

South Tyneside SHLAA 5-Year Housing Land Supply and Housebuilding Monitoring Summary (April 2016)

LDF Core Strategy* 5-year housing requirement Oct.2016-Sept.2021	=	(5 x 330 [2016-21])	=	1,650 net additional dwellings
+ 20% NPPF allowance for previous 'persistent under-delivery' of housing completions by the housebuilding sector	=		=	1,980 net additional dwellings (1,733 if only 5% allowance)
+ 777 'under-build' shortfall against LDF targets for completions since start of the plan period 2004-2016 (if fully caught up in next 5yrs)	=		=	2,757 net additional dwellings

[* Since the revocation of the Regional Strategy for the North East in April 2013, we have effectively reverted to monitoring against our previously adopted LDF Core Strategy housing policy requirement (2007), which was based on the 'Option 1' figures used in the then submission draft Regional Spatial Strategy for the North East (RSS), and which Government advice suggested may be appropriate to use pending review of local housing requirements which will be set out in the forthcoming new Local Plan.]

Current planning permissions (as at end Mar. 2016)	=	1,567 net additional new homes outstanding to be completed (completions phased over the next 5-10yrs) (903 or 58% are on sites already under construction)
	=	1,397 net additional new homes projected for completion within the next 5yrs
	=	71% of our enhanced 5yr supply requirement (or 51% if also factor in under-build since start of the plan period)

Thus current planning permissions alone provide for **~3½ years' worth of our enhanced 5yr housing land supply requirement** allowing for the NPPF's additional 20% under-delivery element (or ~3 years if also factor in catching up the full extent of under-build over the past 11 years since the start of the plan period within the next 5 years, albeit this is considered to be unrealistic and impractical).

Other LDF housing (and mixed-use) site allocations	=	1,758 net additional new homes (revised capacity completions phased over the next 5-10yrs)
	=	987 net additional new homes projected for completion within the next 5yrs

Other unallocated housing potential sites (based on SHLAA and Strategic Land Review)	=	1,721 net additional new homes (completions phased over the next 10yrs)
	=	729 net additional new homes projected for completion within the next 5yrs

➤ Total housing completions projected in the next 5yrs	=	3,113 net additional new homes (potentially achievable housing supply within the next 5yrs)
	=	157% of our enhanced 5yr supply requirement (or 113% if also factor in all under-build since start of the plan period)

...plus a further 1,933 net additional new homes potentially deliverable/developable beyond the next 5yrs

= **total 5,046 net additional new homes on deliverable and developable housing sites projected for completions over the next 10-15yrs** (excluding other potential sites and broad locations)

➤ Total housing completions on deliverable sites in the next 5yrs	=	2,619 net additional new homes (1,567 on permitted sites + 1,052 gross on other deliverable sites)
	=	2,030 net additional new homes (excluding completions phased beyond the next 5 years)
	=	102% of our enhanced 5yr supply requirement (or 132% if include completions phased beyond the next 5 years)

