



# Northumberland County Council

## **Net Additional Homes Provided in Northumberland 2020-2021** **(003-00 Housing Flows Reconciliation Form)** **with Affordable Housing Delivery and Previously Developed Land Analysis**

June 2021

### **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 2020 to 31 March 2021.
- 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.

## 2 Net Additional Housing Delivery

2.1 Overall, 1,277 net additional dwellings (1,321 gross additions) were delivered in Northumberland during 2020/21. The components that make up the total number delivered are set out in Table 1.

**Table 1: Net additional homes in Northumberland 2020/21**

	Northumberland
a. New Build on Previously Developed Land	392
b. New Build on Greenfield land	864
c. Dwellings before conversion <sup>1</sup>	0
d. Dwellings after conversion	0
e. To dwellings from former or current agricultural or forestry buildings	18
f. To dwellings from other buildings regarded as PDL	45
g. Dwellings to non-dwellings	-2
h. Demolitions of permanent dwellings	-42
i. Other gains (e.g. mobile/temporary dwellings)	2
j. Other losses (e.g. mobile/temporary dwellings)	0
	<b>1,277</b>

Source: NCC Planning Applications Database

2.2 The housing sites across Northumberland that delivered the greatest number of dwellings during 2020/21 were:

- Northumbria Police Headquarters, Ponteland (107 units)
- Seaton Vale, Land at Summerhouse Lane, Ashington (82 units)
- SW Sector, Land South and West of White Hall Farm, Beacon Lane, Cramlington (79 units)
- Land North of Station Road, Cramlington (64 units)
- Land West of Benridge Park, Laverock Hall Road, Blyth (61 units)
- Land at West Blyth accessed from Chase Farm Drive, Blyth (53 units)
- Former NCB Workshops, Ellington Road, Ashington (39 units)
- Land South West of Northgate Hospital, Morpeth (38 units)
- Land East of Stobhill Roundabout, Hepscott, Morpeth (38 units)
- Land on The South Side of Lamb Street, Cramlington (32 units)
- Northgate Hospital, Northgate, Morpeth (31 units)
- Land North East of Hebron Avenue, Pegswood Village, Pegswood (31 units)
- Land East of Greensfield, Weavers Way, Alnwick (30 units)
- Land North West of Windy Edge, Alnwick (30 units)
- Hepscott Park, Stannington (30 units)
- Former Prudhoe Hospital, Prudhoe Hospital Drive, Prudhoe (27 units)
- Field East of The Nursery, Medburn (23 units)
- Land East and South East of Blue House Farm, Netherton Road, Bedlington (22 units)
- St Marys Hospital, Green Lane, Stannington (22 units)
- The Institute Leisure Centre, Institute Road, Ashington (20 units)

