

# Northumberland Housing Delivery and Supply Summary (May 2025)

## Introduction

- 1.1. The Northumberland Local Plan (NLP) sets the strategic planning framework for the county. It outlines a wide range of policies and proposals to shape the future of Northumberland. A fundamental goal is to deliver the right level of new housing in the right locations.
- 1.2. A robust assessment of the potential capacity for new homes must be undertaken to provide evidence for the Local Plan. The Strategic Housing Land Availability Assessment (SHLAA) is the tool for providing this evidence. The study outlines a supply of land with the potential for development over the next 15 years and beyond. The latest SHLAA (May 2025) comprises a report, site schedules, and an online map. Please see the [Council website](#) for further detail.
- 1.3. This paper builds on the evidence set out in the SHLAA. It looks at housing delivery and the potential supply over the plan period 2016 to 2036, including across the different geographies set out in the plan. Housing delivery and supply is a key indicator set out in the NLP [Monitoring and Implementation Framework \(MIF\)](#). Appendix 1 sets out delivery and supply at a parish level. This may be useful for groups preparing neighbourhood plans.

## Local Plan Housing Requirement

- 1.4. The NLP sets out the preferred level of growth across the county over a 20-year plan period. **Policy HOU 2 identifies a requirement for a minimum of 17,700 net additional dwellings from 2016 to 2036 (an average of 885 dwellings per annum).**
- 1.5. The annual level of housebuilding will fluctuate over a 20-year timeframe, due to the natural economic cycles. Therefore, a long-term strategic view is taken of performance against the NLP requirement. Each year, the cumulative number of homes built since the start of the plan period is deducted from the overall

requirement. This leaves a 'residual requirement'; this is the number of dwellings that remain to be built by 2036 to meet the minimum 17,700 net additional homes requirement.

- 1.6. **A total of 12,416 net additional dwellings have already been built in the first seven years of the Local Plan period (2016 to 2024). As set out in Figure 1, this leaves a residual requirement to deliver a minimum of 5,284 net additional dwellings over the remaining 12 years.** This figure reflects the strong performance of the housing market since the beginning of the plan period.

**Figure 1: Local Plan Requirement for New Homes (2016 to 2036)**

Overall Local Plan Requirement	<i>minus</i>	Minus Housing Delivery to Date	<i>minus</i>	<i>Equals</i> Residual Requirement for the Local Plan period
2016 to 2036		2016 to 2024		2024 to 2036
17,700	<i>minus</i>	12,416	<i>equals</i>	5,284

### **Forecasts for the Remaining Local Plan Period (2024 to 2036)**

- 1.7. While the SHLAA considers supply over a 15-year period and beyond, the NLP timeframe runs for a further 12 years. Therefore, the analysis to follow considers housing delivery (completions) over the period 2016 to 2024, and supply over the remainder of the plan period from 2024 to 2036.
- 1.8. **As set out in Figure 2, there is clear evidence of a significant surplus in future housing supply. At a countywide level this represents an excess of 6,700 dwellings at the current time.**
- 1.9. **This positive position is replicated at the Delivery Area level.** It should be noted that this conclusion is reached despite not including any future supply from the small-site windfall allowance, as that figure is a countywide total which cannot be broken down to smaller geographies. Therefore, there is a surplus in supply apparent in each of the four areas, with further completions from small sites expected over the coming 12 years.

Figure 2: Analysis of supply against the indicative Local Plan housing requirements at Delivery Area geography

Delivery Area	Indicative Local Plan Housing Requirement	Past Completions	0 to 5 Years Future Delivery	6 to 10 Years Future Delivery	11 to 12 Years Future Delivery	Overall Local Plan Delivery	Overall Indicative Surplus / Deficit (+/)
	2016 to 2036	2016 to 2024	2024 to 2029	2029 to 2034	2034 to 2036	2016 to 2036	2016 to 2036
South East	9,000	6,324	3,596	1,792	562	12,274	+3,274
Central	4,450	3,614	1,488	918	227	6,247	+1,797
North	3,390	2,122	1,256	1,304	227	4,909	+1,519
West	860	356	179	342	109	986	+126
<b>N'land Total</b>	<b>17,700</b>	<b>12,416</b>	<b>6,519</b>	<b>4,356</b>	<b>1,125</b>	<b>24,416</b>	<b>+6,716</b>

\* Plus, a potential small-site windfall allowance of 100 dpa, or 1,200 dwellings across the county from 2024 to 2036.