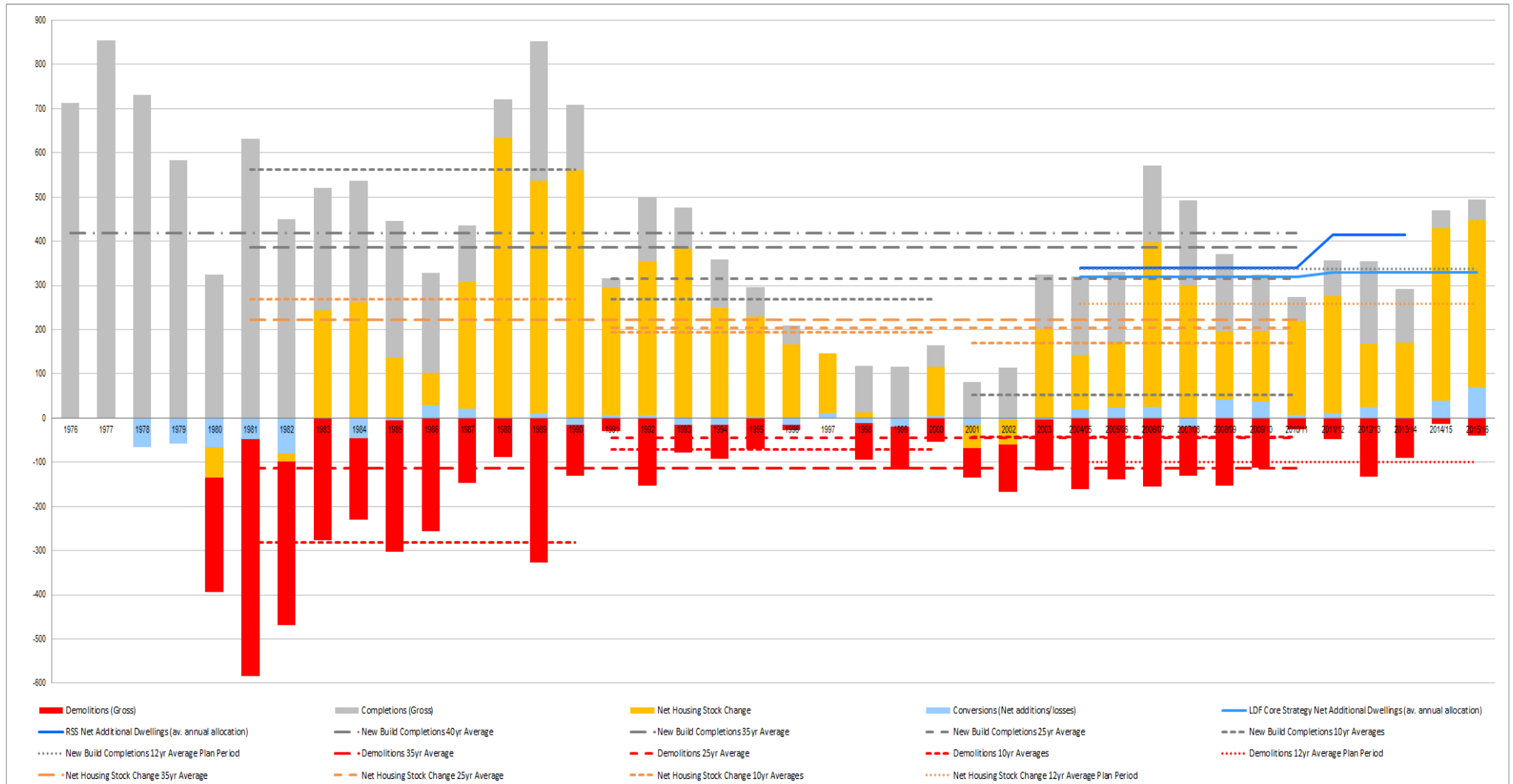
Thus **South Tyneside has a potentially deliverable 5yr housing land supply**, from the combination of current permissions plus other LDF site allocations and other potentially suitable unallocated development sites (excluding any allowance for potential windfall conversions, which have averaged at about 24 net additions per annum over the past 10yrs), allowing for the NPPF's additional 20% under-delivery element (or ~7 years' worth of our enhanced 5yr housing land supply requirement if include completions on deliverable sites indicatively phased beyond the next 5 years).

Average Housebuilding Rates in South Tyneside - last 10yrs 2006-2016 (new build completions, conversion additions/losses, demolitions)	=	av. 280 net additional housing completions per annum (93% brownfield / 7% greenfield)
	=	av. 400 gross housing completions pa - 120 gross housing demolitions pa
	=	av. 298 net additional housing completions per annum (88% brownfield / 12% greenfield)
	=	av. 394 gross housing completions pa - 95 gross housing demolitions pa

