



Northumberland County Council

Net Additional Homes Provided in Northumberland 2018-2019

(003-00 Housing Flows Reconciliation Form)

with Affordable Housing Delivery and Previously Developed Land Analysis

(May 2019)

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 monitoring year 1 April 2018 to 31 March 2019.
- 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), Five Year Housing Land Supply of Deliverable Sites and the Brownfield Land Register.

2 Net Additional Housing Delivery

2.1 Overall, 1,802 net additional dwellings (1,820 gross) were delivered in Northumberland during 2018/19. The components that make up the total number delivered are set out in Table 1.

Table 1: Net additional homes in Northumberland 2018/19

	Northumberland
a. New Build on Previously Developed Land	446
b. New Build on Greenfield land	1,274
c. Dwellings before conversion ¹	8
d. Dwellings after conversion	14
e. To dwellings from former or current agricultural or forestry buildings	27
f. To dwellings from other buildings regarded as Previously Developed Land	65
g. Dwellings to non-dwellings	-1
h. Demolitions of permanent dwellings	-17
i. Other gains (e.g. mobile/temporary dwellings)	2
j. Other losses (e.g. mobile/temporary dwellings)	0
	1,802

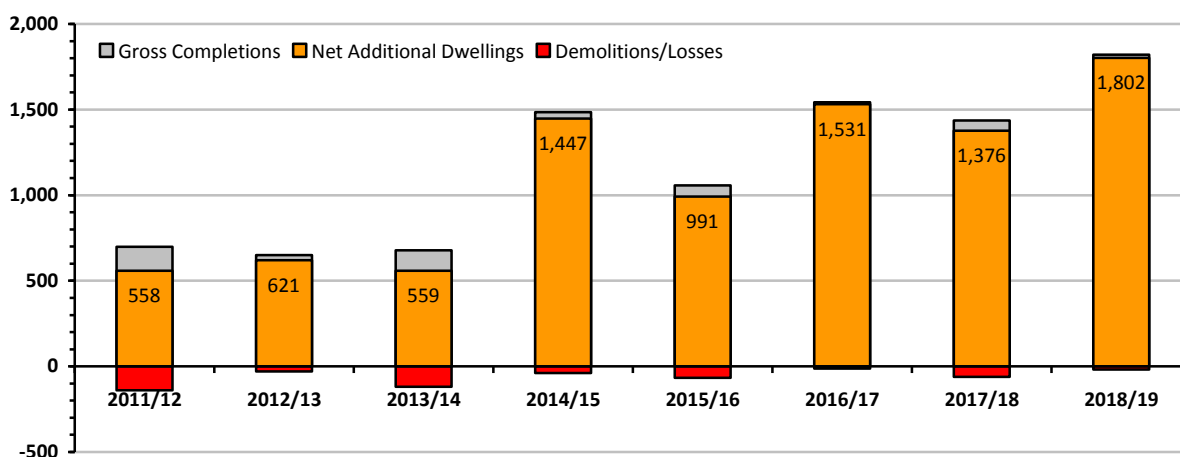
Source: NCC Planning Applications Database

2.2 Compared to the previous year, during 2018/19 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 at the back end of the recession.

Table 2: Net additional Dwellings Completed in Northumberland 2011-2019

Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
No. of dwellings	558	621	559	1,447	991	1,531	1,376	1,802

