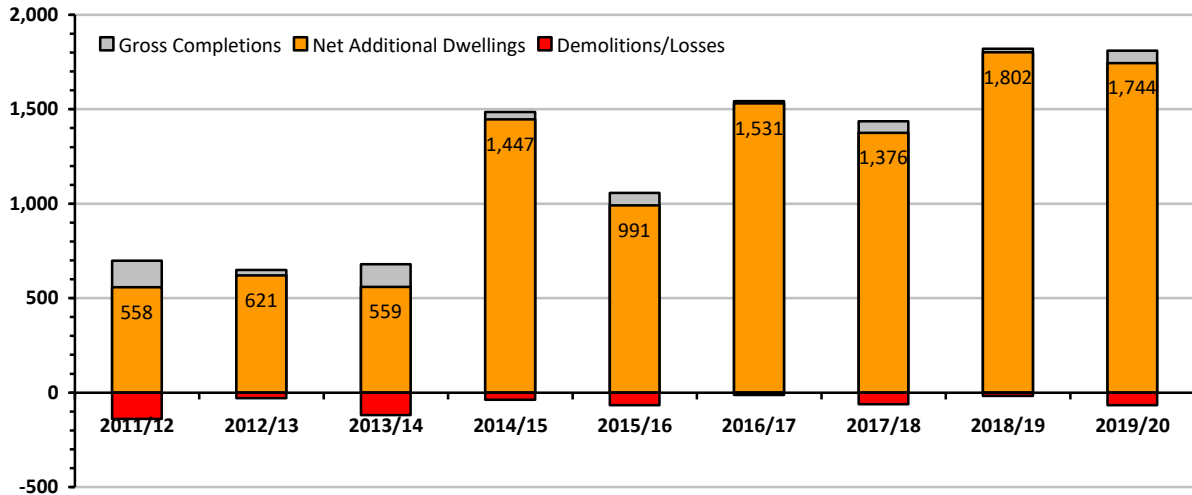
2.2 Compared to the previous year, during 2019/20 there was a small decrease in the number of net additional dwellings delivered. Recent years have seen markedly more homes being delivered than was the case in the early years of the decade at the back end of the 2008-2011 recession.

**Table 2: Net additional dwellings in Northumberland 2011-2020**

Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
<b>No. of dwellings</b>	558	621	559	1,447	991	1,531	1,376	1,802	1,744

Source: NCC Planning Applications Database

<sup>1</sup> The number of dwellings before conversion is subtracted from the number of dwellings after conversion in the above calculation.



2.3 Housebuilding delivery rates in Northumberland have therefore averaged at 1,181 net additional dwellings per annum over the past 9 years, with 1,489 per annum over the past 5 years, and 1,641 per annum over the last 3 years.

2.4 A total of 6,453 net additional dwellings have been completed in the last 4 years since the start of the 2016-2036 plan period for the emerging new Northumberland Local Plan.

2.5 The Government’s **Housing Delivery Test** results for the period 2016-2019 recorded 4,709 completions in Northumberland (with no student or other communal accommodation), against a baseline minimum housing need for that 3-year period of 1,972 homes, giving a 239% result. Northumberland’s provisional HDT figures for 2017-2020 indicate that the 4,921 net additional dwellings delivered over the past 3 years against a 1,970 home minimum housing need would give an even higher 250% result.

2.6 The housing sites across Northumberland that delivered the greatest number of dwellings during 2019/20 were:

- South West Sector Land South And West Of White Hall Farm Beacon Lane, Cramlington (133 units)
- Land North Of Station Road, Cramlington (127 units)
- Seaton Vale, Land at Summerhouse Lane, Ashington (60 units)
- Land East Of Stobhill Roundabout Hepscott, Morpeth (55 units)
- Land East Of Greensfield Weavers Way, Alnwick (54 units)
- Land West Of Benridge Park Laverock Hall Road, Blyth (54 units)
- Land South West Freeman Way North Seaton Ind Est, Ashington (53 units)
- Land South West Of Northgate Hospital, Morpeth (45 units)
- Northgate Hospital, Northgate, Morpeth (39 units)
- St Cuthberts Close, Hexham (38 units)
- Land East And South East Of Blue House Farm Netherton Road, Bedlington (38 units)
- Former Prudhoe Hospital Prudhoe Hospital Drive, Prudhoe (37 units)
- Land At Former Bates Colliery Site Cowpen, Blyth (37 units)

- Land at West Blyth accessed from Chase Farm Drive, Blyth (37 units)
- Northumbria Police Headquarters, Ponteland (36 units)
- Land On The South Side Of Lamb Street, Cramlington (36 units)
- Land to the South of Hadston Road and West of the A1068, Chevington (34 units)
- Land West of A1068 and South Of Marks Bridge, Amble (34 units)
- Wansbeck General Hospital, Woodhorn Lane, Ashington (31 units)
- The Institute Leisure Centre Institute Road, Ashington (31 units)
- Land South Of The Chip Great North Road (south), Morpeth (28 units)
- Hepscott Park, Stannington (27 units)
- Field East Of The Nursery, Medburn (27 units)
- Land South Of Lordenshaw Drive Silverton Lane Garleigh Rd, Rothbury (27 units)
- Former NCB Workshops, Ellington Road, Ashington (25 units)