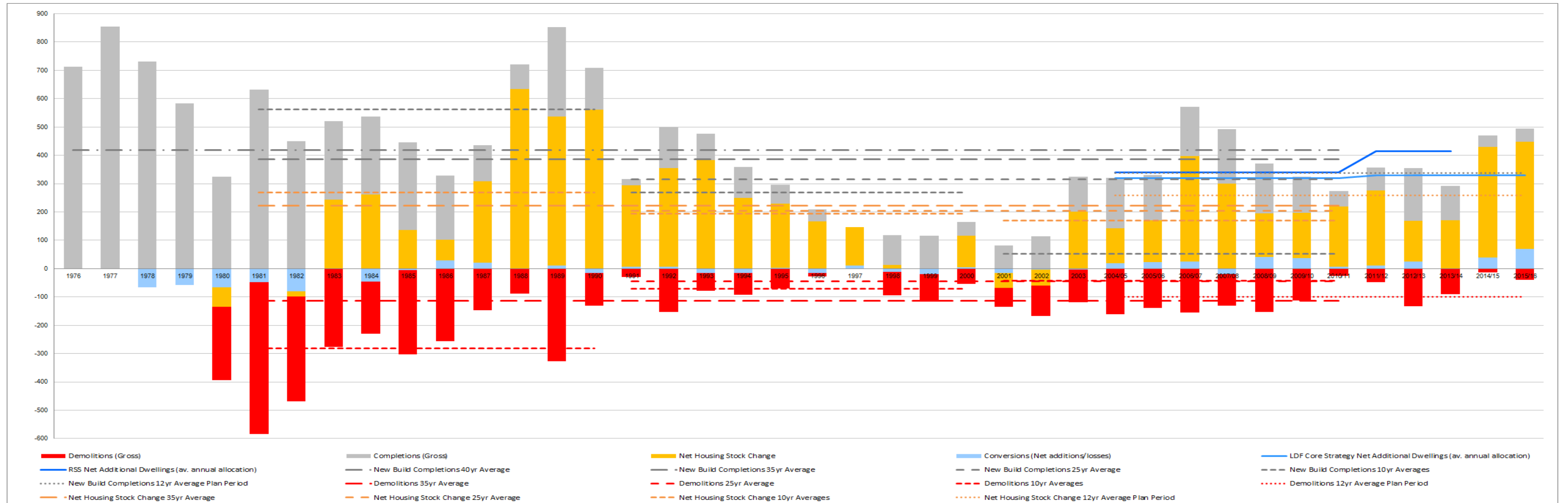
Summary Schedule of Housing Developments - based on planning permissions plus potential housing developments (as at end March 2016)

