



Northumberland
County Council

Northumberland Self-Build and Custom Housebuilding Register Monitoring Report

(Position as at 30 October 2023)

January 2024



Northumberland
County Council

www.northumberland.gov.uk

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Appendices C, D and E are appended separately.

Introduction

1. This monitoring report sets out headline data and analysis of the latest levels of demand for self-build and custom housebuilding in Northumberland. It also assesses the numbers of permitted self and custom-build plots in the county.
2. The reporting is in line with legislative requirements in the [Self-Build and Custom Housebuilding Act 2015](#) (as amended by the [Housing and Planning Act 2016](#)) and [The Self-build and Custom Housebuilding Regulations 2016](#). Further amendments arising from the [Levelling-up and Regeneration Act 2023](#) have not yet come into force.
3. The approach to monitoring also follows national supporting advice in:
 - [Planning Practice Guidance](#) (PPG)
 - [Planning for Self- and Custom-build housing](#) (Planning Advisory Service, June 2016)
 - [Planning Good Practice Guidance](#) notes and [Advice Notes](#) (Right to Build Task Force – part of the National Custom and Self-Build Association (NaCSBA))
4. All local authorities are required to maintain a **Self-Build and Custom Housebuilding Register** for people to register their interest in finding a plot in the area. The registers help local authorities to understand the likely demand for plots for self-build and custom housebuilding in their administrative areas.
5. Local authorities then have a duty to grant planning permissions for enough serviced plots of land to meet the level of ‘demand’ for self-build and custom housebuilding in their area. The Act defines a ‘serviced plot of land’ as one that *“has access to a public highway and has connections for electricity, water and waste water, or can be provided with those things in specified circumstances or within a specified period”*.
6. Guidance advises that a dwelling should only be regarded as a self or custom-build home if the first occupier (as the buyer or renter) has had primary input into their home’s final design and layout or its construction. Self and custom housebuilding involves more than just being able to influence ‘second-fix’ stages such as choosing kitchen units, bathroom suite(s) and paint colours. So it excludes most homes purchased ‘off-plan’.

7. There is no duty on local authorities to permission land that meets the specific requirements expressed by those on the Register. But local authorities can use people's preferences to help guide decisions. This aims to ensure that sites are permissioned that people are likely to be keen to develop.
8. The analysis in this report may inform the preparation of planning policies in local and neighbourhood plans. It can also be a material consideration in decision making on planning applications.
9. Local authorities are also required to have regard to the evidence of demand in carrying out their wider housing functions. For example:
 - local housing strategies
 - delivery of affordable housing
 - supporting community-led housing
 - developing plans for new housing on land owned by the local housing authority
 - through joint working with local delivery partners

Structure of this monitoring report

10. **Part 1** of this report identifies the indicative level of demand and interest for self and custom housebuilding plots in the county. This is based on our [Self-Build and Custom Housebuilding Register](#) as at 30 October 2023. It also analyses the profile of that demand.
11. **Part 2** of the report assesses the numbers of permissioned development plots for potential self and custom-build homes that contribute to satisfying the demand. In line with PPG recommendations, we publish information about potentially available permitted sites and plots on our Self-Build and Custom Housebuilding Register webpage.
12. **Part 3** then summarises how the supply of permissioned plots compares with the level of demand required to be met.
13. This monitoring data also informs our annual key statistics returns to Government on the Self-Build and Custom Housebuilding Register and plot permissions.

PART 1

What is the demand for self and custom housebuilding in Northumberland?

