

Net Additional Homes Provided (003-00) 2016-2017, with Affordable Housing Delivery and Previously Developed Land Analysis

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 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 most recent single data list is available to view at the [HM Government website](#).
- 1.2 Previously, the Council 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 release provides data relating to the number of net additional homes provided in Northumberland for the period 1 April 2016 to 31 March 2017.
- 1.4 Further data is reported regarding the number and proportion of affordable homes delivered, and the number of dwellings delivered on previously developed land. Data has been collated from the Council's Planning Applications Database.

2 Net Additional Housing Delivery

2.1 Overall, 1,531 net additional dwellings were delivered in Northumberland during 2016/17. The components that make up the total number delivered are set out in Table 1.

Table 1: Net additional homes in Northumberland 2016/17

	Northumberland
a. New Build on PDL	613
b. New Build on GF	794
c. Dwellings before conversion ¹	4
d. Dwellings after conversion	5
e. To dwellings from former or current agricultural or forestry buildings	33
f. To dwellings from other buildings regarded as PDL	102
g. Dwellings to non-dwellings	-2
h. Demolitions of permanent dwellings	-10
i. Other gains (e.g. mobile/temporary dwellings)	0
j. Other losses (e.g. mobile/temporary dwellings)	0
	1531

Source: NCC Planning Applications Database

2.2 Compared to the previous year, during 2016/17 there was a significant increase 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.

Table 2: Net additional dwellings in Northumberland 2011-2017

Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
No. of dwellings	558	621	559	1,447	991	1,531

Source: NCC Planning Applications Database

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

2.3 Housing sites across Northumberland which delivered the greatest number of dwellings during 2016/17 were:

- Land Of The Former Wellesley School, Links Road, Blyth (88 units)
- Former Ashington Hospital, West View, Ashington (86 units)
- Land at West Blyth, Chase Farm Drive, Blyth (78 units)
- Land South Of The Chip Great North Road (south) Morpeth (69 units)
- The Officers Club Ltd, Bassington Avenue, Cramlington (67 units)
- Land East Of Greensfield Weavers Way Alnwick (58 units)
- Seaton Vale, Land at Summerhouse Lane, Ashington (57 units)
- Land West of A1068 and South Of Marks Bridge, Amble (54 units)
- Land West Of Benridge Park, Laverock Hall Road, Blyth (53 units)
- Land To The Rear Of Wheatfields, Seaton Delaval (50 units)
- St Georges Hospital, Morpeth (45 units)
- Land East Of Stobhill Roundabout Hepscott Morpeth (40 units)
- Former Halls Of Residence College Road Ashington (37 units)
- Land at Cragside and Land at Synclen Avenue Corbridge (37 units)
- Land North Of Rimside View, Front Street, Longframlington (35 units)
- Land East Of Old Barns Close, Morwick Road, Warkworth (34 units)
- St Marys Hospital, Green Lane, Stannington (33 units)
- Land South Of Craneshaugh, Corbridge Road, Hexham (32 units)

3 Affordable Housing Delivery

3.1 Of the 1,531 net additional dwellings delivered in 2016/17, 417 were affordable homes, equating to 27%. Significantly more affordable homes were delivered in 2016/17 than in 2015/16.

Table 3: Net additional affordable dwellings in Northumberland

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Net affordable dwellings delivered²	151	89	117	506	178	417
% of affordable homes delivered	27%	14%	21%	35%	18%	27%

3.2 Of the 417 affordable units delivered in 2016/17, 279 units were homes for rent,

² Secured through the planning system.

67 units were low cost discounted sale, and 71 units were shared ownership.

4 Development on Previously Developed Land

4.1 Of the gross additional homes³ delivered in 2016/17, 716 units were delivered on previously developed land, equating to 46%. While the number and proportion delivered on PDL in 2016/17 was greater than in the previous year, the proportion of housing delivered on PDL has decreased over recent years. This has largely been a result of the number of completions on a range of large greenfield sites.

Table 4: Housing delivered on PDL

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Number	486	503	411	774	385	716
Percentage	70%	78%	61%	52%	37%	46%

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

5 Conclusion

5.1 The indicator 'net additional homes provided' (003-00) presents a picture of housing delivery across Northumberland for the 2016/17 period. Data indicates that the uplift in delivery across the county from 2014-15 has continued, with a net addition of 1,531 dwellings delivered in 2016/17.

5.2 Of these units, 27% were affordable homes, and 46% were delivered on PDL. The number, and the proportion of new affordable homes, was significantly larger in the previous year, while the number of homes built on PDL also increased.

5.3 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 the [Northumberland's Five Year Housing Land Supply of Deliverable Sites 2017-2022](#) report should be referred to.

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