



Northumberland

County Council

Net Additional Homes Provided in Northumberland 2021-2022

(003-00 Housing Flows Reconciliation Form)

with Affordable Housing Delivery and Previously Developed Land Analysis

June 2022

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 past monitoring year 1 April 2021 to 31 March 2022, and since the start of the 2016-2036 plan period for the Northumberland Local Plan.
- 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.

2 Net Additional Housing Delivery

2.1 Overall, 1,592 net additional dwellings (1,616 gross additions) were delivered in Northumberland during 2021/22. The components that make up the total number delivered are set out in Table 1.

Table 1: Net Additional Homes in Northumberland 2021/22

	Northumberland
a. New Build on Previously Developed Land	349
b. New Build on Greenfield land	1,185
c. Dwellings before conversion ¹	10
d. Dwellings after conversion	7
e. To dwellings from former or current agricultural or forestry buildings	32
f. To dwellings from other buildings regarded as PDL	47
g. Dwellings to non-dwellings	-4
h. Demolitions of permanent dwellings	-16
i. Other gains (e.g. mobile/temporary dwellings)	3
j. Other losses (e.g. mobile/temporary dwellings)	-1
	1,592

Source: NCC Planning Applications Database

2.2 The housing sites across Northumberland that delivered the greatest number of dwellings during 2021/22 were:

- Land North of Station Road, Cramlington (194 units)
- Seaton Vale, Land at Summerhouse Lane, Ashington (64 units)
- SW Sector, Land South and West of White Hall Farm, Beacon Lane, Cramlington (64 units)
- Northumberland Police Head Quarters, Ponteland (63 units)
- Blyth Golf Club, Plessey Rd, Blyth (61 units)
- Land East of Stobhill Roundabout, Hepscott, Morpeth (59 units)
- Land at West Blyth accessed from Chase Farm Drive, Blyth 58 units)
- Land West of Milkwell Lane, Corbridge (50 units)
- Lans South West of Glebe Farm, Choppington Rd, Bedlington (44 units)
- Land South of Adien Grive and Lynemouth Rd, Lynemouth (43 units)
- Carpeak East of Farington Centre, Corbridge Rd, Hexham (43 units)
- Land South West of Northgate Hospital, Morpeth (41 units)
- Land West of Benridge Park, Laverock Hall Rd, Blyth (39 units)
- Northgate Hospital, Northgate, Morpeth (39 units)
- Land East of Greensfield, Weavers Way, Alnwick (39 units)
- Land North West of Windy Edge, Alnwick (38 units)
- Land North East of Hebron Avenue, Pegswood Village, Pegswood (36 units)
- Land at Former Bates Colliery, Cowpen, Blyth (36 units)
- Land North of New Hartley, St Michaels Ave, New Hartley (35 units)
- Land North East of 3 Weetwood Rd, Wooler (33 units)
- Land on the South side of Lamb Street, Cramlington (30 units)