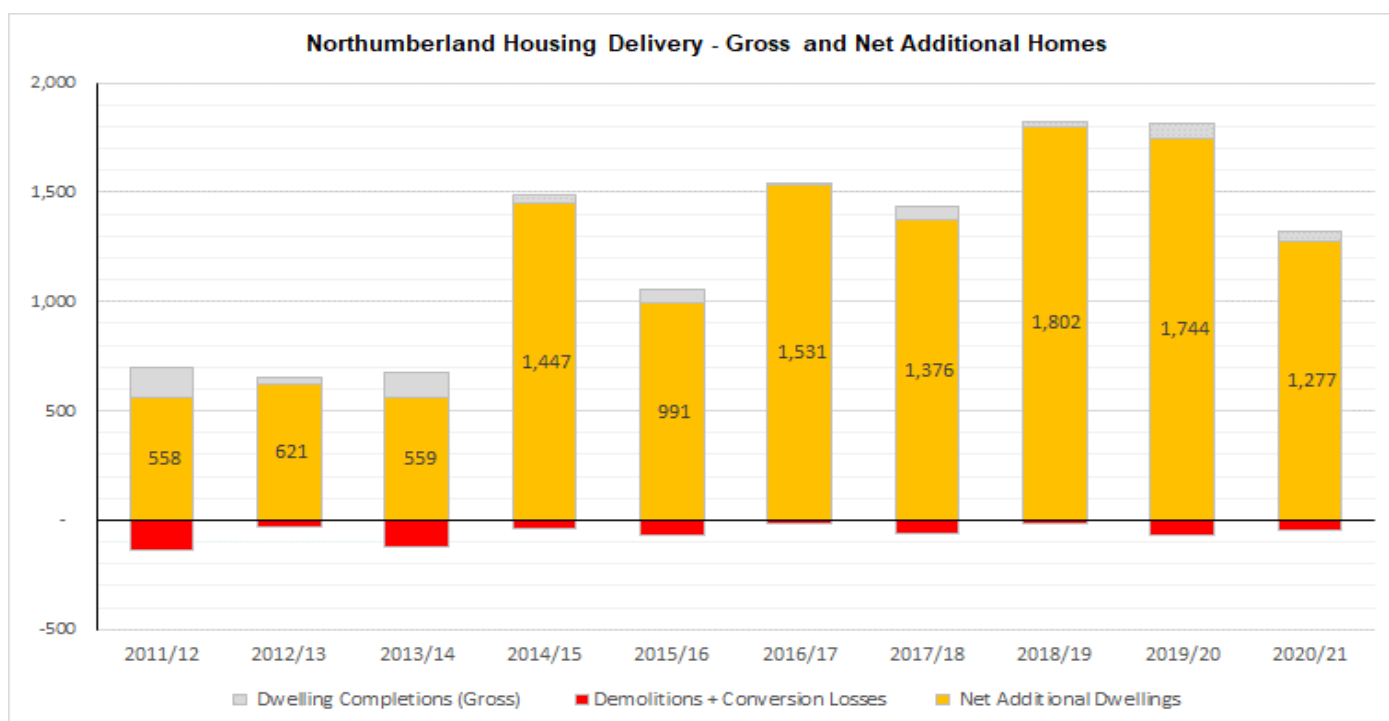
<sup>1</sup> The number of dwellings before conversion is subtracted from the number of dwellings after conversion in the above calculation.

2.3 Compared to the previous year, during 2020/21 there was an inevitable decrease in the number of net additional dwellings delivered consequent to the hiatus in housebuilding during the first Covid-19 coronavirus pandemic lockdown, which saw construction works on most development sites suspended between 23 March and 18 May 2020. However, analysis of commencements and completions shows that delivery had returned to the typical monthly rates of previous years by September 2020.

**Table 2: Gross and Net additional dwellings in Northumberland 2011-2021**

Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
<b>Gross New Dwellings</b>	698	650	679	1,485	1,057	1,543	1,437	1,820	1,811	1,321
<b>Demolitions / Losses</b>	-140	-29	-120	-38	-66	-12	-61	-18	-67	-44
<b>Net Additional Dwellings</b>	<b>558</b>	<b>621</b>	<b>559</b>	<b>1,447</b>	<b>991</b>	<b>1,531</b>	<b>1,376</b>	<b>1,802</b>	<b>1,744</b>	<b>1,277</b>

Source: NCC Planning Applications Database



2.4 A total of 7,730 net additional dwellings have been completed in Northumberland in the last 5 years since the start of the 2016-2036 plan period for the emerging new Northumberland Local Plan, at an annual average 1,546 per annum. This recent rate of delivery represents an increase over the previous 5 years, with housebuilding delivery rates having averaged 1,191 net additional dwellings per annum over the past 10 years.

2.5 The Government’s latest published Housing Delivery Test results for the period 2017-2020 (published in January 2021) recorded 4,922 completions in Northumberland against a baseline minimum housing need for that 3-year period of 1,913 homes, giving a 257% result.

2.6 In the context of the Government’s recent changes to Permitted Development Rights allowing for changes of use from office and retail uses to residential, it is noted that only 63 (circa 1.0%) of the new homes delivered in Northumberland over the last 5 years have been by way of commercial (office or retail) property changes of use and conversions under Permitted Development Rights and Prior Approval consents.

