

Net Additional Homes Provided (003-00) 2011-2012

Background

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 arm's 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 'single data list' replaced National Indicators (NIs) which were an agreed set of indicators identified through the, then, Government's Comprehensive Spending Review 2007. NIs were intended to be the indicators on which central government were able to set targets for local government¹. However NIs were revoked on 31 March 2011 and replaced with the 'single data list'. Since the publication of the first 'single data list' in April 2011, the list has undergone revisions and streamlining to reduce the burdens on reporting bodies to monitor datasets. The most recent 'single data list' was published on 23 March 2012 and is available to view on the [Communities and Local Government website](#).

A previous NI that was monitored by Development Services was NI154 - net additional homes provided. This dataset has been retained through the 'Single Data List' and is now known as 003 Housing Flows Reconciliation Form, however, it essentially provides the same information reported previously through NI154.

Purpose

This statistical release will provide data relating to the number of net additional homes provided in Northumberland for the financial period 2011 – 2012. Data will be provided at the former local authority level to enable an assessment of performance against current planning policies that compose the [Northumberland Consolidated Planning Policy Framework](#).

Data

Data was collated on 23 April 2012 from the Development Services Planning Applications Database for the period 1 April 2011 – 31 March 2012. Data is reported at a former local authority level and aggregated up to a Northumberland level, to accord with the policies set out in the most recent development plans that compose the Northumberland Consolidated Planning Policy Framework.

¹ National Indicators for Local Authorities and Local Authority Partnerships: Handbook of Definitions DCLG April 2008

Table 1: Net additional homes provided

	Alnwick	Berwick	Blyth Valley	Castle Morpeth	Tynedale	Wansbeck	Northumberland
a. New Build on PDL	93	5	92	104	52	90	436
b. New Build on GF	14	60	52	8	25	15	174
c. Dwellings before conversion	0	5	10	2	2	2	21
d. Dwellings after conversion	0	4	14	4	4	4	30
e. To dwellings from former or current agric or forestry buildings	1	12	0	7	15	0	35
f. To dwellings from other buildings regarded as PDL	3	10	8	7	11	2	41
g. Dwellings to non dwellings	-2	-1	-1	-4	0	-3	-11
h. Demolitions of permanent dwellings	-10	-4	-1	-18	-42	-54	-129
i. Other gains (e.g. mobile/temporary dwellings)	0	0	0	2	0	1	3
j. Other losses (e.g. mobile/temporary dwellings)	0	0	0	0	0	0	0
	99	81	154	108	63	53	558

Source: NCC Planning Applications Database

Analysis

This indicator measures the net increase in dwelling stock over one year. Good performance is typified by an increase in net additional dwellings provided year on year.

Housing Delivery

Northumberland has recorded the completion of 558 dwelling units in 2011/12, failing to meet the RSS housing requirement for Northumberland (895 units) for the same period by 337 dwelling units (Table 1 & 2). This represents a missed target by a significant level. Of the former local authorities Alnwick is the only authority to achieve their annual housing requirement in Northumberland. All other former districts have failed to meet their annual housing requirements.

Table 2: RSS Housing Requirement

	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

Source: RSS (Policy 28)

The 2011/12 period has observed a decrease in the number of net additional dwellings, down from 609 units in 2010/11², however demonstrating a marked improvement on the 476 units delivered in 2009/10 (Table 3).

Of the former local authorities Castle Morpeth and Wansbeck are the only authorities to improve the number of housing units delivered in comparison to 2010/11 completion rates. This difference is marginal in the former Wansbeck area; however Castle Morpeth demonstrates a very distinct difference, with an increase of 72 dwelling units. Significant housing sites within the area that assisted to achieve a higher delivery rate were developments at Welbeck Terrace in Pegswood (36 housing units), The Willows Public House, Widdrington Station (22 housing units), Stobhill Working Men's Club, Choppington (15 housing units) and the Kylins in Loansdean, Morpeth (10 housing units). These sites are new build sites and they serve to illustrate that house building of new build development in the former authority area is improving on previous year outturns.

² A total of 1006 net units were reported in 2010/11. However there were 397 units that were identified as part of a cleansing exercise. Therefore in real terms, 609 units were delivered in 2010/11 which has been used for comparison purposes.

The former authority of Wansbeck has provided for one traveller pitch in the monitoring period at Hartford Bridge Gypsy and Traveller site in the South East of the county.

Table 3: Historical net additional dwellings for Northumberland

	2009/10	2010/11	2011/12
Alnwick	45	113 (111*)	99
Berwick upon Tweed	67	364 (137*)	81
Blyth Valley	178	213	154
Castle Morpeth	54	150 (36*)	108
Tynedale	112	125 (71*)	63
Wansbeck	20	41	53
Northumberland net additional dwellings provided	476	1006*	558

Source: NCC Planning Applications Database

* 609 actual units delivered in the 2010/11 period. 397 additional units were identified as part of a data cleansing exercise resulting in 1006 reported units.