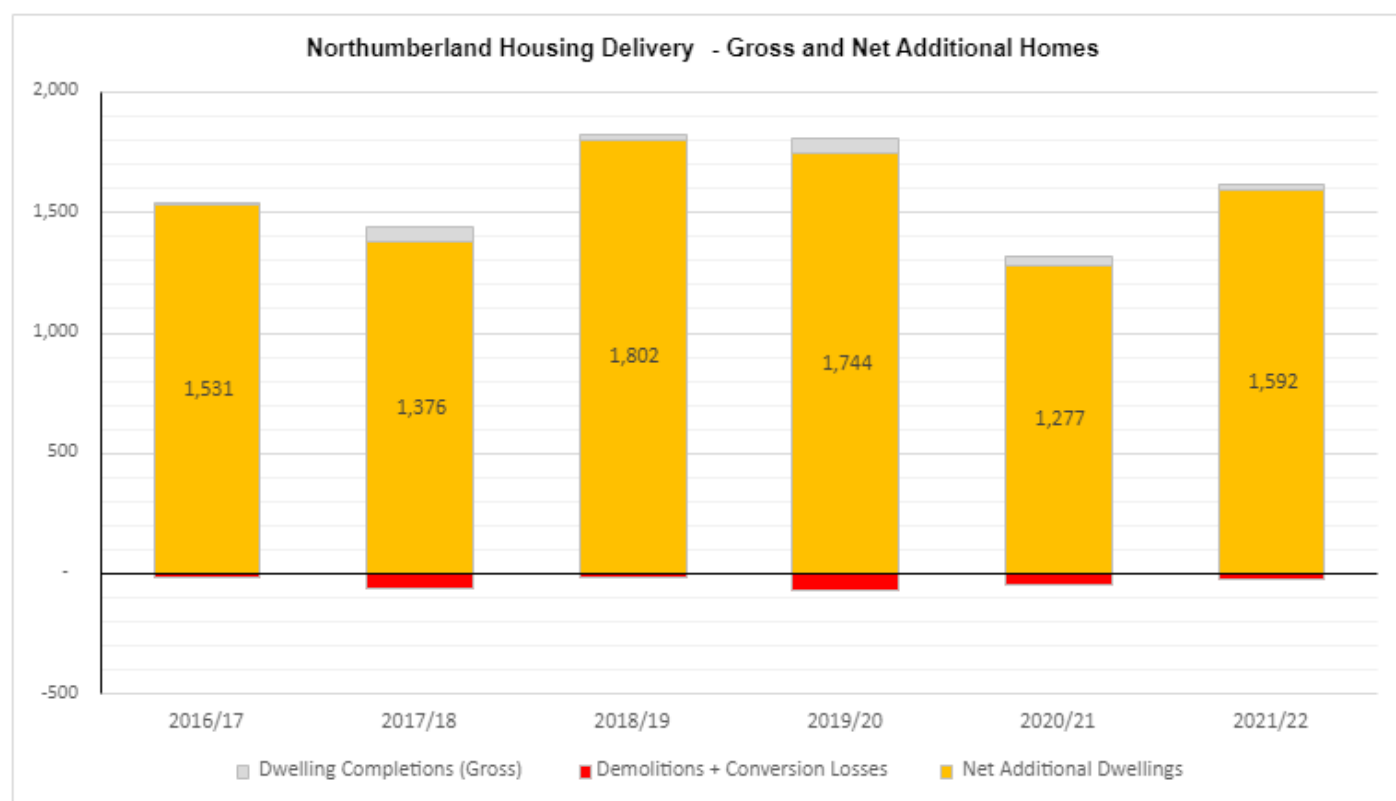
¹ The number of dwellings before conversion is subtracted from the number of dwellings after conversion in the above calculation.

2.3 During 2021/22 there was an increase in the number of net additional dwellings delivered as the market continued to recover from the hiatus in housebuilding during the first Covid-19 coronavirus pandemic lockdown, which saw construction works on most development sites suspended between 23 March and 18 May 2020.

Table 2: Gross and Net Additional Dwellings Completed in Northumberland 2016-2022

Year	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
Gross New Dwellings	1,543	1,437	1,820	1,811	1,321	1,616
Demolitions / Losses	-12	-61	-18	-67	-44	-24
Net Additional Dwellings	1,531	1,376	1,802	1,744	1,277	1,592

Source: NCC Planning Applications Database



2.4 A total of 9,322 net additional dwellings have been completed in Northumberland in the last 6 years since the start of the 2016-2036 plan period for the Northumberland Local Plan, at an annual average 1,554 per annum.

2.5 The Government’s latest published Housing Delivery Test results for the period 2018-2021 (published in January 2022) recorded 4,874 completions in Northumberland against a baseline minimum housing need for that 3-year period of 1,738 homes, giving a 280% result.

2.6 In the context of the Government’s recent changes to Permitted Development Rights allowing for changes of use from office and retail uses to residential, it is noted that only 64 (circa 1.0%) of the new homes delivered in Northumberland over the last 6 years have been by way of commercial (office or retail) property changes of use and conversions under Permitted Development Rights and Prior Approval consents.

