

DRAFT

North Tyneside
Housing Delivery Test
Action Plan
June 2024



North
Tyneside
Council

Working in partnership with

 **Capita**

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Introduction

This Housing Delivery Test Action Plan is necessary because the results of the 2022 Housing Delivery Test published by the Department for Levelling Up, Housing and Communities (DLUHC), show that the Authority's housing delivery has fallen below 95% of its requirement over the previous three years. This means that in accordance with the National Planning Policy Framework (NPPF), North Tyneside Council is required to prepare an Action Plan that assesses the causes of the under-delivery and identifies actions that will be taken to increase delivery in future years.

The HDT Action Plan reviews the underlying characteristics and challenges facing housing delivery in North Tyneside through a "root cause" analysis and sets out the activities the North Tyneside Council is undertaking alongside its partners.

The Action Plan has been informed by and is aligned with the Council's key Plans and Strategies for governing housing delivery. This includes:

- The Council Plan
- The North Tyneside Local Plan, 2017
- The North Tyneside Housing Strategy 2023/24

What is the housing delivery test?

The Housing Delivery Test (HDT) was introduced as a requirement in the revised National Planning Policy Framework (NPPF) in July 2018 and remains part of the latest NPPF published in December 2023¹. The HDT is an annual measure of housing delivery. HDT results are published annually by the Department for Levelling Up, Homes and Communities (DLUHC).

The HDT is a percentage measurement of the number of net homes delivered against the number of homes required, averaged over a rolling three-year period. This identified whether the number of homes required in an area have been delivered and, if not, the extent of the shortfall. The

¹ National Planning Policy Framework, December 2023, DLUHC

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

result of the HDT is presented as a percentage of homes delivered against the area's housing requirement.

Government undertake the HDT calculation in accordance with the HDT Rule Book². This includes adjustments for net student and elderly persons accommodation that may provide bedroom spaces but are not typically classed as new dwellings.

The NPPF sets out the consequences arising for an area when housing delivery falls below expected requirements. Where housing delivery:

- a. **exceeds 95%** of the areas identified housing requirement no action is required.
- b. **is below 95%** a Housing Delivery Test Action Plan should be published within six months. The Action Plan should identify the reasons for under-delivery, explore ways to reduce the risk of further under-delivery and set out measures the Authority intends to take to improve levels of delivery. The need to produce an Action Plan will continue to apply until subsequent HDT results show delivery exceeds 95% of the areas housing requirement.
- c. **is below 85%** an increased 20% buffer is added to the areas Five Year Housing Land Supply.
- d. **is below 75%**, planning applications should be determined in accordance with the presumption in favour of sustainable development, as outlined at Paragraph 11 of NPPF. This presumption means planning permissions should generally be granted unless they conflict with policy of the NPPF.

² Housing Delivery Test Measurement Rulebook, 2018, DLUHC
<https://www.gov.uk/government/publications/housing-delivery-test-2022-measurement>

Housing Delivery Test 2022 Results

On 19 December 2023 government published the 2022 Housing Delivery Test 2022 (HDT)³. The HDT measures net additional housing delivery, as recorded within the “Live tables on housing supply: net additional dwellings”⁴ published by DLUHC. Informed by this data on delivery, the HDT compares annual housing delivery for the preceding three-year period against the relevant housing requirement with the following result for North Tyneside.

	Housing Requirement	Delivery	% of requirement
2019/20	677*	546	81%
2020/21	493*	560	114%
2021/22	799	483	60%
Total	1,969	1,589	81%

Note, this annual requirement includes discount of 1 month for 2019/20 and four months for 2020/21 to reflect impact of national lockdown.

With performance of 81% as explained, North Tyneside Council is required to prepare its first Housing Delivery Test Action Plan. The Authority is also required to apply an increased buffer of 20% to its Five-Year Housing Land Supply Assessment.

The 2022 Housing Delivery Test marks the first-time the result of North Tyneside’s HDT has fallen below 100%:

- 2018 result: 120%
- 2019 result: 128%
- 2020 result: 115%
- 2021 result: 107%

In accordance with planning guidance and good practice, the Housing Delivery Test Action Plan has included a review of housing delivery and

³ Housing Delivery Test 2022 Results, DLUHC <https://www.gov.uk/government/publications/housing-delivery-test-2022-measurement>

⁴ Net additional housing delivery (Live tables), DLUHC <https://www.gov.uk/government/statistical-data-sets/live-tables-on-net-supply-of-housing>

supply, assessed the “root causes” of under-delivery and set actions to increase housing delivery.

North Tyneside in Context

North Tyneside is located within the Tyne and Wear conurbation, located to the north of the River Tyne and east of Newcastle upon Tyne. The former districts of South-East Northumberland are located to the north of the borough. North Tyneside forms a contiguous urban area with Newcastle upon Tyne whilst the towns of Cramlington, Seghill, Seaton Delaval and Blyth are separated from the urban area of North Tyneside by the Tyne and Wear Green Belt.

North Tyneside is one of seven Local Authorities within the North-East Mayoral Combined Authority (NEMCA), that replaced the former North of Tyne Combined Authority in May 2024. The new Combined Authority is expected to continue to form the focus for joint working on a range of issues and ambitions relevant to North Tyneside and this Housing Action Plan, including the delivery of housing growth. Accelerated delivery of new homes has formed a key part of the overall devolution deal⁵

North Tyneside has a population of around 209,000, 7.8% of the total population of the North East. North Tyneside. As of April 2023, there were 101,192 dwellings in North Tyneside.

North Tyneside’s Local Plan

The North Tyneside Local Plan was adopted in 2017⁶. It is therefore more than five years since its adoption. A review to consider the status of the Local Plan and whether relevant policies remain up to date was published in 2022⁷.