	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2004-2011	2011-12	2012-13	2013-14	2014-15	2015-16	2011-2016	2016-17	2017-18	2018-19	2019-20	2020-21	2016-2021	2004-2021
LDF Allocation [annual average]	320	320	320	320	320	320	320	2,240	330	330	330	330	330	1,650	330	330	330	330	330	1,650	5,540
Planning Permissions:																					
New Build [Net]	149	179	423	334	158	165	234	1,642	301	248	256	403	390	1,598	436	351	315	238	61	1401	4,641
Conversions [Net]	18	23	26	-19	42	38	6	134	11	24	0	39	69	143	49	8	1	0	0	58	335
Other Demolition Sites	-24	-31	-52	-15	-5	-6	-21	-154	-37	-103	-86	-12	-12	-250	-36	-24	-2	0	0	-62	-466
- Sub-Totals	143	171	397	300	195	197	219	1,622	275	169	170	430	447	1,491	449	335	314	238	61	1,397	4,510
- % Brownfield	92%	95%	85%	92%	96%	99%	99%	94%	99%	97%	97%	82%	76%	88%	75%	69%	72%	68%	82%	72%	87%
- % Greenfield	8%	5%	15%	8%	4%	1%	1%	6%	1%	3%	3%	18%	24%	12%	25%	31%	28%	32%	18%	28%	13%
+/- Projection v LDF	-177	-149	77	-20	-125	-123	-101	-618	-55	-161	-160	100	117	-159	119	5	-16	-92	-269	-253	-1,030
+/- Projection v LDF cumulative	-177	-326	-249	-269	-394	-517	-618	-618	-673	-834	-994	-894	-777	-777	-658	-653	-669	-761	-1,030	-1,030	-1,030
Land Allocations and Potential Developments:																					
Other LDF Site Allocations [Net]	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	91	190	360	330	987	987
Other Potential Unallocated Sites [Net]	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-165	51	200	215	428	729	729
- Sub-Totals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-149	142	390	575	758	1,716	1,716
Totals - Net Additional Completions	143	171	397	300	195	197	219	1,622	275	169	170	430	447	1,491	300	477	704	813	819	3,113	6,226
- % Brownfield	92%	95%	85%	92%	100%	99%	99%	95%	99%	97%	97%	82%	76%	88%	75%	81%	80%	80%	67%	77%	85%
- % Greenfield	8%	5%	15%	8%	0%	1%	1%	5%	1%	3%	3%	18%	24%	12%	25%	19%	20%	20%	33%	23%	15%
+/- Projection v LDF	-177	-149	77	-20	-125	-123	-101	-618	-55	-161	-160	100	117	-159	-30	147	374	483	489	1,463	686
+/- Projection v LDF cumulative	-177	-326	-249	-269	-394	-517	-618	-618	-673	-834	-994	-894	-777	-777	-807	-660	-286	197	686	686	686
Totals - Gross New Build and Conversion Completions	320	331	571	492	371	324	274	2,683	357	354	291	471	495	1,968	538	595	706	813	819	3,471	8,122
Totals - Gross Demolitions and Conversion Losses	-177	-160	-174	-192	-176	-127	-55	-1,061	-82	-185	-121	-41	-48	-477	-238	-118	-2	0	0	-358	-1,896
Average Completions/Demolitions per annum:								2004-2011					2004-2016	2011-2016						2016-2021	2016-2021
Average Net Additional Completions per annum								232					259	298						623	366
Average Gross Completions/Additions per annum								383					388	394						694	478
Average Gross Demolitions/Losses per annum								-152					-128	-95						-72	-112

Trends in Housebuilding and Residential Stock Change in South Tyneside (1976-present)