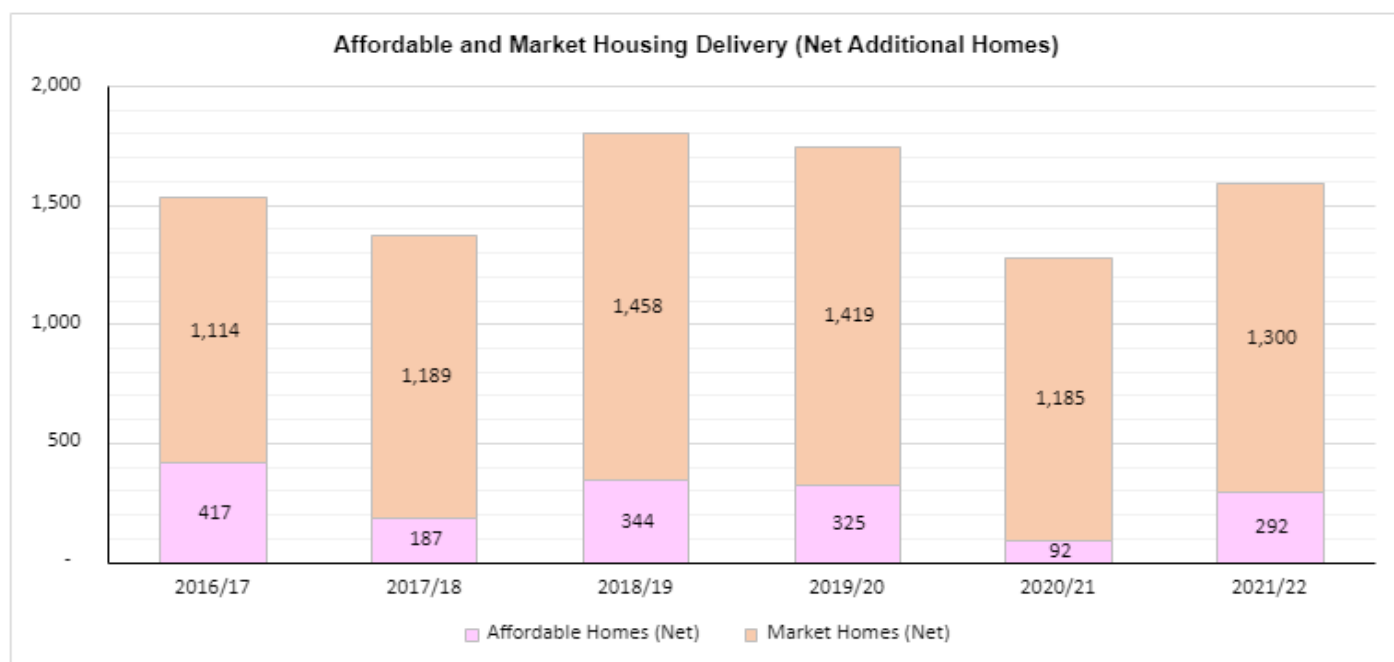
3 Affordable Housing Delivery

3.1 Of the 1,592 net additional dwellings delivered in 2021/22, 292 were affordable homes, equating to 18%, with the other 1,300 net additional completions being market homes. Of these affordable homes, 272 were secured through the planning system (17%), while 20 additional affordable homes were acquired by Registered Providers outside the usual planning and S106 planning obligations processes.

Table 3: Net Additional Affordable Dwellings in Northumberland

	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
Net Affordable Dwellings Delivered ²	417	187	303	300	84 ³	272
% Affordable Homes Delivered	27%	14%	17%	17%	7%	17%
'Additional' Affordable Homes Acquired by RPs	-	-	41	25	8	20
Total Net Affordable Dwellings Delivered	417	187	344	325	92	292
% Affordable Homes Delivered	27%	14%	19%	19%	7%	18%

Source: NCC Planning Applications database (updated data to reflect 'additional' acquired by Registered Providers)



3.2 A total of 1,657 affordable dwellings have been completed in Northumberland in the last 6 years since the start of the 2016-2036 plan period for the Northumberland Local Plan, at an annual average 276 per annum. This includes a total of 94 new-build market stock acquired by RPs direct from volume housebuilders over the past 6 years, equally contributing to meeting the county's affordable housing needs.

3.3 Affordable housing delivery has therefore equated to 17.8% of all net additional housing completions over the first 6 years of the plan period.

² Secured through the planning system.

³ The 2020/21 figure here factors in the demolition of 26 affordable homes, plus a further downward adjustment to account for 52 dwelling completions previously recorded as being affordable units but which updated monitoring subsequently identified that plot substitutions meant their tenures had been changed to no longer be affordable homes.