## **Analysis at a Parish-based Geographies Level**

- 1.10. Analysis has also been undertaken at the smaller parish-based geographies used in the Local Plan<sup>1</sup>.
- 1.11. There is no 'small-site windfall' figure available for the smaller geographies and, as a result, the analysis only includes site-specific delivery, with the windfall allowance only added in at the very last stage. Therefore, these figures should be treated as minimums, knowing that there is potential for an additional 1,200 dwellings to be factored into the equation on a countywide basis.
- 1.12. As can be seen in Figures 3 to 6 to follow, although only indicative, a surplus can be identified at almost every geography. A handful of areas show evidence of a very slight shortfall, but it should be remembered that the forecast completions will be supplemented by those from small sites of less than five dwellings.

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<sup>1</sup> For further details about these geographies please see Table 7.1 in the [Northumberland Local Plan](#).

Figure 3: Analysis of supply against the indicative Local Plan housing requirements across the South East Delivery Area

Local Plan Geography	Indicative Local Plan Housing Requirement	Past Completions	0 to 5 Years Future Delivery	6 to 10 Years Future Delivery	11 to 12 Years Future Delivery	Overall Local Plan Delivery	Overall Indicative Surplus / Deficit (+/-)
	2016 to 2036	2016 to 2024	2024 to 2029	2029 to 2034	2034 to 2036	2016 to 2036	2016 to 2036
Amble	540	482	464	396	100	1,442	+902
Ashington	1,600	1,169	548	134	2	1,853	+253
Bedlington	840	453	336	239	122	1,150	+310
Blyth	1,800	1,717	150	112	24	2,003	+203
Cramlington	2,500	1,671	1,260	328	100	3,359	+859
Choppington	340	45	156	137	0	338	-2
Newbiggin-by-the-Sea	360	47	23	272	136	478	+118
Seaton Valley	540	296	216	108	0	620	+80
South East - rest of delivery area	480	444	443	66	78	1,031	+551
<b>South East Area</b>	<b>9,000</b>	<b>6,324</b>	<b>3,596</b>	<b>1,792</b>	<b>562</b>	<b>12,274</b>	<b>+3,274</b>

Figure 4: Analysis of supply against the Local Plan housing requirement across the Central Delivery Area

Local Plan Geography	Indicative Local Plan Housing Requirement	Past Completions	0 to 5 Years Future Delivery	6 to 10 Years Future Delivery	11 to 12 Years Future Delivery	Overall Local Plan Delivery	Overall Indicative Surplus / Deficit (+/-)
	2016 to 2036	2016 to 2024	2024 to 2029	2029 to 2034	2034 to 2036	2016 to 2036	2016 to 2036
Hexham	530	254	120	167	12	553	+23
Morpeth	1,700	1,664	690	708	180	3,242	+1,542
Ponteland	530	452	56	0	10	518	-12
Prudhoe	600	225	354	25	20	624	+24
Corbridge	200	242	18	0	0	260	+60
Central - rest of delivery area	890	777	250	18	5	1,050	+160
<b>Central Area</b>	<b>4,450</b>	<b>3,614</b>	<b>1,488</b>	<b>918</b>	<b>227</b>	<b>6,247</b>	<b>+1,797</b>

Figure 5: Analysis of supply against the Local Plan housing requirement across the North Delivery Area

Local Plan Geography	Indicative Local Plan Housing Requirement	Past Completions	0 to 5 Years Future Delivery	6 to 10 Years Future Delivery	11 to 12 Years Future Delivery	Overall Local Plan Delivery	Overall Indicative Surplus / Deficit (+/-)
	2016 to 2036	2016 to 2024	2024 to 2029	2029 to 2034	2034 to 2036	2016 to 2036	2016 to 2036
Alnwick	950	534	211	173	57	975	+25
Berwick-upon-Tweed	800	166	535	562	29	1,292	+492
Belford	120	59	68	8	20	155	+35
Rothbury	140	82	128	19	0	229	+89
Seahouses	110	25	0	44	46	115	+5
Wooler	170	109	33	73	34	249	+79
North - rest of delivery area	1,100	1,147	281	425	41	1,894	+794
<b>North Area</b>	<b>3,390</b>	<b>2,122</b>	<b>1,256</b>	<b>1,304</b>	<b>227</b>	<b>4,909</b>	<b>+1,519</b>

Figure 6: Analysis of supply against the Local Plan housing requirement across the West Delivery Area

Local Plan Geography	Indicative Local Plan Housing Requirement	Past Completions	0 to 5 Years Future Delivery	6 to 10 Years Future Delivery	11 to 12 Years Future Delivery	Overall Local Plan Delivery	Overall Indicative Surplus / Deficit (+/-)
	2016 to 2036	2016 to 2024	2024 to 2029	2029 to 2034	2034 to 2036	2016 to 2036	2016 to 2036
Haltwhistle	230	30	65	175	55	325	+95
Allendale	100	20	5	17	3	45	-55
Bellingham	140	20	63	31	25	139	-1
Haydon Bridge	160	120	0	60	14	194	+34
West - rest of delivery area	230	166	46	59	12	283	+53
<b>West Area</b>	<b>860</b>	<b>356</b>	<b>179</b>	<b>342</b>	<b>109</b>	<b>986</b>	<b>+126</b>