⁵ North East Mayoral Combined Authority Deeper Devolution Deal, March 2024, DLUHC, https://assets.publishing.service.gov.uk/media/65e8341b08eef600115a5637/North_East_Deeper_Development_Deal.pdf

⁶ North Tyneside Local Plan 2022 <https://my.northtyneside.gov.uk/sites/default/files/web-page-related-files/North%20Tyneside%20Local%20Plan%202017-2032.pdf>

⁷ North Tyneside Local Plan Review, 2022 <https://my.northtyneside.gov.uk/sites/default/files/web-page-related-files/North%20Tyneside%20Local%20Plan%20Review%202022.pdf>

The North Tyneside Local Plan period extends from 2011/12 to 2031/32 and establishes the Borough’s housing requirements within Policy S4.2(a) “Housing Figures”. The housing requirement of 16,593 dwellings over the period 2011/12 to 2032/32 is equivalent to 790 dwellings per year but the Local Plan applies a stepped housing requirement, based on net additional dwellings per annum (dpa) as shown in the table below.

Table 1: Annual stepped housing requirement

2011/12 to 2015/16	2016/17 to 2020/21	2021/22 to 2025/26	2026/27 to 2030/31	2031/32
551dpa	740dpa	938dpa	908dpa	908dpa

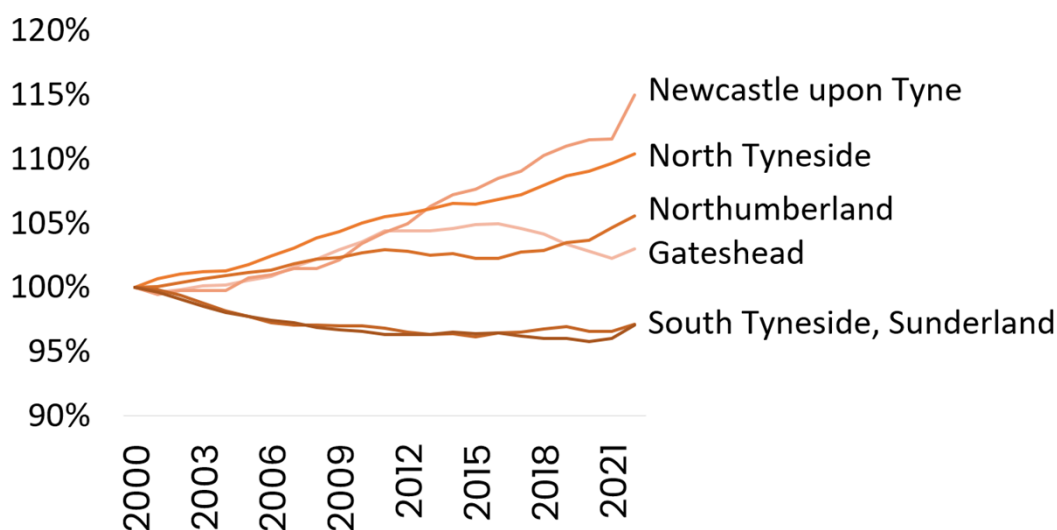
The overall spatial strategy for development within the North Tyneside Local Plan is expressed through “Policy S1.1 Spatial Strategy for Sustainable Development”. This policy gave direction to housing delivery in the Borough to broadly across the urban area with particular focus upon two Strategic Allocations at Murton and Killingworth Moor, and within North Shields, Wallsend, the Coast and the North–West – where housing delivery can bring additional benefits for the regeneration of the area.

This strategic approach is supported by the allocation of over 70 housing sites through Policy S4.3 Housing Allocations. The sites identified in this policy include both housing and housing-led mixed-use allocations. The total estimated housing capacity established through that policy to contribute to the borough’s housing needs was 8,838 dwellings. Of this capacity, the strategic allocations of Murton and Killingworth Moor represented 56% of allocated supply.

Growth and housing delivery in North Tyneside

Within the North East, North Tyneside has long proved a popular location for growth attracting new residents, primarily from within the conurbation, and particularly Newcastle. In terms of population change North Tyneside experienced similar levels of population decline as the wider area as industrial decline forced working age residents out of the north-east. However, since the early 2000s the Borough has been the second fastest growing area in Tyneside and Northumberland.

Figure 1: Percentage population change Northumberland and Tyne and Wear



Housing delivery for North Tyneside over the longer term, in comparison to the wider area, is outlined in the table below. This indicates that the percent change in net additions to housing stock since 2011 does not vary widely between most authorities. The total level of growth in North Tyneside is similar to Sunderland and greater than South Tyneside and Gateshead but has fallen behind the growth seen in Northumberland and Newcastle upon Tyne.

Table 2: Total dwelling stock in Tyne and Wear and Northumberland

	2011	2023	Change	% Change
Northumberland	148,008	162,286	14,278	9.6%
Newcastle upon Tyne	121,761	132,158	10,397	8.5%
Sunderland	123,367	132,326	8,959	7.3%
North Tyneside	94,528	101,192	6,664	7.0%
South Tyneside	69,693	72,563	2,870	4.1%
Gateshead	92,589	94,908	2,319	2.5%

To understand recent trends in delivery the following table reviews housing growth on an annual basis against housing requirements in North Tyneside. Table 3 below identifies that following the decline in housing delivery because of the 2008 economic crash, North Tyneside saw a substantial increase in housing delivery through to 2016/17. Nevertheless,

after sustaining higher levels of growth for two further years that rate of delivery has not been sustained.

