

# **Net Additional Homes Provided (003-00) 2014-2015, with Affordable Housing Delivery and Previously Developed Land Analysis**

## ***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 indicators used by central government to set targets for local government<sup>1</sup>. 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 a series of revisions and streamlining to reduce the burdens on reporting bodies to monitor datasets. The most recent single data list is available to view at the [HM Government website](#).

Previously, Development Services monitored 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.

## ***Purpose***

This statistical release provides data relating to the number of net additional homes provided in Northumberland for the financial period 2014 – 2015. The data is 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](#).

Further data will be reported regarding the proportion of net additional homes delivered on previously developed land and those that are affordable homes. Previously developed land and affordable homes analysis is not a requirement of the single data list.

## ***Data***

Data has been collated from the Development Services Planning Applications Database for the period 1 April 2014 – 31 March 2015. Data is reported at an emerging delivery area 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.

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

**Table 1: Net additional homes provided**

	Central	North	South East	West	Northumberland
a. New Build on PDL	178	60	339	10	587
b. New Build on GF	81	215	324	24	644
c. Dwellings before conversion	3	8	11	3	25
d. Dwellings after conversion	6	16	22	6	50
e. To dwellings from former or current agric or forestry buildings	25	19	6	17	67
f. To dwellings from other buildings regarded as PDL	45	91	18	8	162
g. Dwellings to non dwellings	-3	0	-4	0	-7
h. Demolitions of permanent dwellings	-8	-10	-13	0	-31
i. Other gains (e.g. mobile/temporary dwellings)	0	0	0	0	0
j. Other losses (e.g. mobile/temporary dwellings)	0	0	0	0	0
	321	383	681	62	1447*

Source: NCC Planning Applications Database

\* 1193 actual units delivered in the 2014/15 period. 254 additional units were identified as part of a data cleansing exercise for small sites resulting in 1447 reported units.

## **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.*

### **Level of Housing Provision**

Northumberland's housing requirement was set out in the former North East of England Regional Spatial Strategy (RSS) 2008. On 15 April 2013 the RSS was revoked by the Government. In advance of the revocation the Council agreed in October 2010, that as the Northumberland Core Strategy was still in the early stages of preparation and housing requirements were still draft the Council would continue to assess housing supply against the requirements published in the RSS. This approach was agreed as they were the most recently tested and agreed housing figures for Northumberland, However, the 'Hunston decision'<sup>2</sup> in 2013 concluded that no reliance can be placed on RSS figures following the revocation of the RSS.

As a consequence of the 'Hunston decision', even though the housing requirements in the Core Strategy are still in draft, national guidance states the Council should assess housing supply against the most up to date objectively assessed need (OAN). The housing requirements published in the Northumberland Core Strategy Pre-Submission Draft, October 2015 (See Table 2) represent the most up to date OAN housing figures for Northumberland.

### **Net Additional Housing Delivery**

Northumberland delivered 1447 dwelling units in 2014/15, 231 units above the OAN housing figures requirement for Northumberland (1216 units per annum) for the same period (Table 1 & 2). However, 254 of these completions were as a result of a small site cleanse exercise that involved site visits to all outstanding small site developments. It is presumed that these 254 completions occurred at some point during 2011-2015 (2010-2011 being the year of the last data cleanse) but, as a result of the cleanse, have been accounted for in the 2014-2015 delivery figure of 1447. The size and rural nature of Northumberland make it difficult to monitor small sites with reliance on Local Authority building inspectors to report any commencement and completion activity. Links are currently being established with Council Tax and procedures will be put in place to reduce the need for future data cleansing. The South East was the only emerging delivery area to achieve its annual housing requirement in Northumberland, exceeding the requirement by 471 units. All other areas were unsuccessful in meeting their annual housing requirements.

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<sup>2</sup><http://www.bailii.org/ew/cases/EWHC/Admin/2013/2678.html>

**Table 2: Northumberland Emerging Objectively Assessed Need**

	Housing Requirement	
	2011-2031	Per annum
<b>South East</b>	12840	642
<b>Central</b>	5940	297
<b>North</b>	4190	210
<b>West</b>	1350	68
<b>Northumberland</b>	<b>24320</b>	<b>1216</b>

Source: Northumberland Core Strategy Pre-Submission Draft, October 2015

The 2014/15 period has observed an increase in the number of net additional dwellings delivered, up from 559 units in 2013/14, demonstrating an addition on the previous years' delivery of 888 units (Table 3).