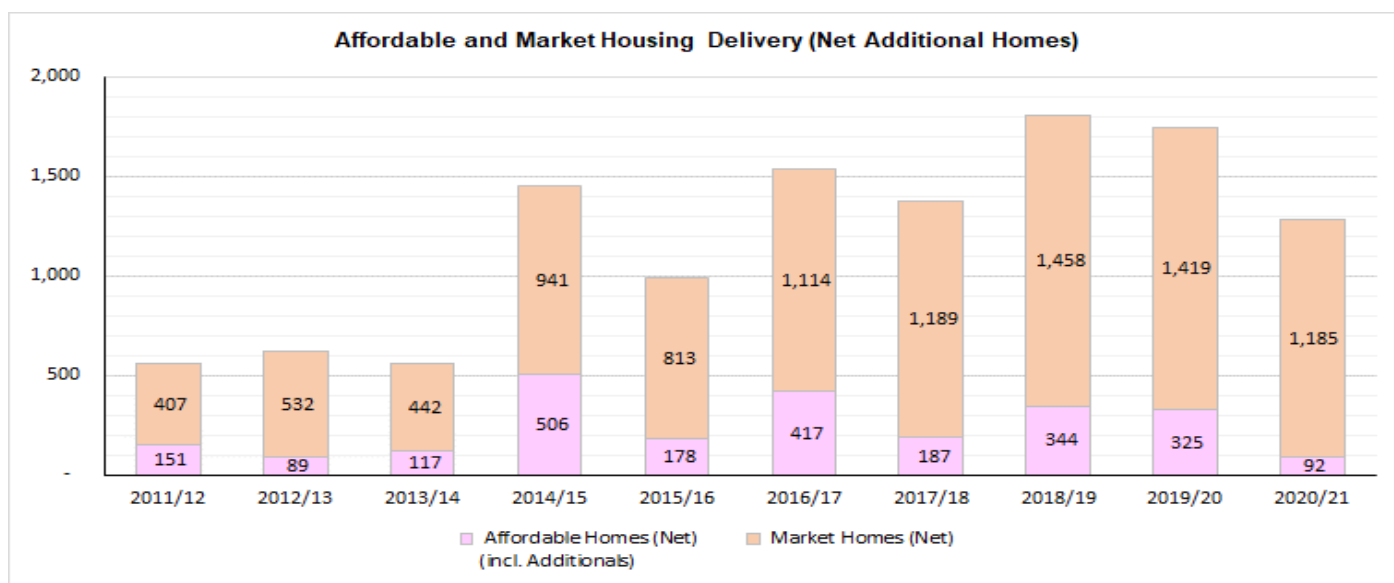
### 3 Affordable Housing Delivery

3.1 Of the 1,277 net additional dwellings delivered in 2020/21, 136 were affordable homes secured through the planning system (162 new affordable homes minus 26 demolitions), equating to 11%, with the other 1,141 net additional 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	2020/21
<b>Net Affordable Dwellings Delivered</b> <sup>2</sup>	151	89	117	506	178	417	187	303	300	84 <sup>3</sup>
<b>% Affordable Homes Delivered</b>	27%	14%	21%	35%	18%	27%	14%	17%	17%	7%
<b>'Additional' Affordable Homes Acquired by RPs</b>	-	-	-	-	-	-	-	41	25	8
<b>Total Net Affordable Dwellings Delivered</b>						417	187	344	325	92
<b>% Affordable Homes Delivered</b>						27%	14%	19%	19%	7%

Source: NCC Planning Applications database (updated data to reflect 'additional')



3.2 Of the 136 net additional affordable units delivered in 2020/21, 80 units were homes for affordable rent, with 37 units for discounted sale (discounted market value or DMV), and 19 units being other forms of affordable home ownership such as shared ownership and shared equity.

3.3 This includes 8 additional affordable homes acquired by Registered Providers outside the usual planning and S106 planning obligations processes. A total of 74 new-build market stock have been acquired by RPs direct from volume housebuilders over the past 5 years, which equally contribute to meeting the county's affordable housing needs.

3.4 Affordable housing delivery has therefore averaged at about 18% of all net additional housing completions since the start of the 2016-2036 plan period for the emerging new Local Plan, and accounted for about 20% of all net additional housing completions over the past 10 years.