Source: NCC Planning Applications Database



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

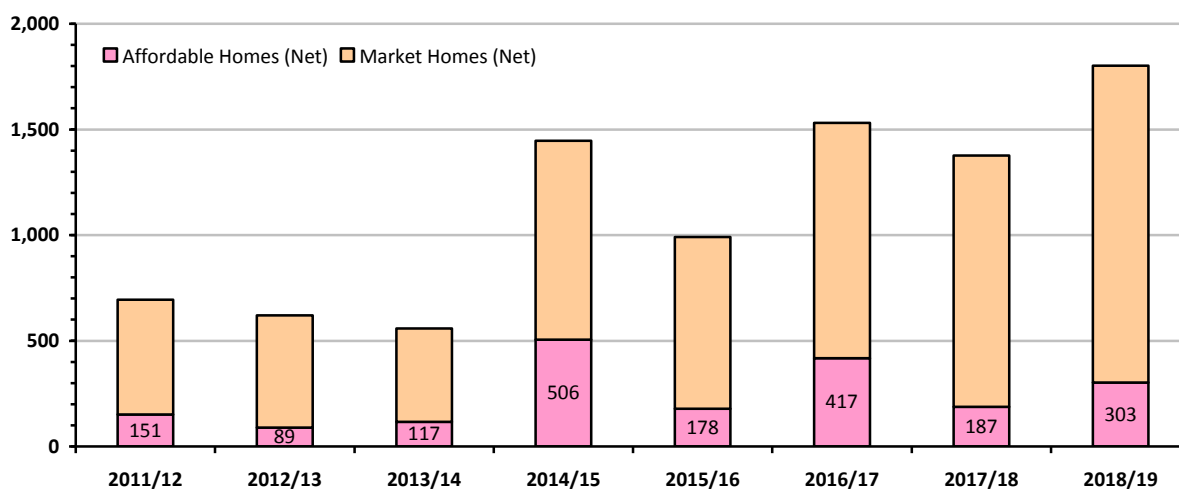
- 2.3 Housebuilding delivery rates in Northumberland have therefore averaged at 1,111 net additional dwellings per annum over the past 8 years, with 1,429 per annum over the past 5 years, and 1,570 per annum over the last 3 years.
- 2.4 The Government's first **Housing Delivery Test** results for the period 2015-2018 recorded 3,898 completions in Northumberland County Council's administrative area (with no student or other communal accommodation), against a baseline minimum housing need for that 3-year period of 1,981 homes, giving a 197% result.
- 2.5 A total of 4,709 net additional dwellings have been completed in the last 3 years since the start of the 2016-2036 plan period for the emerging new Northumberland Local Plan. This is expected to give Northumberland a Housing Delivery Test result of about 238% for the 2016-2019 period.
- 2.6 The housing sites across Northumberland that delivered the greatest number of dwellings during 2018/19 were:
- Land North Of Station Road, Cramlington (102 units)
 - Land On The South Side Of Lamb Street, Cramlington (65 units)
 - Land West of A1068 and South Of Marks Bridge, Amble (63 units)
 - Land at West Blyth accessed from Chase Farm Drive, Blyth (62 units)
 - Land East Of Stobhill Roundabout Hepscott, Morpeth (61 units)
 - Land North Of Benlaw Grove Main Street, Felton (55 units)
 - Land West Of Benridge Park Laverock Hall Road, Blyth (55 units)
 - Seaton Vale, Land at Summerhouse Lane, Ashington (50 units)
 - Land West Of The Showfield, Haydon Bridge (46 units)
 - Land South Of The Chip Great North Road (south), Morpeth (44 units)
 - Former Davidsons Of Morpeth, Bridge End, Morpeth (43 units)
 - Land Of The Former Wellesley School, Links Road, Blyth (41 units)
 - Land At Newsham North Farm, South Newsham Road, Blyth (41 units)
 - Land East And South East Of Blue House Farm, Bedlington (41 units)
 - Land to the South of Hadston Road, Chevington (39 units)
 - Former Prudhoe Hospital Prudhoe Hospital Drive, Prudhoe (33 units)
 - St Marys Hospital, Green Lane, Stannington (33 units)
 - Land South West Of Northgate Hospital, Morpeth (33 units)
 - Land South Of C105 Junction To Guilden Road, Warkworth (33 units)
 - Hepscott Park, Stannington (32 units)
 - Land East Of Greensfield Weavers Way, Alnwick (32 units)
 - Land West Of St Peter And St Paul Church North, Longhoughton (29 units)
 - Land South Of Aiden Grove And Lynemouth Road, Ellington (28 units)
 - Land North Of Rose Avenue Nelson Village, Cramlington (28 units)
 - Ponteland Library Thornhill Road, Ponteland (25 units)
 - South West Sector Of Cramlington Land South And West Of White Hall Farm Beacon Lane, Cramlington (25 units)

3 Affordable Housing Delivery in Northumberland 2011-2019

3.1 Of the 1,802 net additional dwellings delivered in 2018/19, 303 were affordable homes, equating to 17%, with the other 1,499 completions being market homes.

Table 3: Net additional Affordable Dwellings in Northumberland

Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Net affordable dwellings delivered ²	151	89	117	506	178	417	187	303
% of affordable homes delivered	27%	14%	21%	35%	18%	27%	14%	17%



3.2 Of the 303 affordable units delivered in 2018/19, 186 units were homes for rent, 87 units were low cost discounted sale, and 30 units were shared ownership.

3.3 Affordable housing delivery has therefore averaged at about 22% of all net housing completions over the past 8 years, and 22% over the past 5 years.

3.4 A total of 907 affordable homes have been delivered in the last 3 years, representing about 19% 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 'Brownfield' Land

4.1 Of the 1,820 gross additional homes³ delivered in 2018/19, 517 units were delivered on previously developed 'brownfield' land, equating to 28%. The proportion of housing delivered on previously-developed land has decreased over recent years as 'brownfield' sites suitable for housing development have increasingly been built out, coupled with an increasing number of completions on a range of large previously-undeveloped 'greenfield' sites as housebuilding rates have picked up significantly since the end of the recession.

² Secured through the planning system.

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

Table 4: Housing Completions on 'Brownfield' Land in Northumberland 2011-2019

Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Number	486	503	411	774	385	716	555	517
Percentage	70%	78%	61%	52%	37%	46%	39%	28%

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

