



**Northumberland**  
County Council

# **Net Additional Homes Provided in Northumberland 2023-2024**

**June 2024**

# Contents

|   |   |
|---|---|
| 1. Introduction .....                             | 3 |
| 2. Net Additional Housing Delivery .....          | 4 |
| 3. Affordable Housing Delivery .....              | 7 |
| 4. Development on Previously Developed Land ..... | 9 |

# 1. Introduction

- 1.1 Northumberland County Council is required to submit a series of datasets to Government relating to the functions and services it offers. We also need to provide data for arms-length bodies, non-ministerial departments and other public bodies. This list is most commonly known as the 'single data list'. The most recent single data list is available on the [HM Government website](#).
- 1.2 We previously monitored National Indicator NI154 - net additional homes provided. This dataset has been retained through the single data list. It 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. It focuses on delivery in the past monitoring year 1 April 2023 to 31 March 2024. It also looks at delivery since the start of the plan period for the Northumberland Local Plan 2016 to 2036.
- 1.4 Supplementary data is also reported here on the number and proportion of affordable homes delivered. Information relating to the number of dwellings delivered on previously-developed land (i.e. 'brownfield' sites) is also provided. Data has been collated from our Planning Applications Database.

## 2. Net Additional Housing Delivery

2.1 Overall, 1,502 net additional dwellings (1,512 gross completions) were delivered in Northumberland during 2023/24. The components that make up the total number delivered are set out in Table 1. The figures in this table are as per the categories for reporting in the Housing Flows Returns annually submitted to Government.

**Table 1: Net Additional Homes in Northumberland 2023/24**

| Housing Flow Return Categories  | Net Additional Homes |
|---|----------------------|
| a. New Build on Previously Developed Land (PDL)                             | 149                  |
| b. New Build on Greenfield land   | 1,310                |
| c. and d. Net conversions of existing dwellings (c. gains minus d. losses)  | -1                   |
| e. To dwellings from former or current agricultural or forestry buildings   | 17                   |
| f. To dwellings from other non-residential buildings (e.g. offices, retail) | 32                   |
| g. Dwellings losses through conversions to non-residential uses             | -3                   |
| h. Demolitions of permanent dwellings                                       | -6                   |
| i. Other gains (e.g. mobile/temporary dwellings)                            | 4                    |
| j. Other losses (e.g. mobile/temporary dwellings)                           | 0                    |
|   | <b>1,502</b>         |

Source: NCC Planning Applications Database

2.2 The housing sites in Northumberland that delivered the most dwellings during 2023/24 were:

- South West Sector, Beacon Lane, Cramlington (190 units – Barratt/Keepmoat)
- South West Sector, Beacon Lane, Cramlington (121 units – Bellway/Persimmon)
- Land South West Of Park Farm, South Newsham Road, Blyth (115 units)
- Land East Of Wansbeck General Hospital, Northern Relief Rd, Ashington (87 units)
- Land North East Of Amble Sewage Treatment Works, Percy Drive, Amble (68 units)
- Land South West Of Glebe Farm, Choppington Road, Bedlington (66 units)
- Seaton Vale, Land at Summerhouse Lane, Ashington (46 units)
- Land West Of Milkwell Lane, Milkwell Lane, Corbridge (45 units)
- Land South Of Kennedy Green, Beadnell (45 units)
- Land North East Of Windy Edge, Alnmouth Road, Alnwick (41 units)
- Land North East Of New Hartley, St Michaels Avenue, New Hartley (40 units)
- St Georges Hospital, Morpeth St Georges, Morpeth (39 units)
- Land West Of Surgery Grange Road, Widdrington Station (38 units)
- Land North East Of Netherton Park, Netherton Park, Stannington (36 units)
- Land South East Of New Hall Farm, Amble (32 units)
- Land South West of Northgate Hospital, Morpeth (28 units)