All of the emerging delivery areas have improved on the number of housing units delivered in comparison to 2013/14 completion rates. Significant housing sites within the areas that assisted to achieve a higher delivery rate were;

- St Marys Hospital, Green Lane, Stannington (51 units)
- The Kylins Site, Loansdean, Morpeth (41 units)
- Etal Road (Hiveacres), Berwick-upon-Tweed (22 units)
- New Barns Court Warkworth (27 units)
- Land South Of Harecross Longframlington (25 units)
- Land East Of Springhill Sunnyside Tweedmouth (40 units)
- Land At Willoughbys Bank, Alnwick (25 units)
- Former NCB Workshops, Ashington (27 units)
- South Shore, Links Road, Blyth (26 units)
- Land Of The Former Wellesley School, Blyth (89 units)
- Former Wensleydale School, Blyth (39 units)
- Former Blyth Tynedale Middle School, Blyth (60 units)
- Blyth Valley Borough Council, Seaton Delaval (28 units)
- Seaton Vale, Land at Summerhouse Lane, Ashington (37 units)
- Land at West Blyth, Chase Farm Drive, Blyth (54 units)
- Phase 2 Wheatridge Park, Seaton Delaval (26 units)
- Land East Of Cottingwood Green, Blyth (66 units)
- Land To The Rear Of Wheatfields, Seaton Delaval (42 units)
- Land South Of Featherstone Grove, Hazelmere, Bedlington (28 units)
- Land South Of Dandsfield Square, Amble (36 units)
- Land North Of The George Hotel, Humshaugh (14 units)

**Table 3: Net completions 2011-2015 by Delivery Area in Northumberland**

	2011/12	2012/13	2013/14	2014/15	Total
<b>Central</b>	104	174	92	321	691
<b>North</b>	179	85	112	383	759
<b>South East</b>	232	349	334	681	1596
<b>West</b>	43	13	21	62	139
<b>Northumberland net additional dwellings provided</b>	<b>558</b>	<b>621</b>	<b>559</b>	<b>1447*</b>	<b>3185</b>

Source: NCC Planning Applications Database

\* 1193 actual units delivered in the 2014/15 period. 254 additional units were identified as part of a data cleansing exercise for small sites resulting in 1447 reported units.

### Affordable Housing Delivery

Northumberland County Council Affordable Housing Programme has identified a high need for more affordable housing to be provided across the County. Housing Services Affordable Housing team has developed a detailed programme to enable the delivery of 2135 homes by 2018. The new homes will be delivered through three main routes: The Council building homes, Registered Providers and the Council securing homes through planning agreements with private developers (Section 106 Agreements).

As a proportion of net additional dwellings recorded in 2014/15, 35% were affordable homes (506 units). This represents a 14% increase in net affordable housing delivered when compared to last financial years reported figure of 21% affordable homes (117 units).

**Table 4. Historical net additional affordable dwellings for Northumberland**

	2011/12	2012/13	2013/14	2014/15
<b>Northumberland net affordable dwellings provided<sup>3</sup></b>	<b>151</b>	<b>89</b>	<b>117</b>	<b>506</b>

Of the 506 affordable units delivered in 2014/15, 20 units were intermediate sale or rent, 244 units were RSL, 179 units were Local Authority, 39 units were low cost discounted sale and 24 units were shared ownership. The spatial distribution of affordable units is identified in Table 5.

<sup>3</sup> Secured through the planning system. The figures in this table will differ from NI155 gross affordable homes which take into account acquisitions.

**Table 5. Spatial Distribution of Affordable Housing Delivery**

<b>Central</b>	75 units
<b>North</b>	144 units
<b>South East</b>	273 units
<b>West</b>	14 units
<b>Northumberland</b>	506 units

### **Development on Previously Developed Land**

As a proportion of new homes provided, Northumberland performs well having provided 52% (Table 6) of new dwellings on previously developed land (PDL) in Northumberland in 2014/15. This proportion equates to 774 units<sup>5</sup>. Across the emerging delivery areas this equates to percentages of 68% in the Central area, 40% in the North, 53% in the South East and 34% in the West.

The percentage of proportion of housing delivered on PDL in Northumberland has fallen over recent years. This was largely accountable to a series of completions on a range of large greenfield sites including, Chase Farm, Blyth; Summerhouse Lane, Ashington; Phase 2 Wheatridge Park, Seaton Delaval; Cottingwood Green, Blyth; Land to the rear of Wheatfields, Seaton Delaval; Dansfield Sqaure, Amble; Springhill Sunnyside, Tweedmouth; Willoughbys Bank, Alnwick; and Land North of The George, Humshaugh.

**Table 6: Proportion of housing delivered on PDL**

	<b>2011/12 Percentage (%)</b>	<b>2012/13 Percentage (%)</b>	<b>2013/14 Percentage (%)</b>	<b>2014/15 Percentage (%)</b>
<b>Northumberland</b>	<b>70</b>	<b>78</b>	<b>61</b>	<b>52</b>

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

### **Conclusion**

The indicator 'net additional homes provided' (003-00) presents a picture of housing delivery across Northumberland for the 2014/15 period. Data indicates that there has been a significant increase in house building compared with the 13/14 return. This has resulted in a successfully achieved OAN housing requirement target for the 2014/15 period.

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<sup>5</sup> A proportion of the total number of units identified in table 1, excluding any demolitions or losses. PDL includes 'new build PDL', the difference between 'conversions; and 'dwellings from other buildings regarded as PDL'

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 most current version of Northumberland's Five Year Housing Land Supply Position Statement should be viewed. This statement in conjunction with indicator 003-00 presents Northumberland's current delivery position and identifies the potential quantum of housing that is anticipated to be delivered in the forthcoming five year period and beyond.