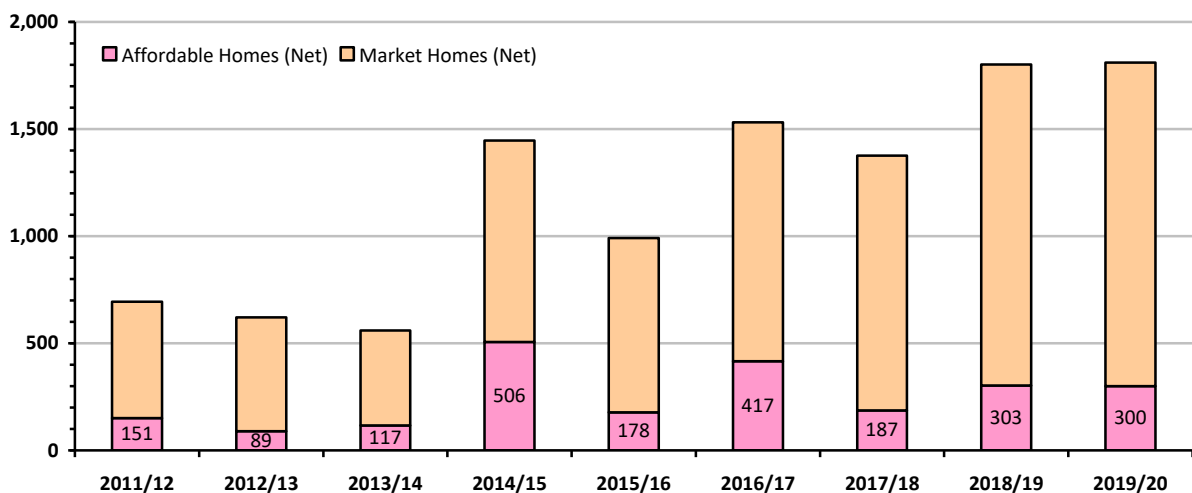
### 3 Affordable Housing Delivery

3.1 Of the 1,744 net additional dwellings delivered in 2019/20, 300 were affordable homes, equating to 17%, with the other 1,444 completions being market homes.

**Table 3: Net additional affordable dwellings in Northumberland**

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
<b>Net affordable dwellings delivered<sup>2</sup></b>	151	89	117	506	178	417	187	303	300
<b>% of affordable homes delivered</b>	27%	14%	21%	35%	18%	27%	14%	17%	17%

Source: NCC Planning Applications database



<sup>2</sup> Secured through the planning system.

- 3.2 Of the 300 affordable units delivered in 2019/20, 203 units were homes for affordable rent, with 60 units for low cost discounted sale (discounted market value or DMV), and 37 units being other forms of affordable home ownership such as shared ownership.
- 3.3 Affordable housing delivery has therefore averaged at about 21% of all net housing completions over the past 9 years, and 19% over the past 5 years.
- 3.4 Additionally, Registered Providers have acquired at least a further 84 new-build market stock direct from volume housebuilders outside the planning and S106 process over the past few years, such that these also contribute to meeting the county's affordable housing needs.
- 3.5 This brings the total number of affordable homes delivered over the past 4 years to 1,291 dwellings, representing about 20% of all net additional housing completions since the start of the 2016-2036 plan period for the emerging new Local Plan.

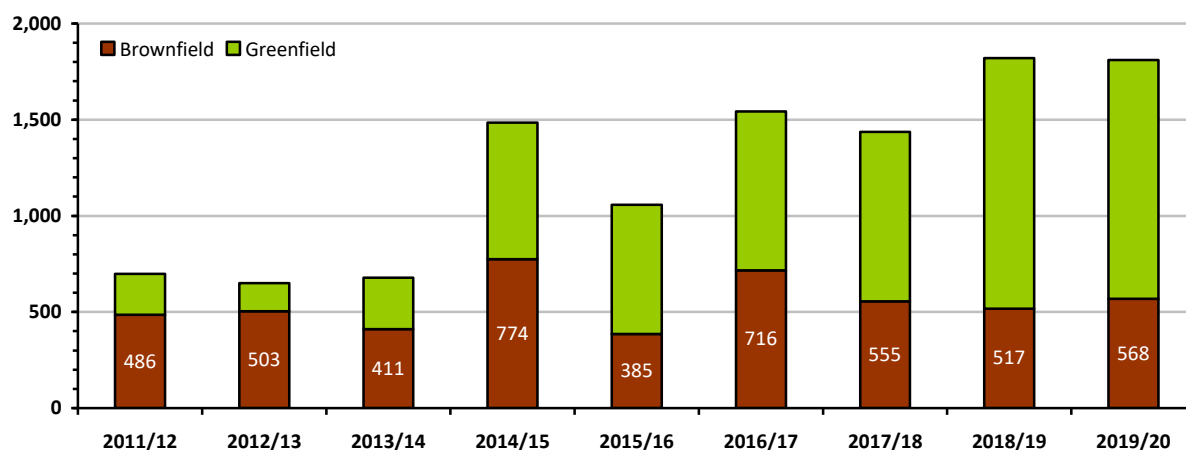
#### 4 Development on Previously Developed Land

- 4.1 Of the gross additional homes<sup>3</sup> delivered in 2019/20, 568 units were delivered on previously developed 'brownfield' land, equating to 31%. The proportion of housing delivered on previously-developed land has decreased over recent years as 'brownfield' sites suitable for housing have increasingly been built out, coupled with an increasing number of completions on a range of large previously-undeveloped 'greenfield' sites as housebuilding rates have picked up significantly since the end of the 2008-2011 recession.

**Table 4: Housing delivered on Previously Developed Land**

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
<b>Number</b>	486	503	411	774	385	716	555	517	568
<b>Percentage</b>	70%	78%	61%	52%	37%	46%	39%	28%	31%

Source: NCC Planning Applications Database (based on gross completions)



<sup>3</sup> The total number of units identified in Table 1, excluding any demolitions or losses.