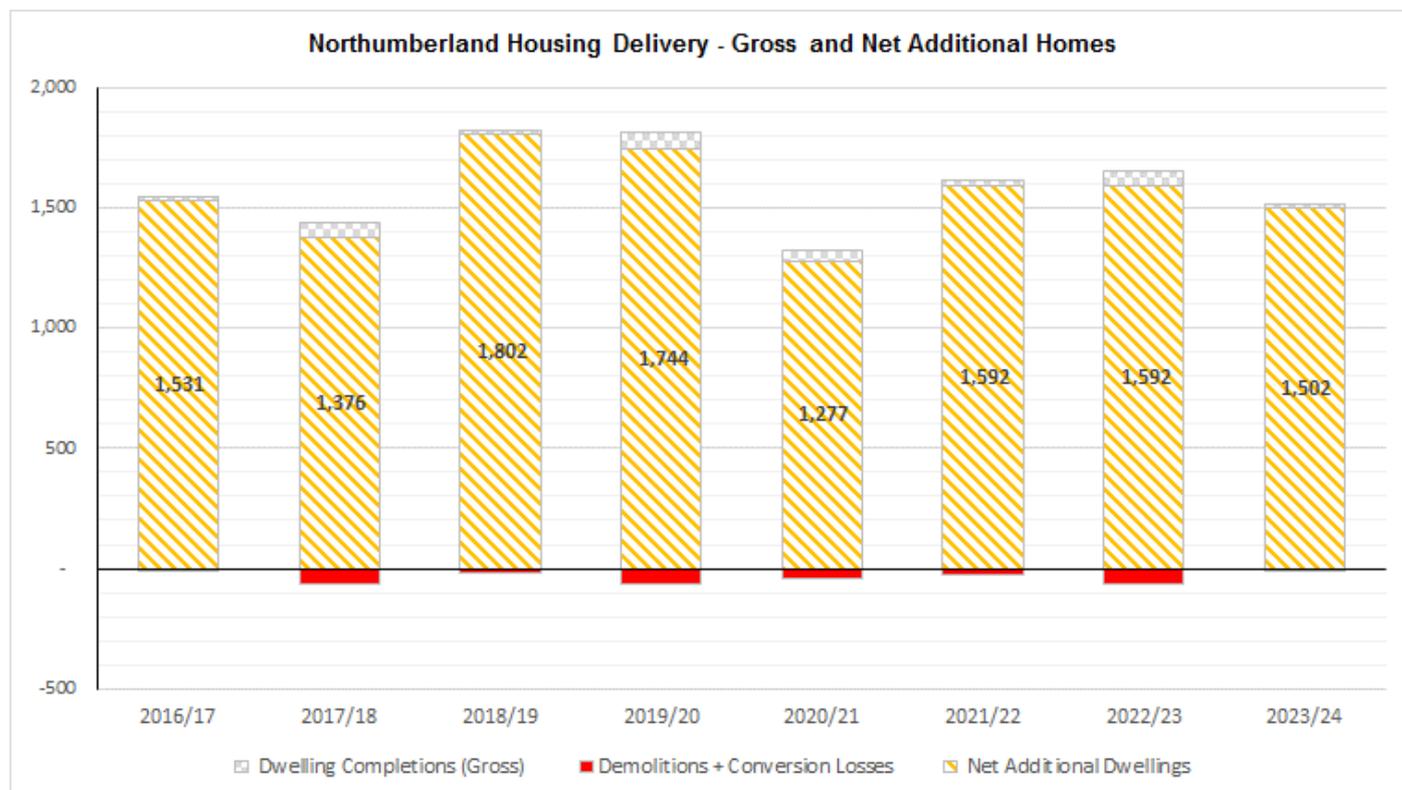
- Former Prudhoe Hospital Prudhoe Hospital Drive, Prudhoe (27 units)
- Land North Of Fairfields, Longframlington (27 units)
- Land East of Stobhill Roundabout, Hepscoth, Morpeth (22 units)
- Land South Of Aiden Grove And Lynemouth Rd, Lynemouth Rd, Ellington (22 units)
- Land South Of Lightpipe Farm, Longframlington (22 units)
- Land At Willow Burn, Whinney Hill Farm Cottages, Choppington (20 units)

2.3 A total 1,502 net additional homes were delivered in 2023/24. This represents a reduction in delivery of 90 net additional dwellings compared to 2022/23. Despite this fall, delivery continues to remain high. It is comparable to previous years earlier in the plan period.

