

Authority Monitoring Report

Part 5: Housing Delivery and Supply

Monitoring Year: 2021/22

This note provides an update on housing delivery in North Tyneside and forecasted housing delivery over the next five years.

5.1 5-Year Housing Land Supply 2021-2026

The National Planning Policy Framework (NPPF) requires local planning authorities to identify and maintain a rolling five-year supply of deliverable housing land. The assessment of this supply is a material consideration in the determination of planning applications for residential development and helps to ensure that the housing need is met. If an authority does not have a five-year supply of land, the NPPF's principle in favour of sustainable development applies and policy within the Local Plan regarding housing delivery is considered out-of-date.

5.2 Past Delivery – Surplus/Shortfall

The housing requirement over the next five years must be adjusted to take into account any past shortfall in delivery against the annual local housing requirement. Any past shortfall in North Tyneside is spread across the remaining years of the Local Plan period to 2032. Since 1 April 2011 in total 6,550 net additional homes were completed. This is a shortfall of 280 homes against the housing requirement. This means 23 dwellings per year must be added to the net housing requirement.

Table 1 Past Net Housing Delivery against the Local Plan Housing Requirement

| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019/20 | 2020/21 | 2021/22 |
|-------------------------|------|------|------|------|------|------|------|------|---------|---------|-------------|
| Net Housing Requirement | 551 | 551 | 551 | 551 | 551 | 740 | 740 | 740 | *740 | *740 | 938 |
| Net Delivery | 391 | 450 | 379 | 414 | 543 | 908 | 965 | 947 | 546 | 563 | 444 |
| Performance | -160 | -101 | -172 | -137 | -15 | +168 | +225 | +207 | -128 | +70 | -494 |

*n.b. in response to the impact of Covid-19 for the purposes of formal housing delivery test government adjusted the Borough's requirement for 2019/20 from 740 dwellings to 674 dwellings. In 2020/21 the requirement was reduced from 740 to 493.

Table 2 Local Plan Housing Requirement for the next Five Years

| Year | Next 5 Years | | | | | Cumulative |
|------------------------------------|--------------|---------|---------|---------|---------|--------------|
| | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | |
| Net Housing Requirement | 938 | 938 | 938 | 938 | 908 | 4,660 |
| Plus shortfall (+53 dwellings p.a) | 991 | 991 | 991 | 991 | 961 | 4,926 |

With the addition of a 5% buffer to the borough's cumulative residual housing requirement for the next five years, a total of 5,172 net additional dwellings are required.

5.3 Housing Land Supply Buffer and the Housing Delivery Test

A Housing Delivery Test (HDT) is undertaken annually by the DLUHC¹ to assess delivery in each Authority. The HDT for 2021 was published in January 2022 and identified housing delivery in North Tyneside over the previous three years was 107% of the requirement.

To ensure choice and competition in the market the, NPPF requires that the five-year supply should include a buffer of 5% above the annual housing requirement. Where the result of the HDT falls below 95% an Action Plan must be prepared and were it falls below 85% the buffer increases from 5% to 20%.

5.4 Future Housing Delivery Sources

Potential housing sites are assessed for their deliverability through the annual Strategic Housing Land Availability Assessment (SHLAA). The sites considered include planning permissions, Local Plan allocations and allowances for windfall delivery and small-sites. The 5-year housing land supply arising from this analysis is shown below.

Table 3: 5-Year Housing Land Supply (5,172 based on 4,926+5% target)

| Site Category | Delivery 2022/23 to 2026/27 | % of 5-Year Requirement | Years Supply |
|---|-----------------------------|-------------------------|--------------|
| Full Permission | 1,560 | 30.2% | 1.5 |
| Outline Permission | 352 | 7% | 0.3 |
| Local Plan Allocations | 1,083 | 21% | 1.0 |
| All Other Sites | 0 | 0% | 0.0 |
| Pending Decision | 119 | 2% | 0.1 |
| Small sites (less than 5 dwellings) | 84 | 2% | 0.1 |
| Windfall Sites | 285 | 6% | 0.3 |
| Total Indicative Delivery with 5% discount for non implementation | 3,483 | 67% | 3.37 |

5.5 5-Year Housing Land Supply Conclusion

The conclusion of this assessment is that North Tyneside can identify a five-year supply of deliverable housing land for the period 2022/23 to 2026/27. The total deliverable supply is concluded to be 3,483 new homes, a shortfall against the requirement of 5,172.

This identified supply represents around 67% of the requirement, a 3.37 year supply of housing land. Full planning permissions represent a 1.5 year supply of deliverable housing and there is a substantial reliance upon delivery coming forward from Local Plan allocations. Between 2020 and 2022 the five-year land supply position has declined from 5.0 years to 3.37 years. As such, there is a need to grant new permissions for residential development, in sustainable locations, in order to ensure that enough new homes are delivered to meet identified the housing land requirements of the adopted Local Plan.