Table 3 Net and gross housing delivery 2011/12 to 2023/24

	Net Housing Requirement	Gross Housing Delivery	Net Delivery (minus losses to stock)	Performance against Net Requirement
2011/12	551	455	391	-160
2012/13	551	495	450	-101
2013/14	551	447	379	-172
2014/15	551	568	414	-137
2015/16	551	775	543	-15
2016/17	740	908	908	168
2017/18	740	1,042	965	225
2018/19	740	957	947	207
2019/20	674	589	546	-128
2020/21	493	624	563	70
2021/22	938	570	444	-494
2022/23	938	553	514	-424
2023/24	938	452	425	-513

Figure 2 Net and gross housing delivery

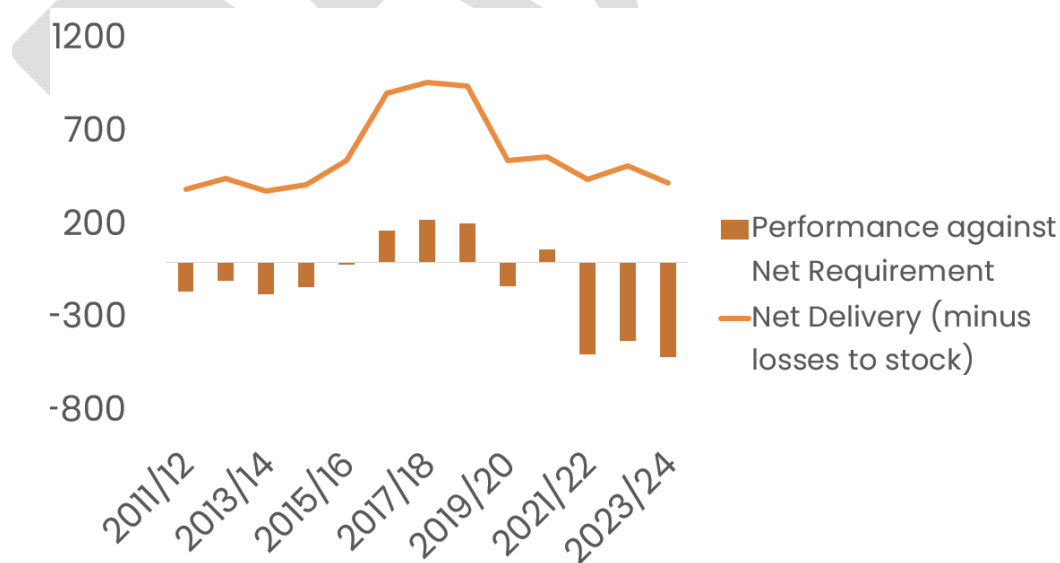
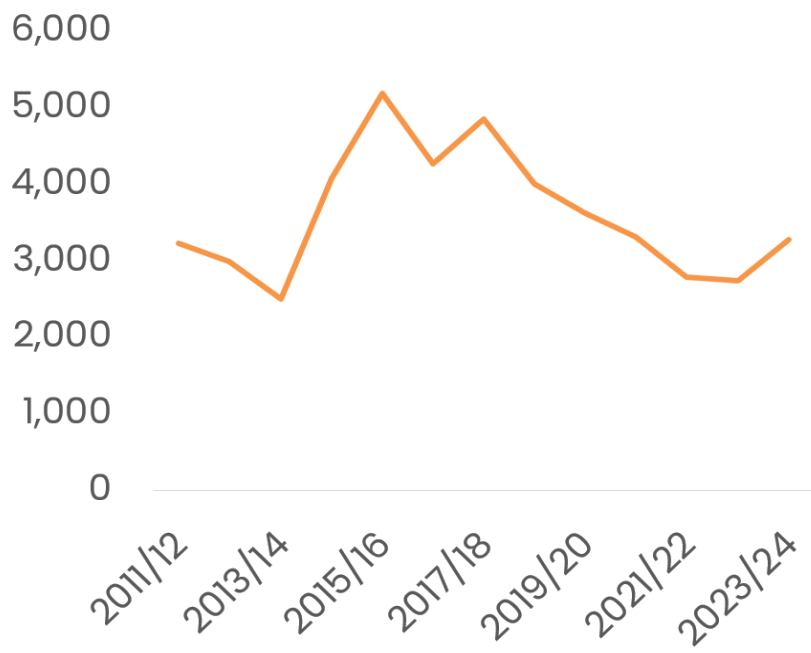


Figure 3 Available planning permissions at 1 April between 2011/12 and 2023/23



Both net housing delivery and the Borough's stock of planning permissions identifies a peak between 2015/16 and 2018/19. This reflects a broad correlation within North Tyneside between the available housing supply and actual delivery. Notably, the proportion of gross housing completions as a proportion of permitted supply in 2013/14, when delivery and permissions were relatively low, stood at around 18%. In 2018/18 when there was a high level of planning permissions and completions the relative proportion was 22%. Whilst this analysis does not enable definitive conclusions and underlying economic conditions will remain a factor; generally, this highlights that housing delivery within North Tyneside is likely to respond positively when planning permissions increase.

Progress on allocated and key sites

In the seven years since the North Tyneside Local Plan was allocated a total of 29 sites have either now been permitted and completed or benefit from planning permission. Meanwhile, both strategic sites at Murton Gap and Killingworth Moor have been partially permitted, with development underway at Murton Gap.

Major housing sites completed within the last five years include Scaffold Hill (Bellway and Taylor Wimpey), Brierdene / Backworth Park (Miller Homes, Story Homes, Cussins and Robertson); and West Park (Taylor Wimpey). Recently completed and currently active key sites for volume house building in North Tyneside include:

- Whitehouse Farm, West Moor (Moorfields), Bellway Homes – 420 dwellings
- Camperdown industrial estate east (Cygnet Park), Avant Homes – 213 dwellings
- Station Road East and West, Wallsend, (East Benton Rise and Fallow Park) Persimmon Homes – 1,278 dwellings in total

Development at Moorfields (Bellway) was completed in March 2024. Development is ongoing at Cygnet Park (Avant) and Fallow Park (Persimmon Homes).

The following analysis focuses on reviewing allocated and other large housing developments where delivery has not yet progressed as anticipated at the point of adoption of the North Tyneside Local Plan. A summary review of the Local Plan housing allocations is included at Appendix 1.