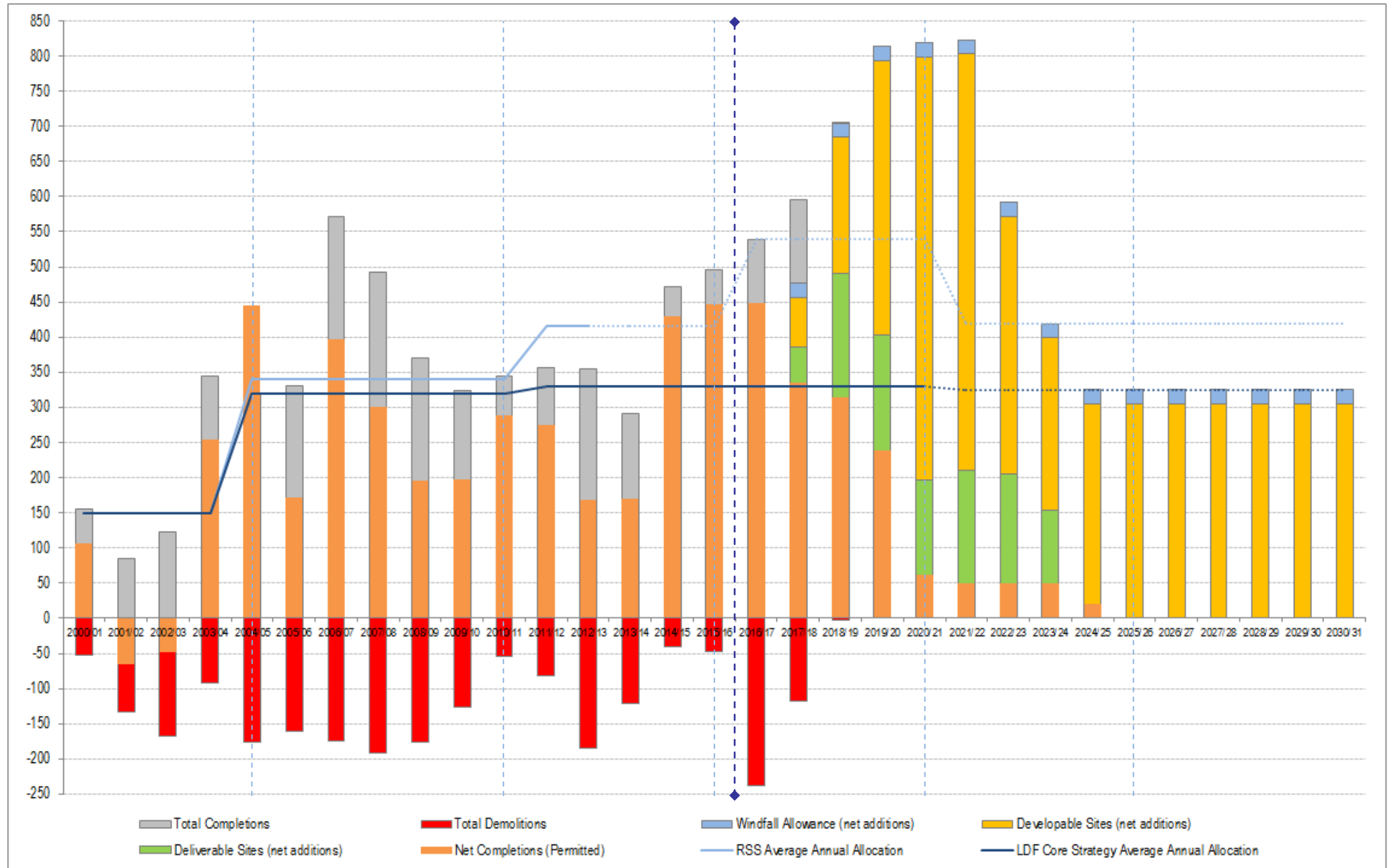


Year	Completions (Gross)	Completions /Additions (Net)	Demolitions (Gross)	Demolitions /Losses (Gross)	Conversions (Net additions/losses)	Net Housing Stock Change		LDF Core Strategy Net Additional Dwellings (av. annual allocation)	RSS Net Additional Dwellings (av. annual allocation)	New Build Completions 40yr Average	New Build Completions 35yr Average	New Build Completions 25yr Average	New Build Completions 10yr Averages	New Build Completions 12yr Average Plan Period	Demolitions 35yr Average	Demolitions 25yr Average	Demolitions 10yr Averages	Demolitions 12yr Average Plan Period	Net Housing Stock Change 35yr Average	Net Housing Stock Change 25yr Average	Net Housing Stock Change 10yr Averages	Net Housing Stock Change 12yr Average Plan Period	
1976	713	713	N/A	N/A	N/A	N/A				417													
1977	854	854	N/A	N/A	N/A	N/A				417													
1978	731	731	N/A	N/A	-67	N/A				417													
1979	583	583	N/A	N/A	-57	N/A				417													
1980	325	259	-393	-459	-66	-134				417													
1981	631	584	-584	-631	-47	0				417	386			563	-113			-281		223		268	
1982	449	369	-468	-548	-80	-99				417	386			563	-113			-281		223		268	
1983	521	521	-277	-277	0	244				417	386			563	-113			-281		223		268	
1984	536	490	-229	-275	-46	261				417	386			563	-113			-281		223		268	
1985	445	439	-302	-308	-6	137				417	386			563	-113			-281		223		268	
1986	328	357	-256	-227	29	101				417	386			563	-113			-281		223		268	
1987	435	455	-147	-127	20	308				417	386			563	-113			-281		223		268	
1988	721	721	-88	-88	0	633				417	386			563	-113			-281		223		268	
1989	853	863	-326	-316	10	537				417	386			563	-113			-281		223		268	
1990	708	692	-131	-147	-16	561				417	386			563	-113			-281		223		268	
1991	317	324	-29	-22	7	295				417	386	315		270	-113	-45		-72		223	205	194	
1992	500	507	-153	-146	7	354				417	386	315		270	-113	-45		-72		223	205	194	