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

<sup>3</sup> The 2020/21 figure here factors in the demolition of 26 affordable homes, plus a further downward adjustment to account for 52 dwelling completions previously recorded as being affordable units but which updated monitoring has subsequently identified that plot substitutions meant their tenures had been changed to no longer be affordable homes.

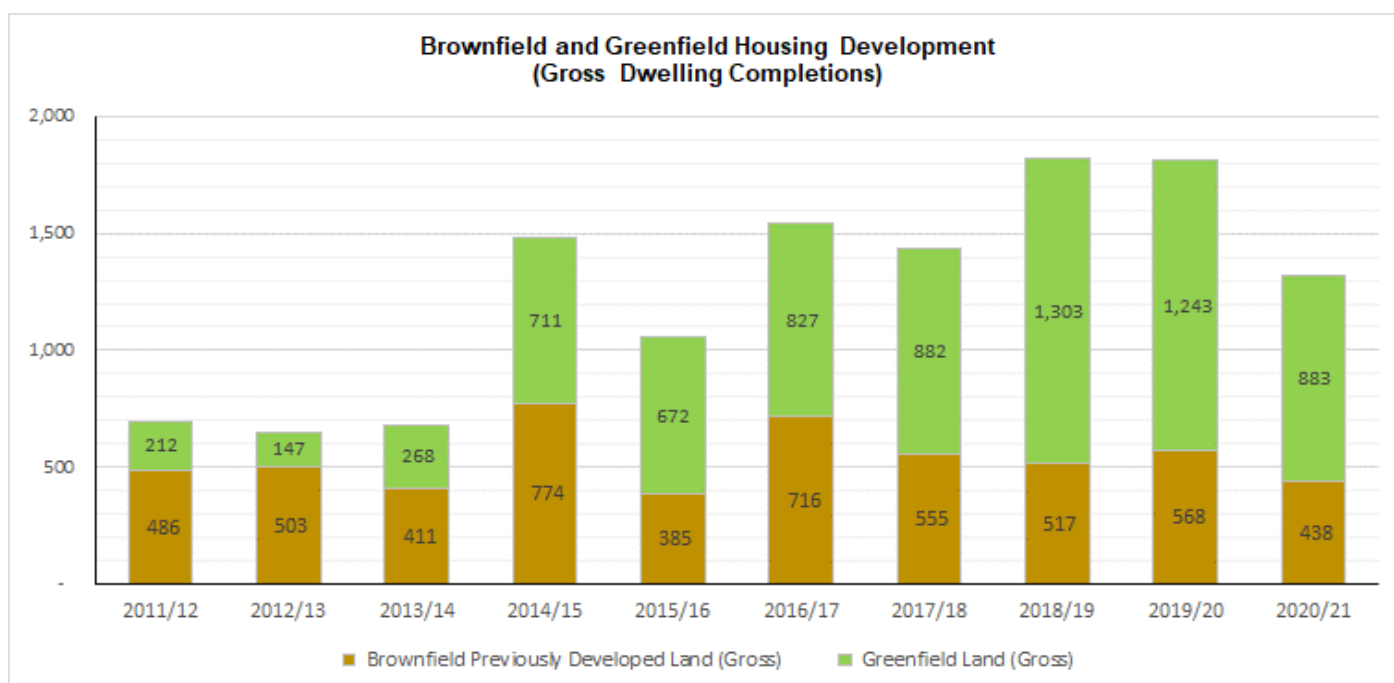
## 4 Development on Previously Developed Land

4.1 Of the gross additional homes<sup>4</sup> delivered in 2020/21, 438 units were delivered on previously developed 'brownfield' land (excluding agricultural 'brownfield' sites), equating to 33%. The proportion of housing delivered on previously-developed land has inevitably 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 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	2020/21
<b>New Dwellings on Brownfield Land</b>	486	503	411	774	385	716	555	517	568	438
<b>% Brownfield</b>	70%	78%	61%	52%	37%	46%	39%	28%	31%	33%

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



<sup>4</sup> Total gross number of units identified in Table 1, excluding any demolitions or losses.