**Table 2: Gross and Net Additional Dwellings Completed in Northumberland 2016-2024**

|                                 | 2016/17      | 2017/18      | 2018/19      | 2019/20      | 2020/21      | 2021/22      | 2022/23      | 2023/24      |
|---------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Gross New Dwellings</b>      | 1,543        | 1,437        | 1,820        | 1,811        | 1,321        | 1,616        | 1,653        | 1,512        |
| <b>Demolitions / Losses</b>     | -12          | -61          | -18          | -67          | -44          | -24          | -61          | -10          |
| <b>Net Additional Dwellings</b> | <b>1,531</b> | <b>1,376</b> | <b>1,802</b> | <b>1,744</b> | <b>1,277</b> | <b>1,592</b> | <b>1,592</b> | <b>1,502</b> |

Source: NCC Planning Applications Database



- 2.4 A total 12,416 net additional dwellings have been completed in Northumberland in the 8 years since the start of the Local Plan's plan period. This equates to an annual average 1,552 per annum.
- 2.5 The Local Plan sets a requirement to deliver a minimum 17,700 net additional dwellings 2016-2036. Delivery rates are nearing double the plan's annual average requirement of 885 per annum. Northumberland now has a residual requirement for just 5,284 further net additional dwellings over the next 12 years.
- 2.6 Delivery also significantly exceeds Northumberland's latest standard methodology minimum Local Housing Need for 549 dwellings per annum.
- 2.7 The Housing Delivery Test (HDT) is the Government's key measure of housing delivery performance. It is based on how delivery compares to minimum housing requirements over the latest 3-year period. Government has not yet published the official HDT results for the period 2020-2023. Northumberland's HDT result for the previous 3-year period 2019-2022 was 277%.
- 2.8 Permitted Development (PD) rights allow for changes of use without planning permission. These include from commercial office and retail uses to residential. Only 79 (circa 0.6%) of the new homes delivered in Northumberland over the last 8 years were by way of such PD changes of use and conversions. The figures in category f of Table 1 include conversions through both planning permissions and PD rights. There were no such conversion completions arising through PD rights in 2023/24.
- 2.9 251 (2.0%) of Northumberland's net additional homes over the past 8 years were through conversions of agricultural buildings into residential dwellings. The figures in category e of Table 1 include conversions through both planning permissions and PD rights.

### 3. Affordable Housing Delivery

3.1 Of the 1,502 net additional dwellings delivered in 2023/24, 187 were affordable homes. These equated to 13%. The other 1,315 net additional completions were market homes. Of these affordable homes, 183 were secured through the planning system. 4 additional affordable homes were acquired by Registered Providers outside the planning and S106 planning obligations processes. The gross number of affordable homes delivered was 187, with 0 lost through demolitions.