- 3.4 Of the 272 net additional affordable units delivered through the planning system in 2021/22, 173 units were homes for affordable rent, with 59 units for discounted sale (discounted market value or DMV), and 60 units being other forms of affordable home ownership such as shared ownership and shared equity.
- 3.5 Over the past 6 years, about 61% of new affordable homes delivered through the planning system have been for affordable rent (including about 9% social rented through the local authority), with about 39% for affordable home ownership products (including about 23% as DMV units).

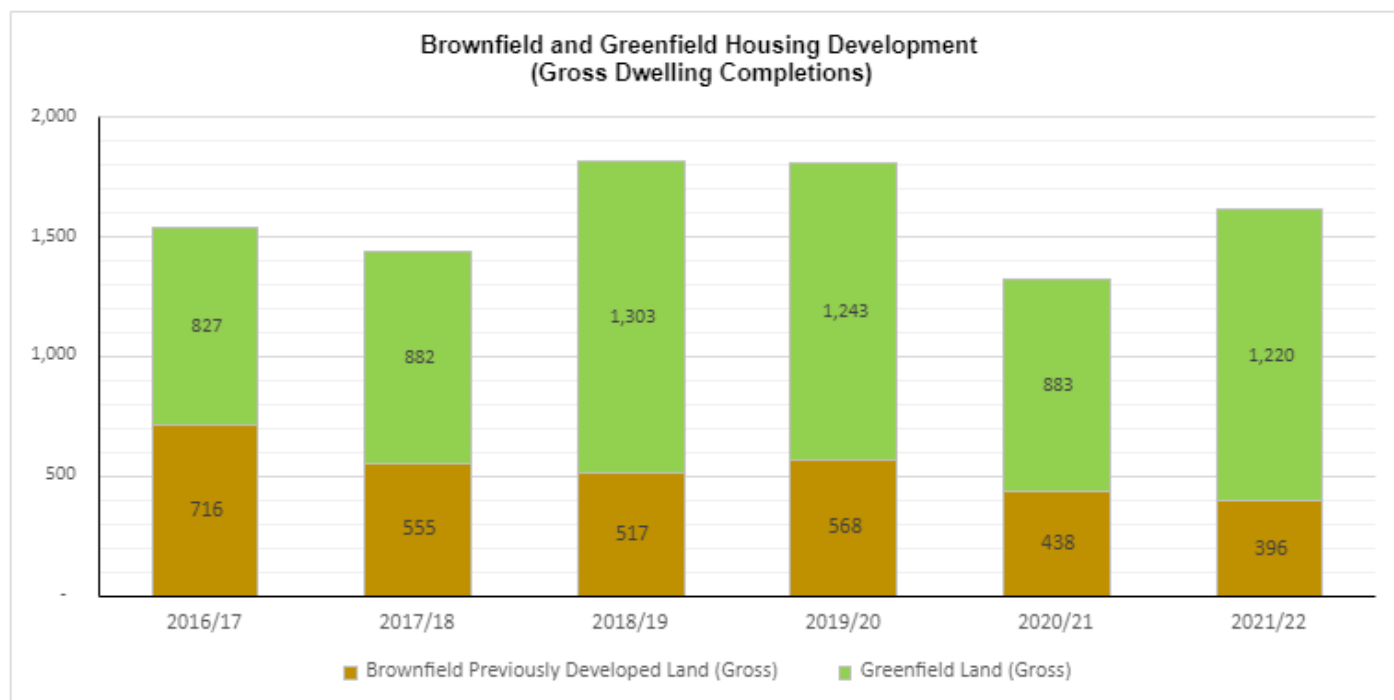
4 Development on Previously Developed Land

- 4.1 Of the gross additional homes⁴ delivered in 2021/22, 396 units were delivered on previously developed 'brownfield' land (excluding agricultural 'brownfield' sites), equating to 25%.

Table 4: Housing delivered on Previously Developed Land

	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
New Dwellings on Brownfield Land	716	555	517	568	438	396
% Brownfield	46%	39%	28%	31%	33%	25%

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



- 4.2 The proportion of housing delivered on previously-developed land has inevitably 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 as housebuilding rates picked up significantly. Of the total number of new homes completed over the past 6 years since the start of the 2016-2036 plan period for the Northumberland Local Plan, 33.4% have been on previously-developed 'brownfield' sites, with two-thirds on 'greenfield' land.

⁴ Total gross number of units identified in Table 1, excluding any demolitions or losses.