1993	476	461	-78	-93	-15	383				417	386	315		270	-113	-45		-72		223	205	194	
1994	359	343	-93	-109	-16	250				417	386	315		270	-113	-45		-72		223	205	194	
1995	297	300	-71	-68	3	229				417	386	315		270	-113	-45		-72		223	205	194	
1996	210	194	-27	-43	-16	167				417	386	315		270	-113	-45		-72		223	205	194	
1997	138	148	-1	9	10	147				417	386	315		270	-113	-45		-72		223	205	194	
1998	118	107	-94	-105	-11	13				417	386	315		270	-113	-45		-72		223	205	194	
1999	116	97	-116	-135	-19	-19				417	386	315		270	-113	-45		-72		223	205	194	
2000	165	169	-53	-49	4	116				417	386	315		270	-113	-45		-72		223	205	194	
2001	82	66	-134	-150	-16	-68				417	386	315		52	-113	-45		-42		223	205	170	
2002	113	109	-168	-172	-4	-59				417	386	315		52	-113	-45		-42		223	205	170	
2003	324	320	-119	-123	-4	201				417	386	315		52	-113	-45		-42		223	205	170	
2004/05	320	287	-162	-177	18	143		320	340	417	386	315		52	-113	-45		-42	-100	223	205	170	259
2005/06	331	287	-139	-160	23	171		320	340	417	386	315		52	-113	-45		-42	-100	223	205	170	259
2006/07	571	526	-155	-174	26	397		320	340	417	386	315		52	-113	-45		-42	-100	223	205	170	259
2007/08	492	450	-131	-192	-19	300		320	340	417	386	315		52	-113	-45		-42	-100	223	205	170	259
2008/09	371	305	-152	-176	42	195		320	340	417	386	315		52	-113	-45		-42	-100	223	205	170	259
2009/10	324	272	-113	-127	38	197		320	340	417	386	315		52	-113	-45		-42	-100	223	205	170	259
2010/11	274	238	-25	-55	6	219		320	340	417	386	315		52	-113	-45		-42	-100	223	205	170	259
2011/12	357	312	-48	-82	11	275		330	415	417	386	315		337	-113	-45		-100	223	205		259	
2012/13	354	285	-132	-185	24	169		330	415	417	386	315		337	-113	-45		-100	223	205		259	
2013/14	291	256	-91	-121	0	170		330	415	417	386	315		337	-113	-45		-100	223	205		259	
2014/15	471	405	-14	-41	39	430		330		417	386	315		337	-113	-45		-100	223	205		259	
2015/16	495	417	-39	-48	69	447		330		417	386	315		337	-113	-45		-100	223	205		259	

