



Northumberland

County Council

Net Additional Homes Provided in Northumberland 2022-2023

(003-00 Housing Flows Reconciliation Form)

with Affordable Housing Delivery and Previously Developed Land Analysis

May 2023

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 gross and net additional homes delivered in Northumberland during the past monitoring year 1 April 2022 to 31 March 2023, 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 (1,653 gross completions) were delivered in Northumberland during 2022/23. The components that make up the total number delivered are set out in Table 1.

Table 1: Net Additional Homes in Northumberland 2022/23¹

			Northumberland
a. New Build on Previously Developed Land			211
b. New Build on Greenfield land			1,350
c. Dwellings before conversion	6	Net dwellings conversions (d-c)	0
d. Dwellings after conversion	6		
e. To dwellings from former or current agricultural or forestry buildings			24
f. To dwellings from other buildings regarded as PDL			60
g. Dwellings to non-dwellings			-2
h. Demolitions of permanent dwellings			-59
i. Other gains (e.g. mobile/temporary dwellings)			8
j. Other losses (e.g. mobile/temporary dwellings)			0
			1,592

Source: NCC Planning Applications Database

2.2 The housing sites across Northumberland that delivered the greatest number of dwellings during 2022/23 were:

- South West Sector, Land South and West of White Hall Farm, Beacon Lane, Cramlington (128 units)
- Land North East of Amble Sewage Treatment Works, Percy Drive, Amble (111 units)
- Land East of Wansbeck General Hospital, Northern Relief Road, Ashington (104 units)
- Land South West of Park Farm, South Newsham Road, Blyth (97 units)
- Land West of Milkwell Lane, Milkwell Lane, Corbridge (77 units)
- Land at South West Sector, off Beacon Lane, Cramlington (62 units)
- Land at West Blyth accessed from Chase Farm Drive, Blyth (56 units)
- Land East of Stobhill Roundabout, Hepscott, Morpeth (54 units)
- Land North East of New Hartley, St Michaels Avenue, New Hartley (54 units)
- Land South West of Glebe Farm, Choppington Road, Bedlington (47 units)
- Northumbria Police Headquarters, Ponteland (45 units)
- Land South West Freeman Way, North Seaton Industrial Estate, Ashington (43 units)
- Land North East of Hebron Avenue, Pegswood Village, Pegswood (37 units)
- Land South of Aiden Grove and Lynemouth Road, Lynemouth Road, Ellington (36 units)
- Land East of Greensfield Weavers Way, Alnwick (36 units)
- Land West of Surgery, Grange Road, Widdrington Station (35 units)
- Blyth Golf Club, Plessey Road, Blyth (28 units)
- Land at Former Bates Colliery Site, Cowpen, Blyth (26 units)
- Goodwills Wood Shavings and Haulage Yard, Twizell Cottage, Shilvington (26 units)
- Former Prudhoe Hospital, Prudhoe Hospital Drive, Prudhoe (25 units)
- Land North of The Garth, Pottery Bank, Morpeth (24 units)
- Land South West of Northgate Hospital, Morpeth (23 units)

¹ The figures in this table are as per the categories for reporting in the Housing Flows Returns.