Killingworth Moor Strategic Allocation, 2,000 homes:

At the point the Local Plan was adopted this Strategic Allocation was controlled by three primary developers / landowner. Banks, Northumberland Estates and Persimmon Homes.

Masterplans

Following adoption of the Local Plan the Council worked closely with developers to prepare a Masterplan to guide the sites co-ordinated development that was adopted as guidance in accordance with Local Plan Policy S4.4 in December 2017.

Phase one planning applications

Northumberland Estates and Banks independently submitted Phase 1 applications for development in 2019 and 2020⁸. In total those applications accounted for around 1,100 dwellings.

Both planning applications gained planning permission in early 2024, delivery is now expected to commence mid to late 2024. The most notable constraints to securing planning permission sooner included:

- To ensure appropriate provision of open space and biodiversity provision.
- Ongoing highway modelling requirements, to the satisfaction of National Highway's and the North Tyneside Highway Authority.
- Resolution of site viability, accounting for costs arising from ground conditions, scale and timing of infrastructure provision and delivery of affordable housing.

The first phase of Killingworth Moor adds around 1,100 dwellings to permitted supply contribute up to 150 additional completions per year from 2025/26.

Phase two applications

Two applications remain under consideration having been submitted independently by Northumberland Estates and Banks in 2023⁹. The Phase 2 applications include key facilities including the core areas of open space, local centre and schools at Killingworth Moor.

The second phase of development at Killingworth Moor would add a further 900 dwellings to North Tyneside's Housing Supply. Whilst there may be some overlap with Phase 1, the schemes will enable delivery at Killingworth Moor to be sustained at approximately 150 dwellings per year.

Murton Gap Strategic Allocation, 3,000 homes

⁸ Planning Application - 19/01095/FULES, Land Off Killingworth Lane Killingworth Newcastle Upon Tyne and 20/01435/FULES, Land At Killingworth Moor Killingworth Lane Killingworth Newcastle Upon Tyne

⁹ Planning Application - 24/00010/OUTES, Land At Killingworth Moor Killingworth Lane Killingworth Newcastle Upon Tyne and 23/00395/FULES, Land At Killingworth Moor To The West Of The A19 And To The South-east Of Killingworth Lane Killingworth Newcastle Upon Tyne

At the point the Local Plan was adopted this Strategic Allocation was controlled by four primary developers / landowners. Persimmon Homes, Bellway Homes, Northumberland Estates and North Tyneside Council. The majority landholding is held by Persimmon Homes.

Masterplans

Following adoption of the Local Plan the Council worked closely with developers to prepare a Masterplan to guide the sites co-ordinated development that was adopted as guidance in accordance with Local Plan Policy AS4.3 in December 2017.

Rake lane planning permission

Northumberland Estates independently submitted a planning application for 310 dwellings based on its own landownership in 2019¹⁰. Whilst this application was for a relatively small number of homes resolution of the interrelated infrastructure requirements, impacts on viability and delivery of affordable housing meant the application was not permitted until 2021.

Northumberland Estates, as landowner then agreed the sale of the site to Story Homes. To secure a scheme and house types specifically tailored to the housebuilder's requirements a further set of planning applications to amend the scheme were submitted in 2022 and approved in early 2023.

Following commencement of construction, at April 2024 the Council has now recorded 53 completions 37 dwellings were under construction.

Persimmon Homes and Bellway application

The remainder of Murton Gap has been progressed jointly as a combined planning application¹¹, submitted in early 2023, encompassing the land under control of Persimmon Homes, Bellway Homes and North Tyneside Council. This application is for 2,700 dwellings, delivery of all open space

¹⁰ Planning Application – 19/00257/FULES, Land Adjacent To Rake House Farm Rake Lane North Shields Tyne And Wear

¹¹ Planning Application – 23/00241/FULES, Land At Murton Extending From Earsdon (A186) To New York Road/Rake Lane (A191) And Shiremoor To Monkseaton, Newcastle Upon Tyne

and landscaping, construction of a new local centre, school and new station on the Tyne and Wear Metro.

The Council had worked closely with the development consortium on progressing plans for development of the Strategic Allocation throughout the five-year period between adoption of the North Tyneside Local Plan and submission of this Planning Application. Bringing forward development proposals of this scale face an array of challenges including:

- Understanding the expectations and requirements of key services and provided such as Nexus and the Tyne and Wear Metro.
- Understanding and revising plans to respond to additional detailed site investigation work to address ground conditions.
- Ensuring appropriate agreements between the landowners to balance distribution of infrastructure costs and delivery.

Following submission, further revisions to plans to enhance the scheme's layout and landscaping have been proposed. National Highways have required additional highway evidence to assess potential impacts upon the A19.

Progress towards completion of this additional work is expected during 2024 to enable final consideration of the Planning Application.

Subject to planning approval, development at the remainder of Murton Gap would add 2,700 dwellings to housing supply and support 150 to 250 additional completions per year.

Annitsford Farm, Annitsford 400 dwellings (North: 250 dwellings, South: 150 dwellings)

This site is an area of Council owned land adjacent to the rear of properties on Dudley Lane in the north-west of the Borough. Plans for the delivery of the site have required significant revision due to the identified aircraft noise resulting from the sites position relative to Newcastle Airport.

Published noise contours have identified significant challenges around appropriate designs for residential development on the site, with outdoor noise levels exceeding recommended standards.

Presently the Council is working with Homes England and continues to engage with the Airport to understand the nature of the issue and potential opportunities to secure delivery. A potential scheme for delivery to the southern portion of the site that has an identified capacity for around 150 dwellings is currently being explored.

