

Five-Year Housing Land Supply Statement 2026

Executive Summary

Based upon the available evidence at the time of writing this report, Newcastle City Council can demonstrate a 5.48 year supply of housing against the national requirements as set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance. This statement should be read in conjunction with the Five-Year Housing Land Supply Trajectory, published alongside this report on the Council's webpage, which sets out the detailed trajectory underpinning the Council's housing land supply calculation.

Figure One: Newcastle City Council 5-Year Housing Land Supply

Step	Description	Calculation	Figure
A	Annual housing requirement (based upon Standard Method)		1,237
B	Housing Need Requirement 2026-2031	$A * 5$	6,185
C	Five-Year Housing Need Requirement plus 5% buffer	$B * 1.05$	6,495
D	Annual Requirement	$C / 5$	1,299
E	Deliverable land supply (identified in Figure 2)		7,126
F	Land Supply (in years)	E / D	5.48

Figure Two: Deliverable Land Supply Calculation

Estimated Supply 2026-2031	7029
Assumed Windfalls (125units @ 25 dpa)	125
Identified Losses	28
Net Supply (adding assumed windfalls, subtracting identified losses)	7,126
5 Year Requirement (5% buffer)	5.48

It should be noted that this is the annual position statement as of the 31st of March 2026. The next position statement (as of 31st March 2027) is expected to be released in mid-2027; this will include the details of new planning permissions granted from the 1st of April 2026, as well as any new development commencement and completion details and updated evidence of site deliverability.

Context

There is a national requirement for Local Authorities to monitor their deliverable land supply against their housing requirement. This requires authorities to identify, and annually update, a

supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing (paragraph 78 of the 2024 NPPF).

Newcastle City Council adopted the Core Strategy and Urban Core Plan (CSUCP) in 2015 and the Development and Allocations Plan (DAP) in 2020.

Newcastle City Council is working jointly with Gateshead Council on the preparation of a new Local Plan, the NewcastleGateshead Local Plan (NGLP), which will consider how local housing need, alongside other national policy requirements, will be met. Until the NGLP is adopted, the existing development plans for Newcastle (the Core Strategy and Urban Core Plan and the Development and Allocations Plan) remain in force and will continue to guide decision making in the determination of planning applications.

Housing Requirement

When a Local Plan is more than five years old, a review must be undertaken to assess the relevance and effectiveness of the adopted policies, in line with paragraph 34 of the NPPF.

A Local Plan review was undertaken in March 2025 and one pertinent outcome of the review was that it was concluded that Policy CS10 (Delivering New Homes) was no longer considered to be in conformity with the NPPF. This is due to the introduction of a national method of calculating local housing need and the subsequent significant increase in the local housing requirement.

The result of this review means that for the purposes of calculating the housing requirement for Newcastle, the Council must use the nationally calculated local housing need figure in place of the housing requirement identified in the adopted local plan.

The Government has produced a standard formula for Local Authorities to use when calculating their minimum annual housing need figure; this is known as the Standard Method.

Using the Standard Method formula from the base date 1st of April 2026, Newcastle's annual housing requirement is 1,237 dwellings.

Buffer

As a minimum, the Council is required to include a 5% buffer on top of the requirement in order to ensure choice and competition for the market.

In circumstances where local authorities have had significant under delivery of housing over the previous three years (less than 85% as measured by the Housing Delivery Test), there will be a requirement to include a 20% buffer.

Figure 3 demonstrates that Newcastle has a strong track record of housing delivery, achieving 121% against the latest Housing Delivery Test measurement. This exceeds the threshold at which a 20% buffer would be required. Accordingly, a 5% buffer has been applied to the five-year housing land supply requirement. An updated HDT measurement is expected to be published later this year.

Figure 3: Newcastle Upon Tyne Housing Delivery Test (2018-2023)

Year	Housing Delivery Test Result
2018	244%
2019	245%
2020	203%
2021	180%
2022	158%
2023	121%

Delivery shortfall

There is no longer a need for the Five-Year Housing Land Supply to include a housing shortfall. The formula for the Standard Method calculation addresses any historic undersupply where relevant.

Housing Need Conclusion

Over the next five years, there is a requirement for 6,495 housing units; this equates to an annual requirement of 1,299

Standard Method Housing Requirement (1,237 * 5)	6,185
5% buffer (5% of 6,185)	310
Housing requirement from 1st April 2026-31st March 2031	6,495

Housing Supply

Appendix A to this report includes details of the sites which are considered to contribute to the supply of housing over the next five years.

These sites have been identified in line with national guidance; the Council has only included sites where there is clear evidence that they are deliverable and that completions will begin on site within the next five years. This evidence comes from a variety of sources including planning applications, information from developers/agents and the Housing and Employment Land Availability Assessment (HELAA).

The supply incorporates sites that meet the NPPF definition of 'deliverable' including the assumed release of new homes as a consequence of the forecast delivery of student accommodation.

The majority of homes in the 5YHLS are assessed as being within NPPF Category 'A' or Category 'A/B' sites. Category 'B' includes sites with a Minded to Grant status- subject to the signing of a s.106 Agreement- the breakdown is as follows:

Category A = 39
Category A/B = 4
Category B = 11

Windfall

Paragraph 75 of the NPPF allows local authorities to make a provision for windfall sites within the supply calculations.

Research undertaken by the Council has shown that windfall sites make a contribution to the area's housing delivery, and it is expected that this will continue. The Council therefore considers that it is reasonable to assume that 25 dwellings per annum will come forward as windfall development.

Losses

Housing development is not just related to the construction of new dwellings and conversions/changes of use to residential purposes; it can also include the demolition of existing units and conversions/changes of use from residential purposes.

When the loss of a residential unit occurs, this needs to be taken into account and removed from the overall housing supply.

Office conversion to residential

On 30 May 2013 the government introduced a new policy (through the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013) that gives permitted development rights for the conversion of offices (class B1a) to dwellings (class C3) without the need for an application for planning permission, through a prior approval system. Dwellings arising from this source have the potential to contribute to the supply.

Housing Supply Conclusion

Based upon the evidence available to Newcastle City Council at the time of this report, it is considered that a housing supply of 5.48 years can be demonstrate