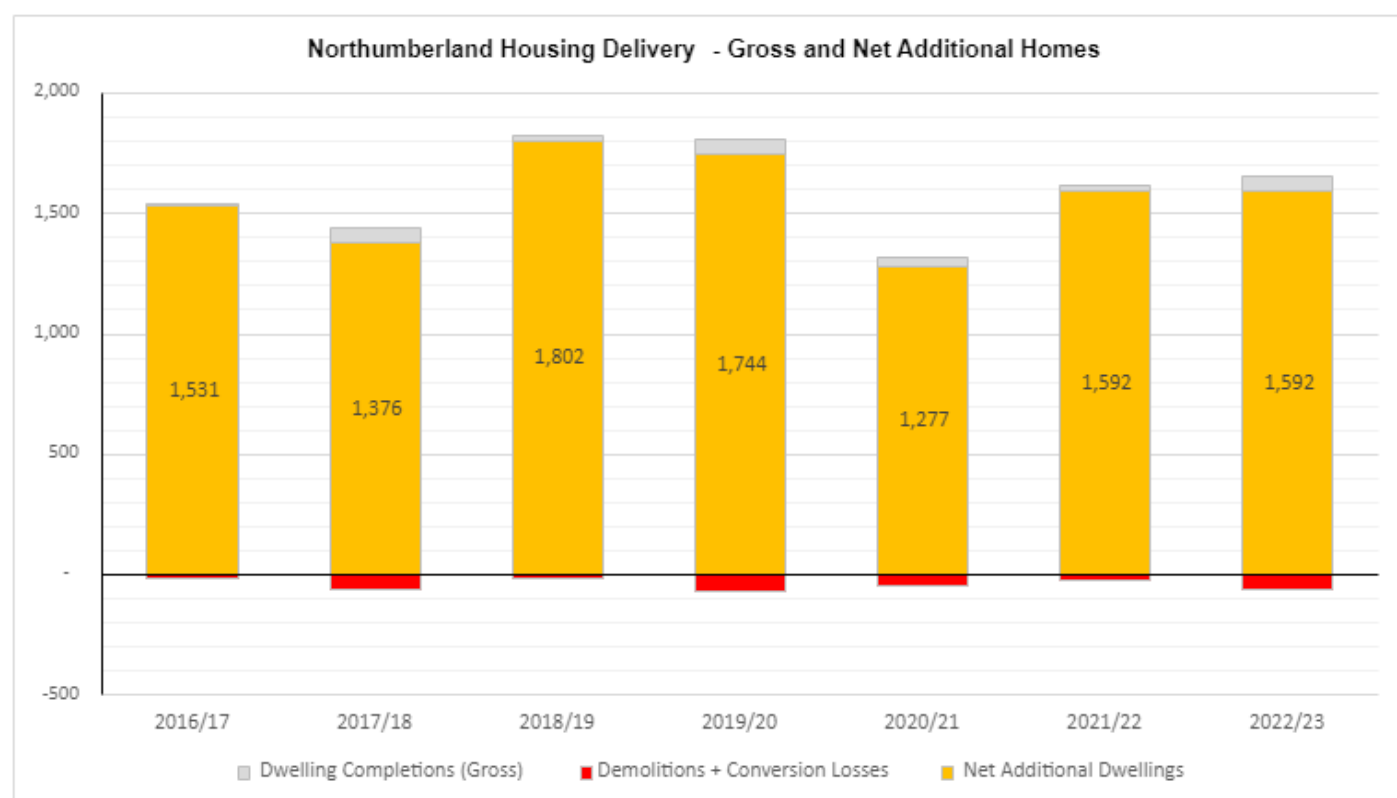
- Land North East of 3 Weetwood Road, Wooler (20 units)
- Land North East of Pegswood First School, Butchers Lane, Pegswood (20 units)
- Land at Comminssioners Quay, Quay Road, Blyth (20 units)
- Land at Willow Burn, Whinney Hill Farm Cottages, Choppington (20 units)

2.3 2022/23 coincidentally delivered the same number of net additional dwellings as 2021/22. While the gross figures differed by 38 units, the numbers of demolitions 2022/23 were almost triple that of the previous year.

Table 2: Gross and Net Additional Dwellings Completed in Northumberland 2016-2023

Year	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Gross New Dwellings	1,543	1,437	1,820	1,811	1,321	1,616	1,653
Demolitions / Losses	-12	-61	-18	-67	-44	-24	-61
Net Additional Dwellings	1,531	1,376	1,802	1,744	1,277	1,592	1,592

Source: NCC Planning Applications Database



2.4 A total of 10,914 net additional dwellings have been completed in Northumberland in the last 7 years since the start of the 2016-2036 plan period for the Northumberland Local Plan, at an annual average 1,559 per annum.

2.5 The Government has not published any Housing Delivery Test results for the period 2019-2022. Provisional analysis nevertheless suggests that there were 4,663.9 completions in Northumberland against a baseline minimum housing need for that 3-year period of 1,666.3 homes, giving a 280% result, which is the same as the HDT result for the previous 3-year period 2018-2021.

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 79 (circa 0.7%) of the

new homes delivered in Northumberland over the last 7 years have been by way of commercial (office or retail) property changes of use and conversions under Permitted Development Rights and Prior Approval consents.