Evidence suggests that current market conditions are impacting upon the delivery of a significant proportion of developments across Northumberland, both for the house building industry and private developers alike³. This evidence is likely to contribute to the drop in housing delivery from 2010/11 to 2011/12 figures. Reduced access to finance and mortgage availability are amongst some of the reasons affecting housing delivery. However, this is acknowledged and efforts are being made in an attempt to boost delivery of housing across England. The Government backed [NewBuy](#) scheme enables house builders registered with the scheme to offer prospective buyers 90-95% mortgages with chosen lenders in an attempt to stimulate buying and further house building. This scheme was launched in March 2012 and time will tell if this measure assists to re-invigorate the house building industry.

A further contributory factor to the low number of net additional homes provided in the 2011/12 period is the high number of demolitions recorded; a result of the provision of replacement dwellings. In total Northumberland recorded 129 demolitions. A number of key sites provided the majority of these demolitions:

- The former authority of Wansbeck recorded the demolition of 48 dwelling units in the 11/12 period, with the majority being recorded at Land at Glebe Hostel and Glebe Court in Bedlington (demolition of 43 units).
- The former of authority of Tynedale also reported significant demolition at Trinity Court, Roman Way, Corbridge (demolition of 25 units) and 11-22 Holmdale, Hexham (demolition of 12 units).
- Castle Morpeth has historically demonstrated significant demolitions due to the nature of its settlements. Darras Hall Estate located to the

³ People and Planning Five Year Housing Land Supply 2012-2017.

South West of Ponteland, records the majority of demolitions for the former authority area as it experiences a high turnover of planning applications for the demolition of existing properties and erection of replacement dwellings. The 2011/12 year was no exception with 18 'replacement' demolitions being recorded.

Development on Previously Developed Land

As a proportion of new homes provided, Northumberland performs exceptionally well providing 70% of new dwellings on previously developed land (PDL) in Northumberland. This proportion equates to 486 units⁴. Across the former local authorities this equates to percentages above 62% with the exception of the former authority of Berwick upon Tweed which reports a below average proportion of housing delivered on previously developed land (17%) (Table 4).

Berwick upon Tweed reports a significantly low proportion of housing delivered on PDL for the 2011/12 period. The geographical location of the former authority is predominantly rural in nature. As a result, a significant proportion of applications received for housing in this area are for the change of use of agricultural and forestry buildings into residential units. In 2011/12 12 units of this kind were completed, with Glorum Farm Steading providing 9 of the 12 units. The former authority area has also observed the development of three of its large scale new build greenfield housing sites. Of the 60 units completed 18 of these units were located at Land East of Broad Road, Seahouses, 24 units at Land to the North of Cardinal Point, Longbeach Drive, Beadnell and 14 units at the Land to the South East of the Old School House, Beadnell.

Table 4: Proportion of housing delivered on PDL

	2009/10 Percentage (%)	2010/11 Percentage (%)	2011/12 Percentage (%)
Alnwick	46	76	86
Berwick upon Tweed	54	45	17
Blyth Valley	71	62	67
Castle Morpeth	77	78	88
Tynedale	68	52	62
Wansbeck	96	91	86
Northumberland	70	61	70

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

A series of large greenfield housing allocations are starting to deliver housing in the former authority area of Blyth Valley. The sites located at Land at West Blyth (Chase Farm Drive) and Wheatridge Park, Seaton Delaval will deliver 701 and 170 units respectively. Wheatridge is relatively well progressed to date with the completion of 106 units however it is anticipated that the remainder of these units will be delivered in the coming years. In addition it is expected that the progression of the West Blyth site will pick up pace in the coming years with the level of housing development anticipated to

⁴ A proportion of the total number of units identified in table 1, excluding any demolitions or losses (695 units). PDL includes 'new build PDL', the difference between 'conversions; and 'dwellings from other buildings regarded as PDL'

dramatically increase on the greenfield site, drastically reducing the proportion of housing reported to be delivered on PDL for the former authority area.

Conclusion

The indicator 'net additional homes provided' (003-00) presents a picture of housing delivery across Northumberland for the 2011/12 period. Data indicates that there has been a decrease in house building and a significant increase in numbers of demolitions in the county. This has resulted in a failure to meet the RSS housing requirement for the 2011/12 period.

Indicator 003-00 alone does not provide an overall housing supply position for Northumberland as it does not consider the number of units expected to come forward as a result of extant, live and potential sites in the planning system. In order to develop a complete understanding of Northumberland's housing supply position it is recommended that the [Northumberland Five Year Housing Land Supply \(2012-2017\)](#)⁵ document should be viewed. This document in conjunction with indicator 003-00 presents Northumberland's current delivery position and identifies the potential volume of housing that is anticipated to be delivered in the forthcoming five year period and beyond.

Contacts

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⁵ This document was collated with a base date of September 30th 2011. A review of the document with a base date of March 31st 2012 is currently taking place and it is anticipated for release in July 2012.