607	live entries on our Self-Build and Custom Housebuilding Register as at 30 October 2023	including 13	groups (2.1%) seeking circa 34-89 plots	629-684 cumulative plots demand
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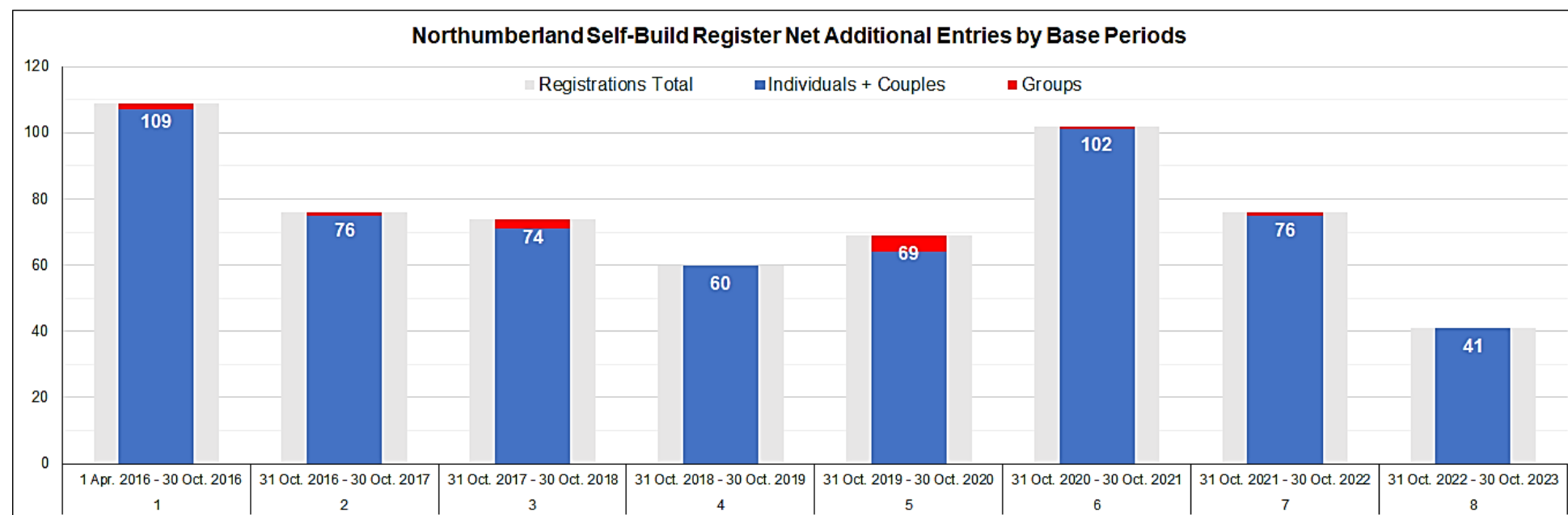
14. The level of indicative demand is established by the number of entries added to a local authority’s Self-Build and Custom Housebuilding Register during annual base periods. These run from 31 October to 30 October each year. After the end of each base period, councils then have three years in which to permission an equivalent number of plots of land for self-build and custom housebuilding as there are entries for that base period.
15. The numbers of registrations by individual households and groups within each annual base period are set out in the table and graphs below. It also shows the numbers of plots required to be permitted within three years of the end of each base period to meet the demand.
16. A total 673 entries were made onto Northumberland’s Self-Build Register between 1 April 2016 and 30 October 2023.

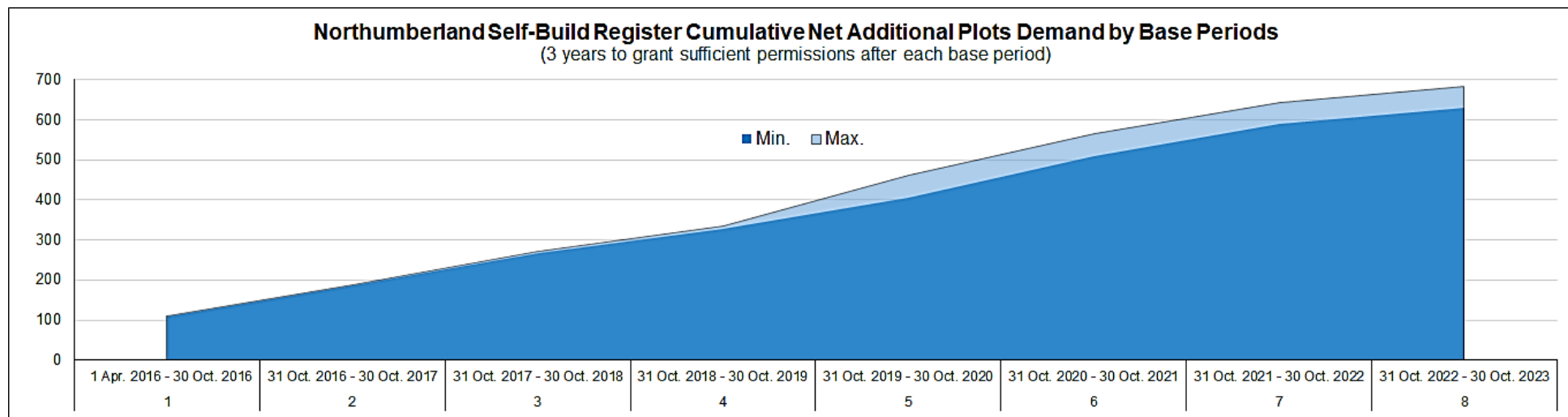
This included 13 groups. But several entries were duplicate or updated resubmitted entries by the same people. A few others were made by both partners of a couple or by group representatives also registering themselves separately. While retained on the Register for the relevant base year, data cleansing has been necessary to avoid double-counting of demand, both within any individual base period and cumulatively. Additionally, some people have since requested to have their details removed from the Register as they are no longer seeking a plot.

17. Of the 13 groups, some stated the number of plots sought as a range. Seven only sought 1 or 2 plots each, with two others seeking sites for 3 and 5 plots. Two co-housing groups sought sites for 6 and 5-10 plots. One group is seeking a site for between 1 and 50 plots.

