

Authority Monitoring Report

Part 5: Housing Delivery and Supply

Monitoring Year: 2023/24

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

5.1 Five-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in favour of sustainable development applies and policy within the Local Plan regarding housing delivery is considered out-of-date.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 1st April 2011 in total 7,594 net additional homes were completed. This is a shortfall of 1,362 homes against the housing requirement. This means that 170 dwellings per year must be added to the net housing requirement.

Table 1 Past Net Housing against the Local Plan Housing Requirement

	2013-2015	2016	2017	2018	2019	2020	2021	2022	2023
Requirement	1,653 (551dpa)	740	740	740	674	493	938	938	938
Net Delivery	1,336 (445dpa)	908	965	947	546	563	444	619	425
Annual Performance	-324	+168	+225	+207	-128	+70	-494	-319	-513

Table 2 Local Plan Housing Requirement for the Next Five Years

Year	Next 5 Years					Cumulative
	2024/25	2025/26	2026/27	2027/28	2028/29	
Net Housing requirement	938	938	908	908	908	4,600
Plus shortfall (+170 dwellings p.a)	1,108	1,108	1,078	1,078	1,078	5,450

With the addition of a 20% buffer to the borough’s cumulative residual housing requirement following an 81% Housing Delivery Test, for the next five years, a total of 6,542 net additional dwellings are required.

5.3 Five Year Housing Land Supply Requirements

A Housing Delivery Test (HDT) is undertaken annually by the MHCLG to assess delivery in each Authority. 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 where it falls below 85% the buffer increases from 5% to 20%.

The HDT for 2022 identified that over a 3-year period North Tyneside saw delivery equivalent to 81% of its housing requirement. As a result, the Council was required to publish a Housing Delivery Test Action Plan and a 20% buffer must be added to the Borough’s Five Year Housing Land Requirement.

- Net housing requirement (938dpa) = 4,600
- Plus current shortfall (170dpa) = 5,450
- **Five Year Requirement (including 20% Buffer) for past delivery = 6,540**

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

Site Category	Delivery 2023/24 to 2028/29	% of 5-Year Requirement	Years Supply
Permitted supply	2,223	34%	1.70
Local Plan Allocations	885	14%	0.68
Pending Decision	112	2%	0.09
Small sites (less than 5 dwellings)	90	1%	0.17
Windfall Sites	225	3%	0.07
Total Indicative Delivery	3,535	54%	2.70

5.5 5-Year Housing Land Supply Conclusion

The conclusion of this assessment is that North Tyneside cannot identify a five-year supply of deliverable housing land for the period 2023/24 to 2028/29. The total deliverable supply is concluded to be 3,535 new homes, a shortfall against the requirement of 6,542.

The identified supply represents around 54% of the requirement, this is 2.7 years supply of housing land. Full planning permissions represent 1.7 years supply of deliverable housing.

As such, there is a need to grant new permissions for residential development, in sustainable locations, to ensure that enough new homes are delivered to meet the identified housing land requirements of the adopted Local Plan.