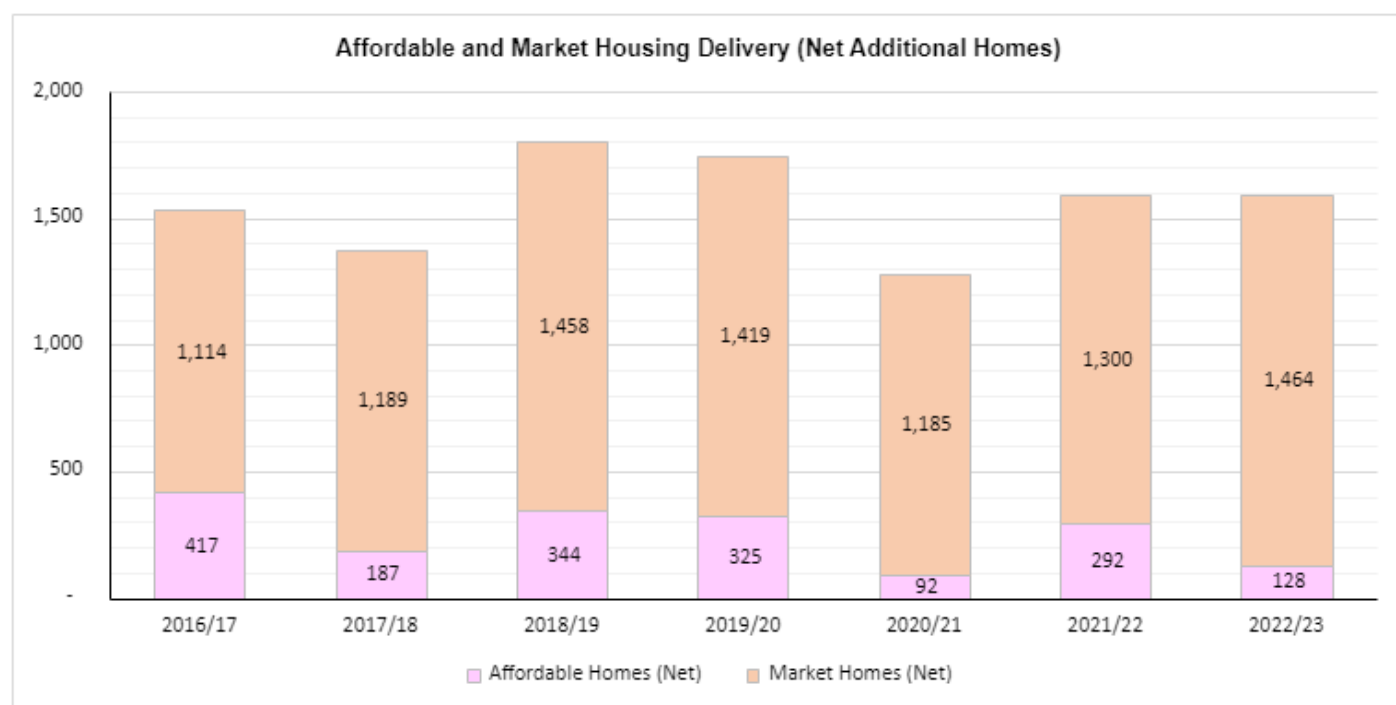
3 Affordable Housing Delivery

3.1 Of the 1,592 net additional dwellings delivered in 2022/23, 128 were affordable homes, equating to 8.0%, with the other 1,464 net additional completions being market homes. Of these affordable homes, 122 were secured through the planning system while 6 additional affordable homes were acquired by Registered Providers outside the usual planning and S106 planning obligations processes. The gross number of affordable homes delivered was 173 with 45 lost by way of demolition.

Table 3: Net Additional Affordable Dwellings in Northumberland

	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Net Affordable Dwellings Delivered ²	417	187	303	300	84 ³	272	122
% Affordable Homes Delivered	27%	14%	17%	17%	7%	17%	8%
'Additional' Affordable Homes Acquired by RPs	-	-	41	25	8	20	6
Total Net Affordable Dwellings Delivered	417	187	344	325	92	292	128
% Affordable Homes Delivered	27%	14%	19%	19%	7%	18%	8%

Source: NCC Planning Applications database (also reflecting 'additional' acquired by Registered Providers)



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.