**Table 3: Net Additional Affordable Dwellings Delivered in Northumberland**

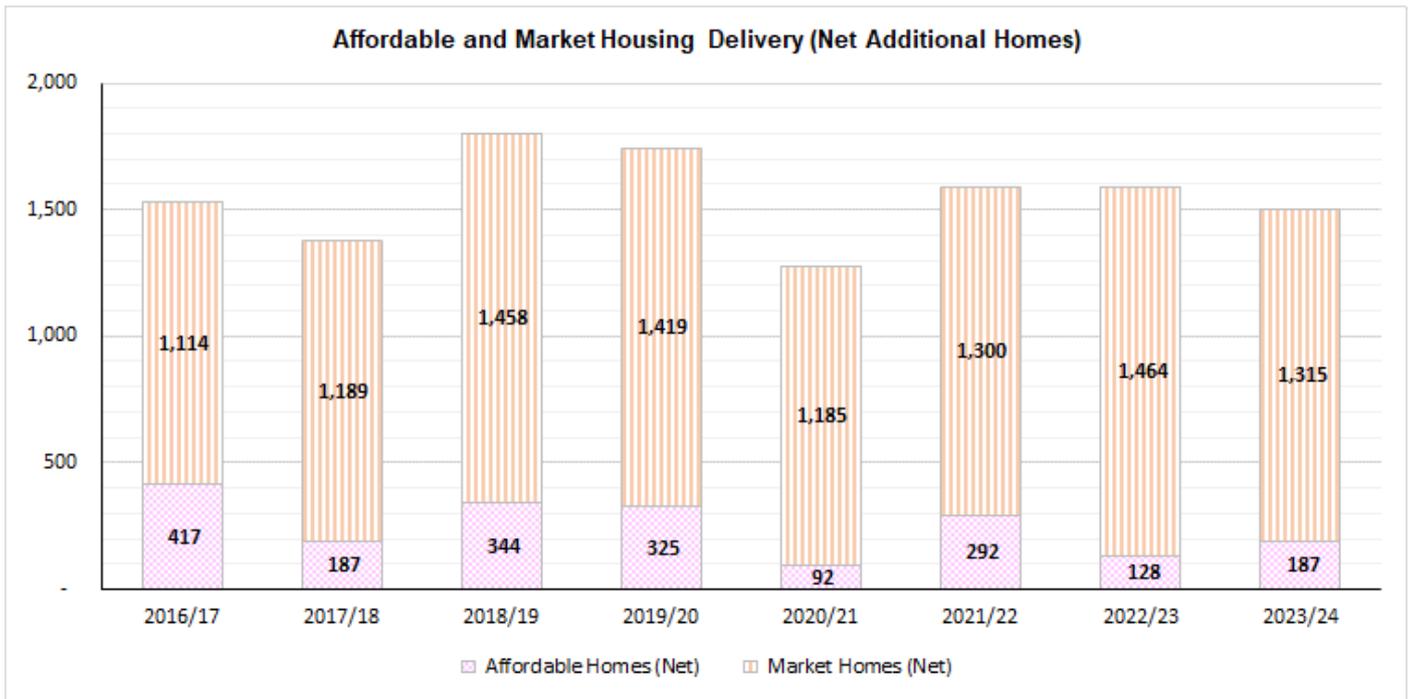
|  | 2016/17    | 2017/18    | 2018/19    | 2019/20    | 2020/21   | 2021/22    | 2022/23    | 2023/24    |
|--|------------|------------|------------|------------|-----------|------------|------------|------------|
| <b>Net Affordable Dwellings Delivered</b>            | 417        | 187        | 303        | 300        | 84 *      | 272        | 122        | 183 **     |
| <b>% Affordable Homes Delivered</b>                  | 27%        | 14%        | 17%        | 17%        | 7%        | 17%        | 8%         | 12%        |
| <b>'Additional' Affordable Homes Acquired by RPs</b> | -          | -          | 41         | 25         | 8         | 20         | 6          | 4          |
| <b>Total Net Affordable Dwellings Delivered</b>      | <b>417</b> | <b>187</b> | <b>344</b> | <b>325</b> | <b>92</b> | <b>292</b> | <b>128</b> | <b>187</b> |
| <b>% Affordable Homes Delivered</b>                  | 27%        | 14%        | 19%        | 19%        | 7%        | 18%        | 8%         | 13%        |

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

Table notes:

\* The 2020/21 figure (84) factors in the demolition of 26 affordable homes. A further downward adjustment accounts for 52 dwelling completions previously recorded as being affordable units, but which updated monitoring identified were not affordable homes. Plot substitutions had meant their tenures had been changed.

\*\* The 2023/24 figure (183) factors in an upward adjustment to account for 17 affordable homes that updated monitoring identified had not been recorded among completions in previous years.



3.2 A total 1,972 affordable dwellings have been completed in Northumberland in the last 8 years since the start of the Local Plan’s plan period. This equates to an annual average 247 per annum. This total includes 104 new-build market stock units acquired by RPs direct from volume housebuilders.

3.3 Affordable housing delivery has equated to 16% of all net additional housing completions over the last 8 years.

- 3.4 Of the 183 gross affordable units delivered through the planning system in 2023/24:
- 42% were homes for affordable rent;
  - 45% were for discounted sale (aka. Discounted Market Value or DMV);
  - 13% were other forms of affordable home ownership (e.g. shared ownership and low-cost homes for sale).

3.5 Over the past 8 years, 59% of new affordable homes delivered through the planning system were for affordable rent. Of these, 13% were social rented provided by the Council.