Smith's Dock, North Shields – circa 800 dwellings

Smith's Dock is owned by the developer Places for People. The site benefited from Planning Permission at the point of adoption of the Local Plan. Smith's Dock is a large former shipyard site located on the River Tyne in North Shields. Its planning history is long with initial permission secured in the early 2000s. Delivery has required significant ground reclamation, and river wall reinforcement, taking time that has exposed the site to several economic setbacks. The latest outline permission for development was secured in 2013¹². 113 dwellings have been completed on the site with planning permission still in place for 700 dwellings.

Most recently delivery has been delayed following identification of a previously unknown coal seam that required remediation. The Council and North of Tyne Combined Authority worked to secure funding to support Places for People in addressing this. Further revisions to the proposals are expected as Places for People seek amended house types.

Tyne Brand, Tanners Bank, North Shields Fish Quay

The Tyne Brand site is located in a key location within the North Shields Fish Quay, a vibrant conservation area and attractive location for visitors and residents located close to the mouth of the River Tyne. A part of the site is owned by developer Lugano with several other smaller landholdings.

The costs of site reclamation and land assembly in relation to potential development value of the site, the sites Conservation Area setting, parking requirements and topography have made a viable development proposal at Tyne Brand challenging.

¹² Planning Application - 11/02390/OUT, Land At Smiths Dock Duke Street North Shields Tyne And Wear

Given these issues and the benefits the sites redevelopment would bring to the area, Tyne Brand has been a priority for Council intervention for several years.

Working with partners at the North of Tyne Combined Authority and Lugano, the Council has secured funding to undertake Site Investigations and the Council's Housing Strategy Team is currently leading a project to bring forward a suitable scheme.

Other brownfield housing sites

In addition to the sites discussed above around 30 brownfield housing sites allocated within the Local Plan have not yet progressed or have been developed for other purposes. An estimated capacity of circa 1,000 dwellings is contained within these sites.

Reflecting the diverse character of the sites themselves there are varied reasons for why they have not yet supported housing delivery. In some instances, changes in landowner intentions mean sites are no longer available for housing development – either having been brought back into use or redeveloped for other purposes such as new supermarkets. There are some instances where potential schemes for development have been developed but constraints linked to landownership, ground conditions, access or amenity (for example arising from adjacent sources of noise) have impacted delivery.

The Council, working with Homes England and the Combined Authority regularly reviews the brownfield pipeline and seeks opportunities to secure funding to unlock sites and support housing delivery.

Planning decision making

The role of the development management process in either support housing delivery or blocking sites is regularly highlighted as part of the national narrative when considering planning and housing delivery. North Tyneside's planning team is noted to consistently outperform the Authority's peers across a range of measures. The following analysis is

based on the Local Authority Data Explorer published by the Office for Local Government (Oflog)¹³.

Figure 4 Percent of major planning applications decided on time.

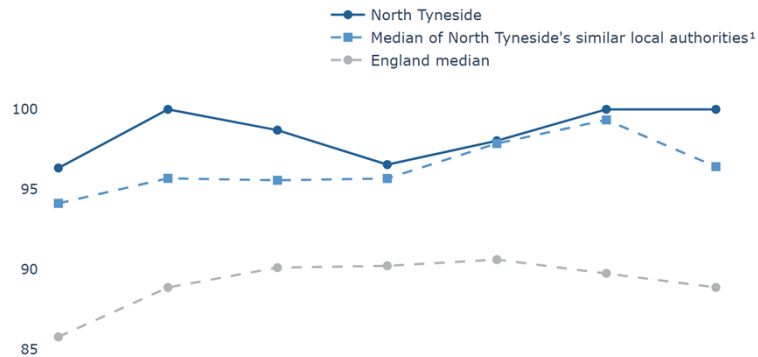


Figure 5 Percent of major planning applications overturned on appeal.

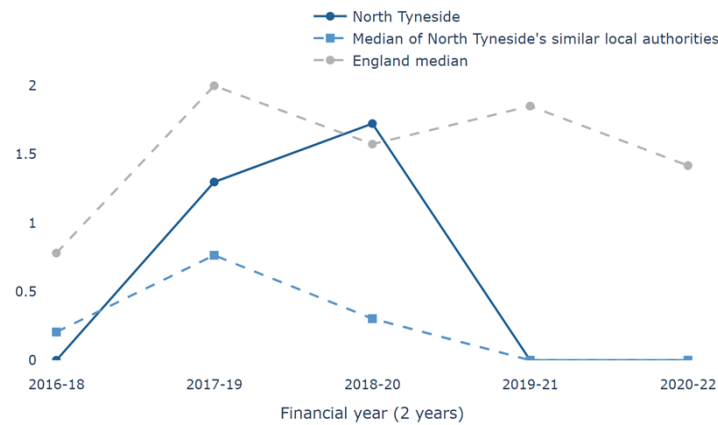
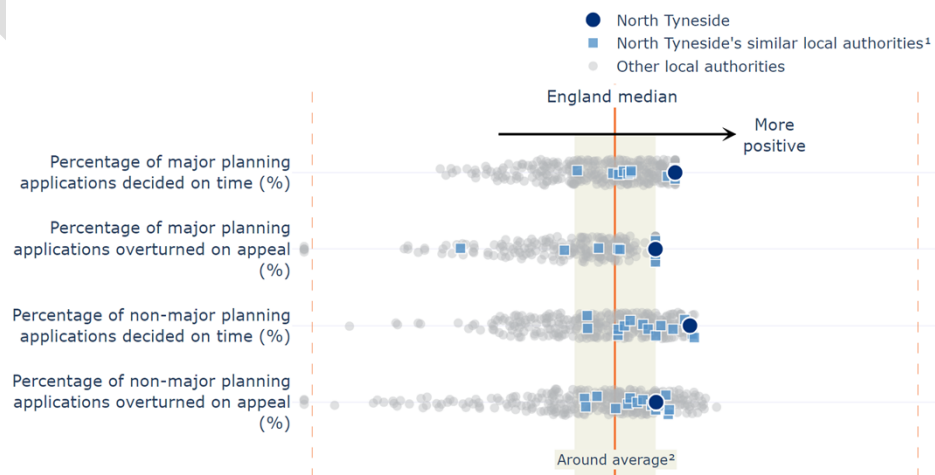


Figure 6 Planning performance data for North Tyneside, 2020-22



¹³ Local Authority Data Explorer, Planning in North Tyneside, Oflog, May 2024
<https://oflog.data.gov.uk/planning?area=E08000022>

As illustrated by the charts above North Tyneside's decision-making performance is above average. However, for large and complex sites this does not mean complex development proposals are necessarily approved quickly. In many instances planning applications require extension to address issues with the quality of submitted planning applications, or to enable applicants to submit additional evidence or amend proposals to respond to the issues identified by internal and external consultees.

