

Net Additional Homes Provided in Northumberland (003-00) 2017-2018, with Affordable Housing Delivery and Previously Developed Land Analysis

(May 2018)

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 2017 to 31 March 2018.
- 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, 1,376 net additional dwellings (1,441 gross additions) were delivered in Northumberland during 2017/18. The components that make up the total number delivered are set out in Table 1.

Table 1: Net additional homes in Northumberland 2017/18

	Northumberland
a. New Build on Previously Developed Land	471
b. New Build on Greenfield land	864
c. Dwellings before conversion ¹	4
d. Dwellings after conversion	11
e. To dwellings from former or current agricultural or forestry buildings	17
f. To dwellings from other buildings regarded as PDL	77
g. Dwellings to non-dwellings	-3
h. Demolitions of permanent dwellings	-58
i. Other gains (e.g. mobile/temporary dwellings)	1
j. Other losses (e.g. mobile/temporary dwellings)	0
	1,376

Source: NCC Planning Applications Database

2.2 Compared to the previous year, during 2017/18 there was a slight decrease in the number of net additional dwellings delivered. Recent years have nevertheless seen markedly more homes being delivered than was the case in the early years of the decade at the back end of the recession.

Table 2: Net additional dwellings in Northumberland 2011-2018

Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
No. of dwellings	558	621	559	1,447	991	1,531	1,376

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 Housebuilding delivery rates in Northumberland have therefore averaged at 1,012 net additional dwellings per annum over the past 7 years, with 1,181 per annum over the past 5 years, and 1,299 per annum over the last 3 years.
- 2.4 A total of 2,907 net additional dwellings have been completed in the last 2 years since the start of the 2016-2036 plan period for the emerging new Northumberland Local Plan.
- 2.5 The housing sites across Northumberland that delivered the greatest number of dwellings during 2017/18 were:
- Land at West Blyth, Chase Farm Drive, Blyth (90 units)
 - Land East of Stobhill Roundabout, Hepscott, Morpeth (81 units)
 - St Marys Hospital, Green Lane, Stannington (72 units)
 - Land to the rear of Wheatfields, Seaton Delaval (61 units)
 - Land West of Benridge Park, Laverock Hall Road, Blyth (57 units)
 - Seaton Vale, Land at Summerhouse Lane, Ashington (54 units)
 - Former NCB Workshop, Portland Park, Ashington (53 units)
 - Land South of The Chip, Great North Road (south), Morpeth (51 units)
 - Northgate Hospital, St Andrews Gardens, Morpeth (50 units)
 - Marks Bridge, Amble (47 units)
 - Land of the former Wellesley School, Links Road, Blyth (45 units)
 - Land North of Woodsteads, Embleton (39 units)
 - St Georges Hospital, Morpeth (38 units)
 - Land East of Greensfield, Weavers Way, Alnwick (38 units)
 - The Maltings & Bolam Mill, Dispensary Street, Alnwick (34 units)
 - Lamb Street, Cramlington (29 units)
 - Blyth Valley Venture Workshops, Plessey Road, Blyth (28 units)
 - Land South of Craneshaugh, Corbridge Road, Hexham (28 units)
 - Land South East of Blue House Farm, Netherton Road, Bedlington (26 units)
 - Morpeth Cottage Hospital, Great North Road (South), Morpeth (25 units)
 - The Officers Club Ltd, Bassington Avenue, Cramlington (25 units)
 - Land North of Wylam Hills Farmhouse, Holeyn Hall Road, Wylam (24 units)
 - Land North of Benlaw Grove, Main Street, Felton (21 units)

3 Affordable Housing Delivery

3.1 Of the 1,376 net additional dwellings delivered in 2017/18, 187 were affordable homes, equating to 14%.

Table 3: Net additional affordable dwellings in Northumberland

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Net affordable dwellings delivered²	151	89	117	506	178	417	187
% of affordable homes delivered	27%	14%	21%	35%	18%	27%	14%

3.2 Of the 187 affordable units delivered in 2017/18, 78 units were homes for rent, 88 units were low cost discounted sale, and 21 units were shared ownership.

3.3 Affordable housing delivery has therefore averaged at about 22% of all net housing completions over the past 7 years, and 23% over the past 5 years.

3.4 A total of 604 affordable homes have been delivered in the last 2 years, representing about 21% 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 homes³ delivered in 2017/18, 555 units were delivered on previously developed 'brownfield' land, equating to 39%. 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.

Table 4: Housing delivered on Previously Developed Land

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Number	486	503	411	774	385	716	555
Percentage	70%	78%	61%	52%	37%	46%	39%

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

² Secured through the planning system.

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