## Conclusion

- 1.13. Overall housing delivery has been very strong since the start of the Local Plan period in 2016, a trend that is expected to continue over the coming years. **The level of housebuilding has exceeded the requirement to date, and future forecasts show that there is a surplus in supply against the Local Plan requirement, both at a countywide level and at the relevant smaller geographies.**

## Appendix 1 – Parish delivery and supply summary

Figure 9: Analysis of housing supply at the parish level

Parish	Past Completions	0 to 5 Years Future Delivery	6 to 10 Years Future Delivery	11 to 12 Years Future Delivery	Overall Local Plan Delivery
	2016 to 2024	2024 to 2029	2029 to 2034	2034 to 2036	2016 to 2036
Amble-by-the-Sea	482	454	390	100	1,426
Ashington	1,169	548	134	2	1,853
Blyth	1,717	150	112	24	2,003
Choppington	45	156	137	0	338
Cramlington	1,671	1,260	328	100	3,359
Cresswell	17	0	0	0	17
East Bedlington	69	48	190	122	429
East Chevington	111	75	0	21	207
Ellington and Linton	206	141	8	0	355
Hauxley	0	0	0	0	0
Lynemouth	4	0	40	53	97
Newbiggin-by-the-Sea	47	23	272	136	478
Seaton Valley	296	216	108	0	620
Togston	2	68	0	0	70
Ulgham	2	0	0	0	2
West Bedlington	384	288	49	0	721
Widdrington Station and Stobswood	100	159	18	4	281
Widdrington Village	2	0	0	0	2
Acomb	45	0	0	0	45
Belsay	14	0	0	0	14
Blanchland	-1	0	0	0	-1
Broomhaugh and Riding	6	0	0	0	6
Broomley and Stocksfield	25	0	0	0	25

## Housing Delivery and Supply Summary 2025

Parish	Past Completions	0 to 5 Years Future Delivery	6 to 10 Years Future Delivery	11 to 12 Years Future Delivery	Overall Local Plan Delivery
	2016 to 2024	2024 to 2029	2029 to 2034	2034 to 2036	2016 to 2036
Bywell	3	7	0	0	10
Capheaton	2	0	0	0	2
Corbridge	242	18	0	0	260
Hartburn	2	0	0	0	2
Healey	1	0	0	0	1
Hebron	343	64	114	0	521
Heddon-on-the-Wall	8	6	7	0	21
Hedley	2	0	0	0	2
Hepscott	418	36	0	0	454
Hexham	254	120	167	12	553
Hexhamshire	1	0	0	0	1
Horsley	1	0	0	0	1
Longhirst	45	0	0	0	45
Longhorsley	24	68	2	0	94
Matfen	8	2	0	0	10
Meldon	2	0	0	0	2
Mitford	13	110	40	0	163
Morpeth	696	480	536	180	1,892
Netherwitton	5	6	0	0	11
Ovingham	22	0	0	0	22
Ovington	1	0	0	0	1
Pegswood	194	0	18	0	212
Ponteland	452	56	0	10	518
Prudhoe	225	354	25	20	624
Sandhoe	0	0	0	0	0
Shotley Low Quarter	7	4	0	0	11
Slaley	7	0	0	0	7
Stamfordham	12	0	0	0	12
Stannington	425	83	9	5	522
Thirston	11	57	0	0	68

## Housing Delivery and Supply Summary 2025

Parish	Past Completions	0 to 5 Years Future Delivery	6 to 10 Years Future Delivery	11 to 12 Years Future Delivery	Overall Local Plan Delivery
	2016 to 2024	2024 to 2029	2029 to 2034	2034 to 2036	2016 to 2036
Tritlington and West Chevington	6	8	0	0	14
Wallington Demesne	2	0	0	0	2
Whalton	42	0	0	0	42
Wylam	51	9	0	0	60
Acklington	74	6	0	0	80
Adderstone with Lucker	4	28	22	6	60
Akeld	0	0	0	0	0
Alnham	0	0	0	0	0
Alnmouth	16	6	0	0	22
Alnwick	269	211	166	57	703
Alwinton	0	0	0	0	0
Ancroft	2	5	124	0	131
Bamburgh	1	0	40	0	41
Beadnell	51	0	9	0	60
Belford	60	68	8	20	156
Berwick-upon-Tweed	82	414	493	5	994
Bewick	0	0	0	0	0
Biddlestone	1	0	0	0	1
Bowsden	3	0	10	0	13
Branxton	4	0	0	0	4
Brinkburn	4	0	0	0	4
Callaly	0	0	0	0	0
Carham	2	0	0	0	2
Cartington	57	0	0	0	57
Chatton	31	0	19	0	50
Chillingham	0	0	0	0	0
Cornhill-on-Tweed	3	0	52	14	69
Craster	13	0	0	3	16