Root cause analysis

This section looks at what the root causes are to North Tyneside housing performance.

Diversity in the housing market Housing supply in North Tyneside has been highly dependent on the availability of large sites to volume housebuilders. As such sites come to completion the number of homes delivered in North Tyneside as a whole tends to decline. A more robust network of smaller developers, alongside delivery by registered providers and the Council's own development company – in particular to support the Council's ambition to deliver 5,000 affordable homes – would support a stronger baseline of housing delivery.

High development costs and economic viability

Availability of mortgages, costs of labour and materials and limited development values impacting the viability of development are factors that are relevant to all Local Authority's, particularly across Tyne and Wear and the North East. However, it remains the case that there are examples of development sites where the final development value is not sufficient to adequately meet overall costs of bringing forward a housing site and secure an appropriate level of profit for a developer. The opportunity to secure public support to bring forward such sites should continuously be explored.

Strategic sites delivery

The progress towards planning permission and commencement at both Killingworth Moor and Murton Gap has taken longer than expected when the North Tyneside Local Plan was adopted. The stepped housing requirement within the Local Plan rising from 550dpa to 938dpa by 2021/22

was intended to align with delivery at both strategic sites being underway at that point. With total completions of around 300 to 400 dwellings per year, the absence of any completions on these sites in this period mean delivery rates have fallen back to around 500 per year – the inclusion of these sites would have likely seen sustained higher rates of delivery above 95% of the Borough’s housing requirement.

The challenges faced by these sites have already been discussed. Going forwards managing delivery of the sites will remain key to ensuring overall recovery in the level of housing delivery in North Tyneside.

Developer contributions

North Tyneside actively seek appropriate levels of developer contributions through s106 (planning obligations) and implementation of Community Infrastructure Levy (CIL). The Council’s approach to CIL was confirmed as appropriate through an independent examination. Its implementation remains under continuous review – however the Council does not consider there to be any meaningful impact upon housing delivery because of the Borough’s CIL charging schedule.

Planning obligations within North Tyneside are informed by the North Tyneside Planning Obligations Supplementary Planning Document. The process undertaken to secure s106 is required to ensure the planning impacts of development are appropriately addressed. Nevertheless, the Local Authority regularly works positively with developers that identify viability challenges with developers to secure viable schemes. The s106 process typically forms part of the overall consideration of planning applications, so whilst potentially lengthy no significant delays to determining planning applications are considered to arise because of the Council’s approach to planning obligations.

Land ownership and assembly.

There are several examples where key sites have faced challenges either as part of the planning process or prior to submission as planning applications, where land assembly has delayed or hindered to progress of a suitable development. In these instances, the Council and its partners in the Combined Authority have an important role to play in facilitating

suitable agreements and where necessary proactively undertaking land assembly.

Key actions

To respond to the challenges in housing delivery that have been considered and discussed in this Action Plan the following key actions are identified.

Issue	Action	Lead responsibility	By when
Strategic Allocations	All relevant services in place to support consideration and progress of relevant planning applications. Agreement and discharge of any relevant conditions and agreements to enable development to commence. Ongoing joint working and liaison with all parties to ensure issues are quickly noted and solutions identified.	Local Planning Authority	Ongoing
Local Plan Allocations	Engagement and discussion with the housing industry both private developers and registered providers to establish potential interest and confirm ongoing support for the delivery of sites of interest.	Local Planning Authority Strategic Housing	Ongoing
Site Frameworks	To increase potential certainty for planning applicants the Council will consider preparation of development frameworks for key sites that may present complex challenges.	Local Planning Authority Housing Strategy	Identify and agree frameworks for preparation within 12 months

Issue	Action	Lead responsibility	By when
Area Wide Design Code	Development of a North Tyneside Area Wide Design Code to align with latest National Planning Policy Framework to create a useful tool for residents, partners and developers to improve the quality of planning applications for development and – by minimising issues in submitted applications – potentially increase the speed of their consideration.	Local Planning Authority	Adopt as Supplementary Planning Document within 12 months
Affordable homes	Affordable homes – Delivery of 5,000 affordable homes remains a Council priority, with over 2,000 homes already built. The Authority will continue to seek and progress opportunities to increase the pace and scale of affordable housing delivery.	Housing Strategy Local Planning Authority	Ongoing
Housing pipeline	The Council working with its partners in the North East Mayoral Combined Authority and Homes England will continue to review and identify housing land supply and opportunities for effective interventions that could support delivery.	Housing Strategy Local Planning Authority	Ongoing

The Housing Delivery Test (HDT) Action Plan is intended to be a living document that the Council will review and reference in determining its approach to housing and planning and in wider service delivery. The HDT Action Plan will require review and update for each year that housing delivery in North Tyneside remains below 95% of the housing requirement. Whilst the actions identified are expected to see substantial recovery, there are several reasons why a fast turnaround in future HDT results are not expected. These include:

- The three-year time frame for the HDT, mean past under-delivery will continue to factor in the HDT result for at least another three years.
- The 2022 HDT published in December 2023 covered the period to March 31, 2022. It is already established that delivery for the period to March 31, 2023, also falls below the Borough's housing requirement.
- The lead in time for new sites to come forward and for significant completions to materialise at Murton and Killingworth Moo mean it may take up to two years for additional sources of housing supply to translate into delivery meeting housing requirements.

