

North East Regional Spatial Strategy – Revised additional housing provision

The Secretary of State proposed changes to the submission draft RSS in May 2007 and asked the North East Assembly to comment on the 2004-based population projections and the Communities for Local Government 2004-based household projections, and the Panel's report's suggestion that the Assembly review its forecasts for additional housing provision.

The Assembly have now submitted their proposals. The North East population grew by 13,300 people in 2004-2005 (according to ONS figures), over half the 21,300 population growth over the 17-year plan period (2004-2021) set out in the proposed changes. In addition, although ONS 2004-based population projections reflect this growth they are based on past trends that do not reflect the region's ambitions for a better future and the fact that the NE economy has recently experienced a period of rapid real economic growth (just below UK rate).

The Assembly therefore propose to increase additional housing provision to 128,900 (2004-2011) compared to 112,000 in the draft RSS. This implies population growth of just over 63,000 and net migration of just under 50,000. Sufficient land has already been identified in recent urban capacity studies to accommodate this scale of development with no need for any new major Greenfield allocations. Tyne and Wear are the only authorities to disagree with this proposal on the basis that 'the proposed increase ... would continue the trend of high levels of development beyond the Tyne and Wear sub-region, which is not sustainable'.

The majority of housing development is focussed on the conurbations and main towns of Tees Valley and the Tyne and Wear conurbation. The phasing of development over time is said to show the transition as the RSS is implemented. Fewer people will leave and more people will come to live and work in the major urban areas due to more jobs and better quality housing and neighbourhoods; as this happens less housing will be needed elsewhere in the region. The 2004-2011 period of the plan is a transitional period when the majority of outstanding permissions will be built out; there is therefore an allowance for nearly 18,000 additions in Northumberland and Durham (34.6%) during this period (and 18,025/34.7% in Tyne and Wear).

By 2011-2016, as the RSS has more influence, 16,900 (43.8%) of additions will be in Tyne and Wear and 28.8% in the more peripheral sub-regions; Tyne and Wear's 'share' increases again for 2016-2021, mainly after the HMR programme is complete.

The table below shows local authority allocations for different versions of the RSS for BNG's housing market area (HMA). The Panel's recommendations in May 2007 resulted in an increased allocation for Newcastle and a reduced one for Gateshead; the latter not being helpful in terms of delivering housing market renewal. The latest Assembly proposals are much more in line with our aims for the BNG area and, as well as significant allocations for Newcastle and Gateshead, other parts of our HMA where we have traditionally 'lost' people to, have received slightly reduced additions. Moreover, the figures will assist the local authorities to bid for joint growth point status (should they wish), an opportunity now available to Northern cities and towns in the Government's Housing Green Paper. BNG will support any application the authorities intend to make.

RSS Allocations – PER ANNUM

June 05 Draft RSS Allocations	2004-11	2011-16	2016-21	2004-21
Newcastle	650	770	780	725
Gateshead	435	550	560	505
North Tyneside	420	440	455	435
South Tyneside	320	330	330	325
Sunderland	640	665	665	655
Tynedale	125	100	80	110
Blyth Valley	250	290	205	240
Derwentside	280	245	205	250

May 07 EIP Panel Proposed Allocations	2004-11	2011-16	2016-21	2004-21
Newcastle	825	840	685	790
Gateshead	356	530	450	435
North Tyneside	550	440	380	470
South Tyneside	350	355	280	330
Sunderland	780	710	610	710
Tynedale	75	95	70	80
Blyth Valley	270	310	220	265
Derwentside	125	275	195	190

July 07 NEA Proposed Allocations	2004-11	2011-16	2016-21	2004-21
Newcastle	700	940	1,070	880
Gateshead	435	585	775	580
North Tyneside	400	500	500	460
South Tyneside	340	415	540	420
Sunderland	700	940	1,070	880
Tynedale	140	115	100	120
Blyth Valley	250	290	290	275
Derwentside	320	270	200	270