## Housing Delivery and Supply Summary 2025

Parish	Past Completions	0 to 5 Years Future Delivery	6 to 10 Years Future Delivery	11 to 12 Years Future Delivery	Overall Local Plan Delivery
	2016 to 2024	2024 to 2029	2029 to 2034	2034 to 2036	2016 to 2036
Denwick	301	0	7	0	308
Doddington	2	0	0	0	2
Duddo	0	0	0	0	0
Earle	0	0	0	0	0
Easington	10	0	0	0	10
Edlingham	0	0	0	0	0
Eglingham	5	8	14	0	27
Ellingham	27	0	8	0	35
Elsdon	1	0	0	0	1
Embleton	78	3	2	0	83
Ewart	0	0	0	0	0
Felton	98	0	0	0	98
Ford	2	0	0	0	2
Glanton	9	4	5	0	18
Harbottle	-1	0	0	0	-1
Hedgeley	0	0	6	3	9
Hepple	0	0	0	0	0
Hesleyhurst	0	0	0	0	0
Hollinghill	0	0	0	0	0
Holy Island	-1	0	0	0	-1
Horncliffe	9	3	0	0	12
Ilderton	0	0	0	0	0
Ingram	10	0	0	0	10
Kilham	0	0	0	0	0
Kirknewton	1	0	0	0	1
Kyloe	0	0	0	0	0
Lesbury	38	0	0	0	38
Lilburn	1	0	0	0	1
Longframlington	201	61	26	0	288
Longhoughton	74	0	0	5	79

## Housing Delivery and Supply Summary 2025

Parish	Past Completions	0 to 5 Years Future Delivery	6 to 10 Years Future Delivery	11 to 12 Years Future Delivery	Overall Local Plan Delivery
	2016 to 2024	2024 to 2029	2029 to 2034	2034 to 2036	2016 to 2036
Lowick	12	38	8	0	58
Middleton	1	0	0	0	1
Milfield	34	0	0	0	34
Netherton	1	0	0	0	1
Newton-by-the-Sea	-1	0	0	0	-1
Newton-on-the-Moor and Swarland	50	31	0	0	81
Norham	3	8	20	0	31
North Sunderland	25	0	44	46	115
Nunnykirk	4	0	0	0	4
Ord	84	121	69	24	298
Rennington	34	13	0	0	47
Roddam	0	0	0	0	0
Rothbury	16	45	19	0	80
Rothley	3	0	0	0	3
Shilbottle	28	54	0	0	82
Shoreswood	0	0	0	0	0
Snitter	1	0	0	0	1
Thropton	9	83	0	0	92
Warkworth	148	13	6	0	167
Whittingham	19	10	60	10	99
Whitton and Tosson	0	0	0	0	0
Wooler	109	33	73	34	249
Allendale	20	5	17	3	45
Bardon Mill	4	0	0	0	4
Bavington	3	0	0	0	3
Bellingham	21	63	31	25	140
Birtley	1	0	25	0	26
Chollerton	3	15	0	0	18

## Housing Delivery and Supply Summary 2025

Parish	Past Completions	0 to 5 Years Future Delivery	6 to 10 Years Future Delivery	11 to 12 Years Future Delivery	Overall Local Plan Delivery
	2016 to 2024	2024 to 2029	2029 to 2034	2034 to 2036	2016 to 2036
Coanwood	0	0	0	0	0
Corsenside	4	0	0	0	4
Falstone	0	0	0	0	0
Featherstone	0	0	0	0	0
Greenhead	2	0	0	0	2
Greystead	0	0	0	0	0
Haltwhistle	30	65	175	55	325
Hartleyburn	2	0	0	0	2
Haydon	120	0	60	14	194
Henshaw	2	0	0	0	2
Humshaugh	55	4	19	0	78
Kielder	0	0	0	0	0
Kirkwhelpington	15	4	0	0	19
Knaresdale with Kirkhaugh	3	0	0	0	3
Melkridge	0	8	0	6	14
Newbrough	16	0	0	0	16
Otterburn	10	0	0	4	14
Plenmeller with Whitfield	0	0	0	0	0
Rochester	0	0	0	2	2
Simonburn	2	0	0	0	2
Tarset	0	0	0	0	0
Thirlwall	10	0	0	0	10
Wall	0	0	0	0	0
Warden	0	0	0	0	0
Wark	14	15	9	0	38
West Allen	2	0	0	0	2
Whittington	15	0	6	0	21
<b>Northumberland and Total</b>	<b>12,416</b>	<b>6,519</b>	<b>4,356</b>	<b>1,125</b>	<b>24,416</b>