The Council's Planning and Information Team proactively monitor all housing completions on a quarterly basis and maintain a thorough record of North Tyneside's housing pipeline.

Appendix 1 – Local Plan Housing Allocations Review

Housing Land Ref:	Local Plan ID	Site Name	Total allocated	Planning Status	Built	Notes
1929	35 to 41	Murton (strategic site)	3000	Partial permission	52	Initial 300 dwellings approved and underway. Application for remaining circa 2,700 dwellings currently with LPA. Decision expected later in 2024.
2020	22 to 26	Killingworth Moor (strategic site)	2000	Partial permission	0	Planning permission in place as of early 2024 for approx. 1,100 dwellings. Initial start expected in June 2024. Phase two applications for approximately 1,000 homes currently with LPA.
1599		Station Road West, Wallsend	450	Permitted	0	Permitted and development for total of approx. 600 dwellings
1575		West Chirton South, Norham Road, North Shields	400	Permitted	244	Planning permission in place and delivery well advanced.
1993	3	Annitsford Farm Phase B (north)	250	Allocation	0	Aircraft noise issues identified. Ongoing work with Homes England and Airport to establish deliverable scheme. Any delivery to follow completion of southern phase.
1791	6	Stephenson Industrial Estate West, Northumbrian Way, Killingworth	164	Allocation	0	Mixed employment area remains well occupied.
1992	3	Annitsford Farm Phase A (south)	150	Allocation	0	Aircraft noise issues identified. Ongoing work with Homes England and Airport to establish deliverable scheme.
1797	5	Harvey Combe, Station Road Industrial Estate, Killingworth	140	Allocation	0	Change in landowner intentions. Unlikely to progress
1842	70	Dock Road Industrial Estate, Lawson Street, North Shields	128	Allocation	0	Mixed industrial area with ongoing occupation.
1870	57	Tanners Bank West (N), North Shields	109	Allocation	0	Mixed industrial area with ongoing occupation. Minor residential delivery in area.
1843	58	Tanners Bank West (S), North Shields (former Tyne Brand site)	100	Allocation	0	Mixed landownership, site subject to proactive Local Authority project, benefits from Brownfield Housing delivery funding to support site investigations and delivery.

Housing Land Ref:	Local Plan ID	Site Name	Total allocated	Planning Status	Built	Notes
1792	7	Stephenson Industrial Estate East, Northumbrian Way, Killingworth	92	Allocation	0	Mixed employment area remains well occupied.
2084	2	Grieves Row, Dudley	90	Allocation	0	Change in landowner intentions. Unlikely to progress
1565	104	Howdon Green, Willington Quay	83	Permitted	60	Planning permission in place and delivery well advanced.
2081	79	Langdale Centre, Langdale Gardens, Howdon	69	Allocation	0	Remains in occupation as part of NTC facilities. Wider reorganisation necessary for site to come forwards.
1864	101	Howdon Gas Works, Howdon Lane, Howdon	66	Allocation	0	Ongoing investigations have considered site potential, but deliverable scheme not yet progressed.
2034	29	Backworth Business Park & Cottages	65	Permitted	0	Following two appeal decisions planning permission now in place. Start expected in 2024.
1908	136	Units 1 and 2, Wesley Way, Palmersville	65	Allocation	0	Mixed industrial site remains occupied with no housing delivery progress.
1979	144	Trembles Yard, Whitley Road, Benton	65	Allocation	0	Not progressed site remains occupied by range of garage / car wash activities.
2032	46	Foxhunters Industrial Estate, Hillheads Road, Whitley Bay	61	Allocation	0	Aldi supermarket delivered on part of site. Housing delivery considered unlikely at this time.
2003	72	Gasometer at Minton Lane, North Shields	59	Allocation	0	Site available and has been marketed by National Grid/Northern Power. Complex easements arrangements. Enquiries have not yet resulted in formal proposed scheme.
1599A		East Benton Farm (north), Wallsend	50	Permitted	156	Planning permission in place and delivery well advanced.
1698		Moorhouses Reservoir, Billy Mill, North Shields	50	Completed	75	Site now build out.
1653		Land at 26-37 Clive Street, North Shields	50	Completed	50	Completed
1561		Site 18R, Ballast Hill Road, Royal Quays, North Shields	50	Completed	34	Completed

Housing Land Ref:	Local Plan ID	Site Name	Total allocated	Planning Status	Built	Notes
1850	71	Metro Sidings at Waterville Road, North Shields	45	Allocation	0	Site remains in operational use to support Tyne and Wear Metro reinvigoration.
1785	59	Tanners Bank East, North Shields	42	Allocation	0	Mixed use site - increasing role as part of expanded leisure/recreation activity around North Shields Fish Quay.
1705		Site at Coquet Avenue, Whitley Bay	41	Completed	9	9 dwellings and C2 apartment block permitted and now complete.
1869	61	Norfolk Street & Stephenson Street Car Parks and Office, North Shields	41	Allocation	0	Parking provision continues to be required. Overall site reliant on wider scheme of redevelopment.
2033	98	Hadrian Road (land south of Metro line), Wallsend	41	Allocation	0	Formerly cleared site has since been occupied by temporary industrial structures.
1745		Albion House, Albion Road, North Shields	36	Permitted	0	Part of site benefits from Prior Approval to convert office to residential. Not yet implemented.
1541	69	Fleur De Lis, Dock Road Industrial Estate, North Shields	35	Allocation	0	No progress. Previous planning application has lapsed.
1865	73	Land at Minton Lane, North Shields	33	Allocation	0	Area of open space generally considered best delivered in tandem with Site 72 Gasometer.
1519	129	Silverbirch, Camperdown Industrial Estate, Mylord Crescent, Camperdown	31	Completed	40	Completed
1784	54	East George Street, North Shields	31	Allocation	0	Mixed industrial area with ongoing occupation. Minor residential delivery in area.
2027	21	Devonshire Drive, Whitley Road, Holystone	30	Allocation	0	Some landowner discussion and other enquiries including discussion with Homes England regarding delivery potential. Investigations ongoing.
1847	66	Land at North Shields Metro Station, Russell Street, North Shields	30	Allocation	0	Building remains operational. Investigations of undeveloped brownfield land adjacent to Metro have not been able to establish a deliverable scheme.
1832	99	Rosehill Road (Persimmon), Ropery Lane, Wallsend	30	Allocation	0	Ongoing investigations have considered site potential, but deliverable scheme not yet progressed.