- 3.2 A total of 1,785 affordable dwellings have been completed in Northumberland in the last 7 years since the start of the 2016-2036 plan period for the Northumberland Local Plan, at an annual average 255 per annum. This includes a total of 100 new-build market stock acquired by RPs direct from volume housebuilders over the past 7 years, equally contributing to meeting the county’s affordable housing needs.
- 3.3 Affordable housing delivery has therefore equated to 16.4% of all net additional housing completions over the first 7 years of the plan period.
- 3.4 Of the 167 gross additional affordable units delivered through the planning system in 2022/23, 63 units were homes for affordable rent, with 53 units for discounted sale (aka. discounted market value or DMV), and 51 units being other forms of affordable home ownership such as shared ownership and low cost homes for sale.
- 3.5 Over the past 7 years, 60.5% of new affordable homes delivered through the planning system have been for affordable rent (of which 14% of those are social rented through the local authority), with 39.5% for affordable home ownership products (of which about 61% of those were as DMV units).

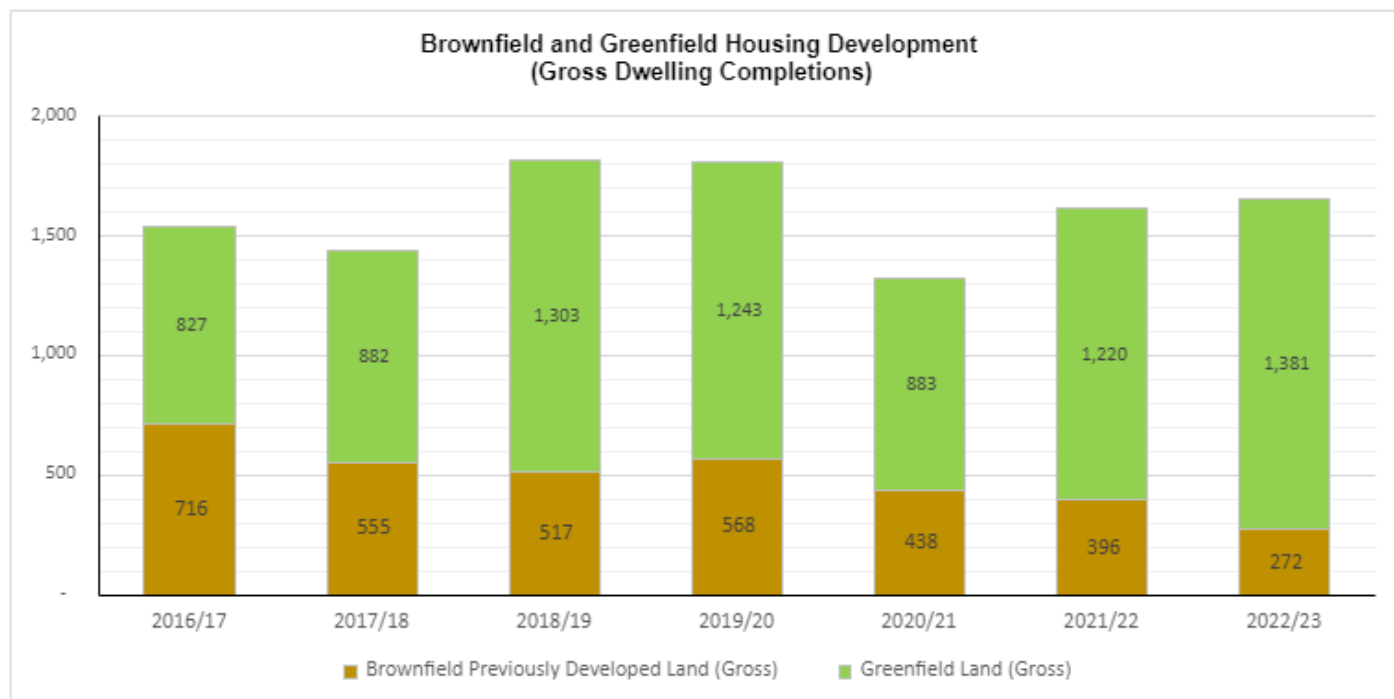
4 Development on Previously Developed Land

- 4.1 Of the gross additional homes⁴ delivered in 2022/23, 272 units were delivered on previously developed ‘brownfield’ land (excluding agricultural ‘brownfield’ sites), equating to 17%.

Table 4: Housing delivered on Previously Developed Land

	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
New Dwellings on Brownfield Land	716	555	517	568	438	396	272
% Brownfield	46%	39%	28%	31%	33%	25%	17%

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



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

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 7 years since the start of the 2016-2036 plan period for the Northumberland Local Plan, 31% have been on previously-developed 'brownfield' sites, with two-thirds on 'greenfield' land.