3.6 Of the affordable homes delivered, 41% were affordable home ownership products. 59% of those were DMV units.

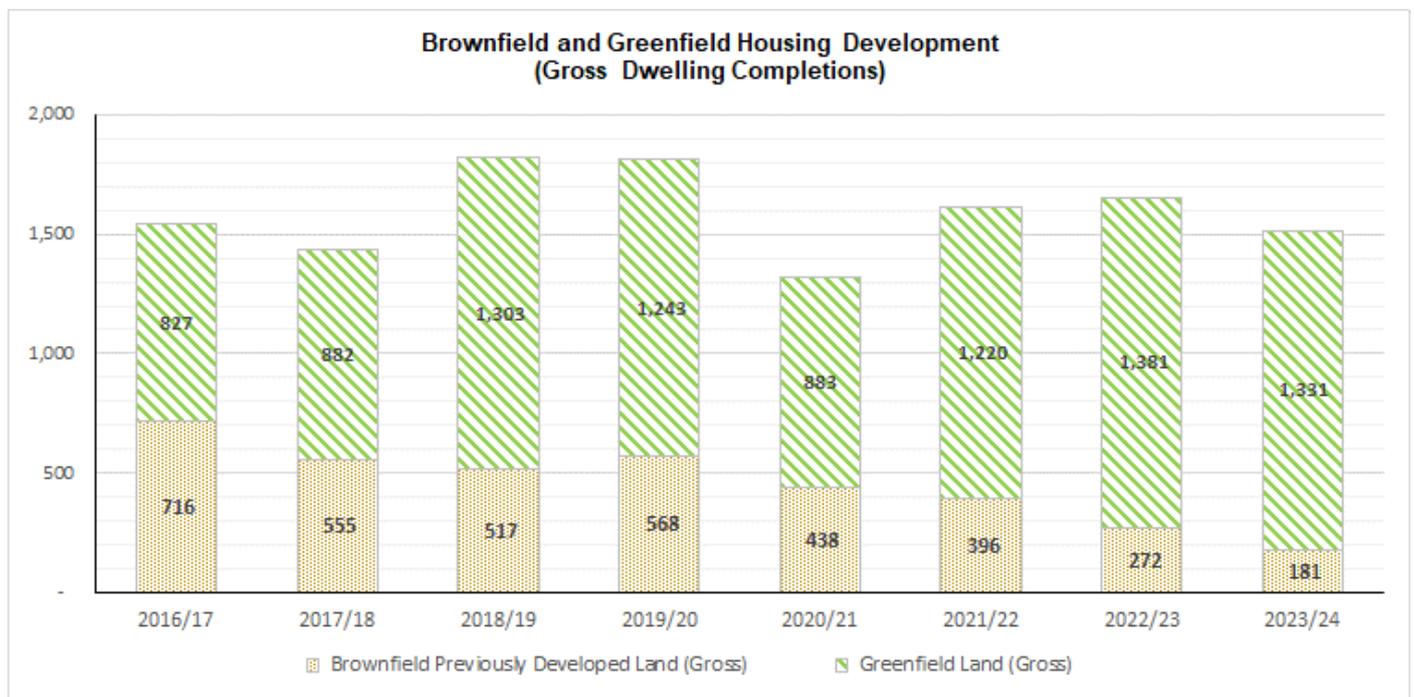
## 4. Development on Previously Developed Land

4.1 Of the gross additional homes delivered in 2023/24, 181 dwellings were built on previously developed 'brownfield' land. This equates to 14% of all completions. The gross completions figure (in Table 1) excludes demolitions or conversion losses. The PDL number excludes agricultural 'brownfield' sites.

**Table 4: Housing Delivered on Previously Developed Land**

|   | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 |
|---|---------|---------|---------|---------|---------|---------|---------|---------|
| <b>New Dwellings on Brownfield Land</b> | 716     | 555     | 517     | 568     | 438     | 396     | 272     | 181     |
| <b>New Dwellings on Greenfield Land</b> | 827     | 882     | 1,303   | 1,243   | 883     | 1,200   | 1,381   | 1,331   |
| <b>% Brownfield</b>                     | 46%     | 39%     | 28%     | 31%     | 33%     | 25%     | 17%     | 14%     |

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. 'Brownfield' sites suitable for housing have increasingly been built out.

There has also been an increasing number of completions on various large previously-undeveloped 'greenfield' sites.

- 4.3 Of the total new homes completed over the past 8 years since the start of the Local Plan's plan period, 29% have been on previously-developed 'brownfield' sites. Two-thirds were on 'greenfield' land.