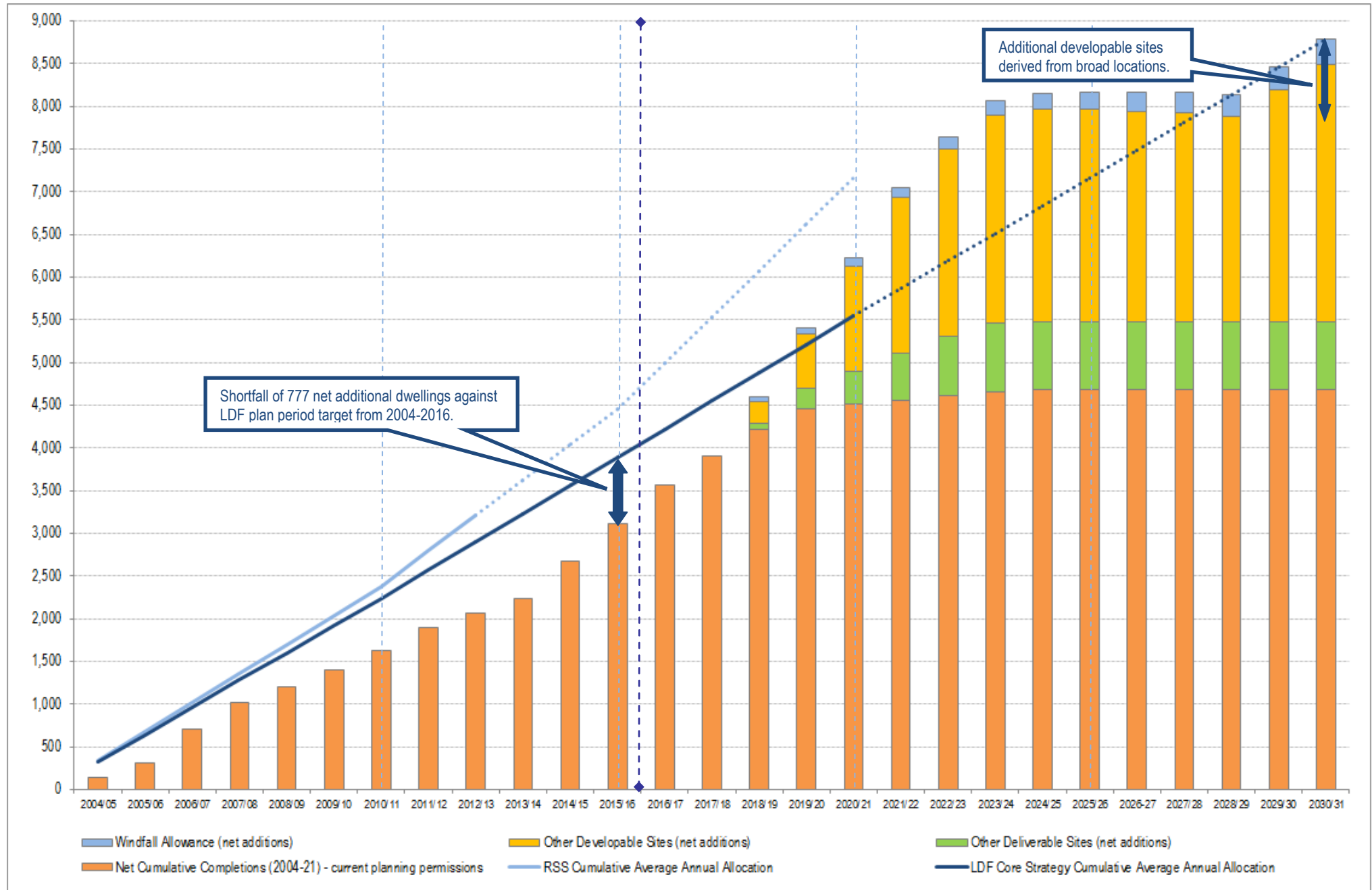


Housing Development Trajectories

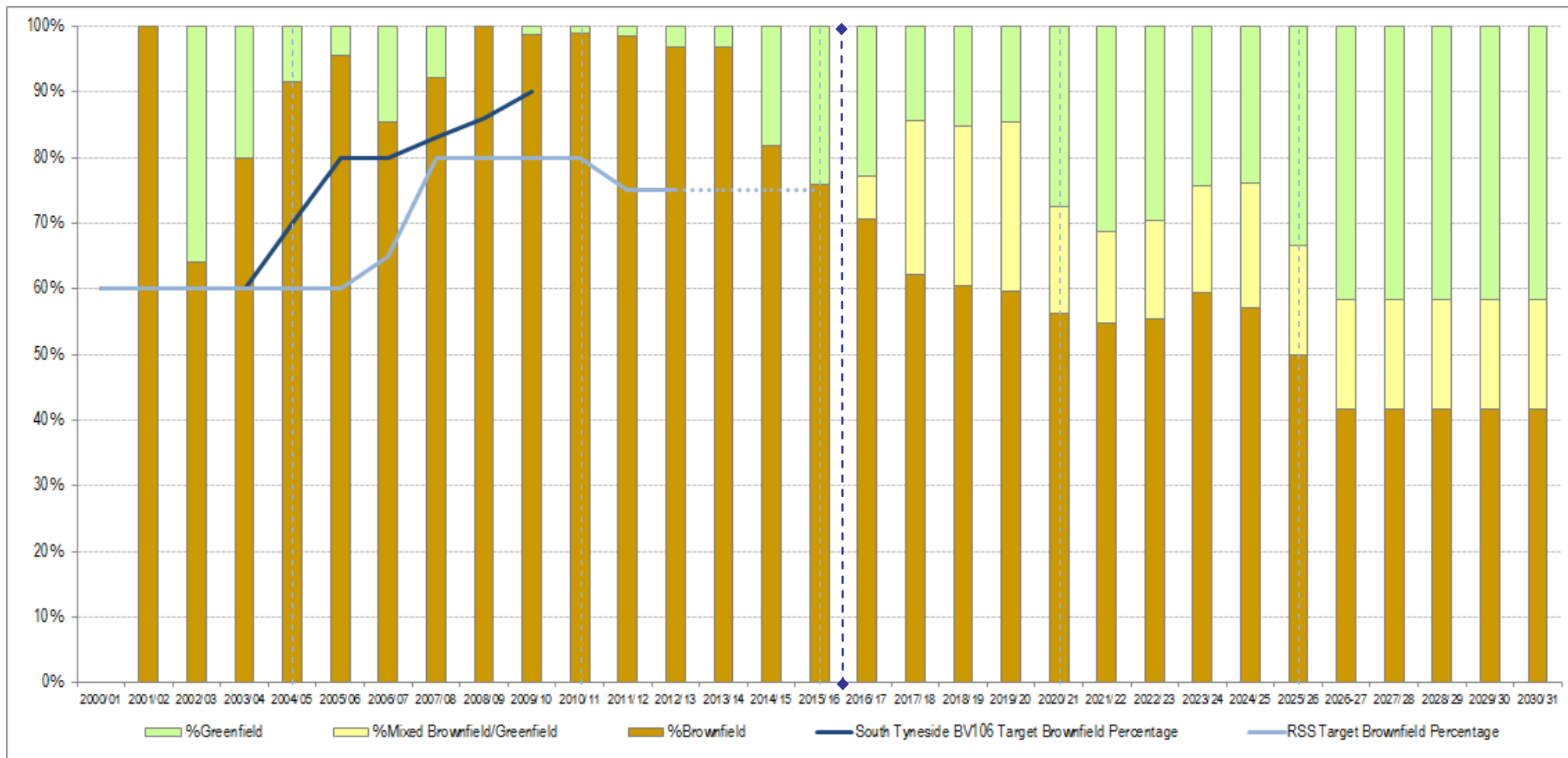
(a) Housing Development Trajectory 1 – annual completion figures based on current planning permissions and future average completion rates (projected as at end March 2016)



(b) Housing Development Trajectory 2 – summary cumulative projection based on current planning permissions and future completion rates (projected as at end March 2016)



(c) Housing Development Trajectory 3 – percentage of net additional dwelling completions on previously-developed ‘brownfield’ land (projected as at end March 2016)



South Tyneside Council former BV106 Brownfield Housing Targets:	2004/05	70%
	2005/06	80%
	2006/07	80%
	2007/08	83%
	2008/09	86%
	2009/10	90%

Regional Spatial Strategy (RSS) former Brownfield Housing Targets:	by 2008	80% in Tyne & Wear (70% in North East Region)
	by 2016	75% in North East Region