Housing Land Ref:	Local Plan ID	Site Name	Total allocated	Planning Status	Built	Notes
1939	113	High Farm (Oliver)	30	Allocation	0	Planning application submitted 2016 was withdrawn in 2020 with intention that a scheme tailored to a specific developer requirement would be submitted. Revised application not yet received.
1909	138	Site at Esplanade, Whitley Bay	28	Permitted	0	Under construction and expected to complete in 2024/25.
1867	85	Portugal Place Block, High Street West, Wallsend	25	Allocation	0	Investigations to consider deliverability progressed. Relocation of Portugal Place surgery to Elton Street marks key first step to delivery of a wider scheme.
1801	97	Cedar Grove Block, High Street East, Wallsend	25	Allocation	0	Site remains in operational use. No progress recorded.
1790	13	Site at Station Road, Forest Hall	22	Allocation	0	Existing education buildings remain in use.
1600		Beadnell Court, Battle Hill Drive, Wallsend	18	Completed	8	Completed
1844	56	Brewhouse Bank A (northern parcel), North Shields	18	Allocation	0	Mixed industrial area with ongoing occupation. Minor residential delivery in area.
1877	105	Land at Telford Street, East Howdon	18	Allocation	0	Initial enquiries but no progress.
1603		Bonchester Court, Battle Hill Drive, Wallsend	16	Completed	13	Completed
1846	55	Hudson Street & East George Street Block, North Shields	16	Allocation	0	Mixed industrial area with ongoing occupation. Minor residential delivery in area.
1878	52	Land at Shap Road, Marden, North Shields	15	Allocation	0	Council owned site not progressed to date.
1716		Land at Castle Square, Backworth	14	Completed	32	Planning permission for 32 dwellings permitted and now complete.
1562	118	Land at Western Terrace, Dudley	14	Completed	20	Completed
1616		Coleman NE Ltd, Walker Place, North Shields	14	Permitted	9	Under construction and expected to complete in 2024/25.

Housing Land Ref:	Local Plan ID	Site Name	Total allocated	Planning Status	Built	Notes
1737		Site off Burradon Road	12	Permitted	0	Benefits from permission in principle. No other progress to date. Site remains occupied.
1571		Wallington Court, Wallington Avenue, Cullercoats	12	Completed	12	Completed
1520		The Avenue, Park Avenue, Whitley Bay	12	Completed	12	Completed
1834	77	Percy Main Bus Depot, Norham Road, North Shields	12	Allocation	0	Remains in occupation as bus depot. Wider reorganisation required for site to progress.
1849	120	Land adjacent to Benton Metro Station, Station Approach, Benton	12	Allocation	0	Assessment of site for Permission in Principle not progressed due to constraints and necessary conditions.
1587		Land at Albion Road, North Shields	10	Completed	28	Completed
1687		Former Dudley Miner's Welfare Centre, Market Street, Dudley	10	Completed	11	Completed
1888	124	Ash Court, Rake Lane, North Shields	10	Allocation	0	No longer available site delivered as Lidle superstore.
1554		Norway House, Coble Dene, Royal Quays, North Shields	8	Completed	22	Completed
1750		Drift Inn, Front Street, Seaton Burn	8	Permitted	0	Full planning permission secured 2022. No start to date.
1526	141	Site of former Seaton Burn First School, Bridge Street, Seaton Burn	8	Completed	8	Completed
1823	75	Land at Coble Dene, Royal Quays, North Shields	7	Allocation	0	Brownfield site has seen substantial greening in recent years. Informal investigations have not identified a viable scheme.
1738	143	Site at Western Terrace (east), Dudley	6	Permitted	0	Benefits from permission in principle. No other progress to date. Site remains occupied.

Housing Land Ref:	Local Plan ID	Site Name	Total allocated	Planning Status	Built	Notes
1855	65	Bingo Hall, Lovaine Place, North Shields	6	Allocation	0	Building remains operational. Investigations of undeveloped brownfield land adjacent to Metro have not been able to establish a deliverable scheme.
1856	67	Land at Waldo Street, North Shields	6	Allocation	0	Investigations undertaken but site not yet progressed. Interest in other locations - e.g. 21/02496/FUL - suggest a scheme may be feasible.
1894	127	Site at Laburnum Ave, Whitley Bay	6	Allocation	0	Whitley Bay policy site planning application has been live for extended period. No meaningful progress to date.
1535	60	Stephenson House, Stephenson Street, North Shields	5	Completed	25	Completed
1662		Whisky Bends, Promenade, Whitley Bay	5	Completed	3	Completed
1866	88	Land adjacent to RAOB Club, Brussels Road, Wallsend	5	Permitted	0	Planning permission for 8 flats secured in 2023. Development not yet commenced.
1989	61	Land to west of Howard Street, North Shields	0	Allocation	0	Parking provision continues to be required. Overall site reliant on wider scheme of redevelopment.