Numbers of entries on Northumberland County Council's Self-Build and Custom Housebuilding Register and plots demand

Base Year	Base Period	Individuals and Couples Registrations	Groups Registrations	Total Registrations (Gross)	Total Registrations (Net Additions)	Additional Plots Demand (Net)	Cumulative Plots Demand (Net)
1	1 Apr. 2016 - 30 Oct. 2016	111	2	113	109	110-111	110-111
2	31 Oct. 2016 - 30 Oct. 2017	79	1	80	76	+77	187-188
3	31 Oct. 2017 - 30 Oct. 2018	78	3	81	74	+79-84	266-272
4	31 Oct. 2018 - 30 Oct. 2019	79	-	79	60	+62	328-334
5	31 Oct. 2019 - 30 Oct. 2020	73	5	78	69	+78-127	406-461
6	31 Oct. 2020 - 30 Oct. 2021	105	1	106	102	+104	510-565
7	31 Oct. 2021 - 30 Oct. 2022	87	1	88	76	+79	589-644
8	31 Oct. 2022 - 30 Oct. 2023	48	-	48	41	+40	629-684
		660	13	673	607	629-684	





18. 21% of those on our Self-Build Register (including 3 of the 13 groups) stated that they had also registered with one or more other local authorities. These were mainly in North East England. Many have registered with several other local authorities. Some have additionally registered with other local authorities after registering on our Register. Analysis consistently suggests that this degree of potential double-counting of demand between authorities is about a quarter of the total entries on Northumberland County Council's Register. Hence, the numbers of plots indicated in the table and graph above are likely to overstate the numbers actually required to meet the needs of those on our Register.

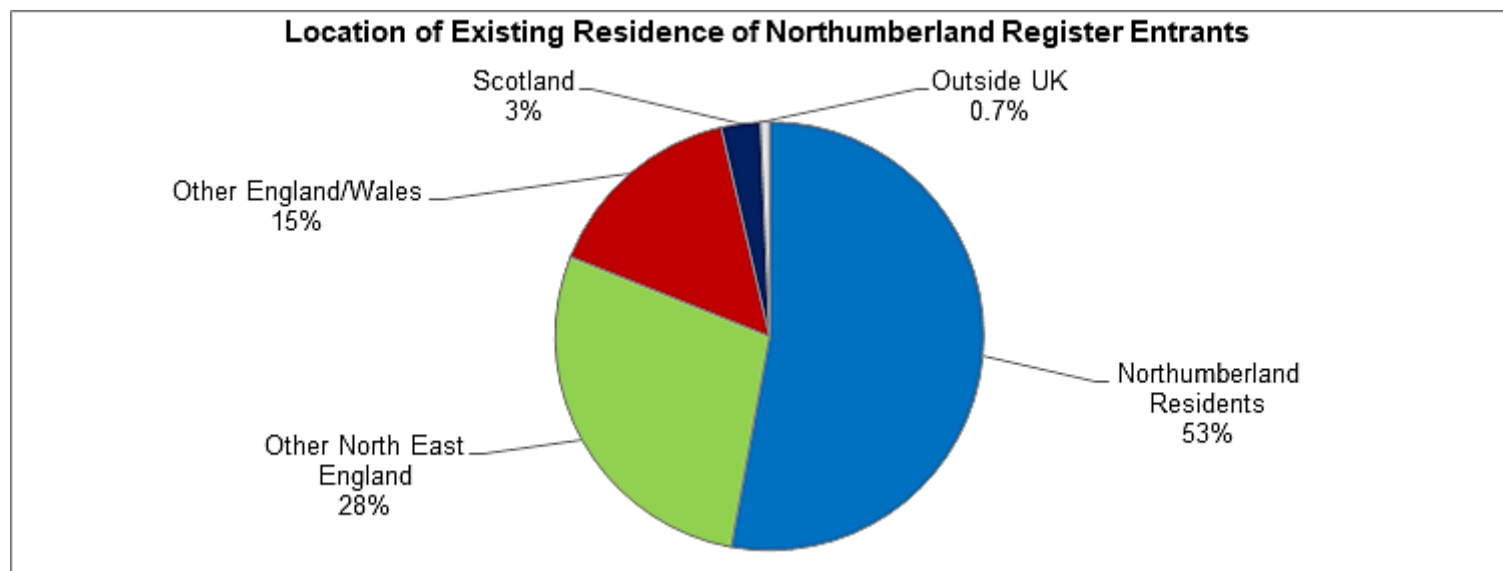
19. However, we also acknowledge that not everyone with an interest in commissioning their own home will register themselves on local authority Self-Build Registers. There will be some extra demand over-and-above our official Register. For example, an unofficial national "The Right to Build Register" is run independently by self-build advisory service BuildStore. The majority on that register have also registered on our official Self-Build Register. But there are evidently some more people with an interest in self and custom-housebuilding in the county.

20. We therefore consider the registered numbers to represent a reasonable proxy for the level of possible interest and demand for plots.

Where is the demand for self and custom housebuilding coming from?

53% of those registering an interest in self or custom housebuilding in Northumberland are current residents in the county

47% currently live outside the county (19% from beyond the North East)



21. Northumberland County Council does not currently apply any local connection test for registering entries. Independent

guidance discourages such eligibility restrictions on registering.

How strong is the demand for self and custom housebuilding?

88% of entries indicated that they are very interested in doing a self or custom-build project in the not too distant future

31% have some previous experience of self and custom-housebuilding

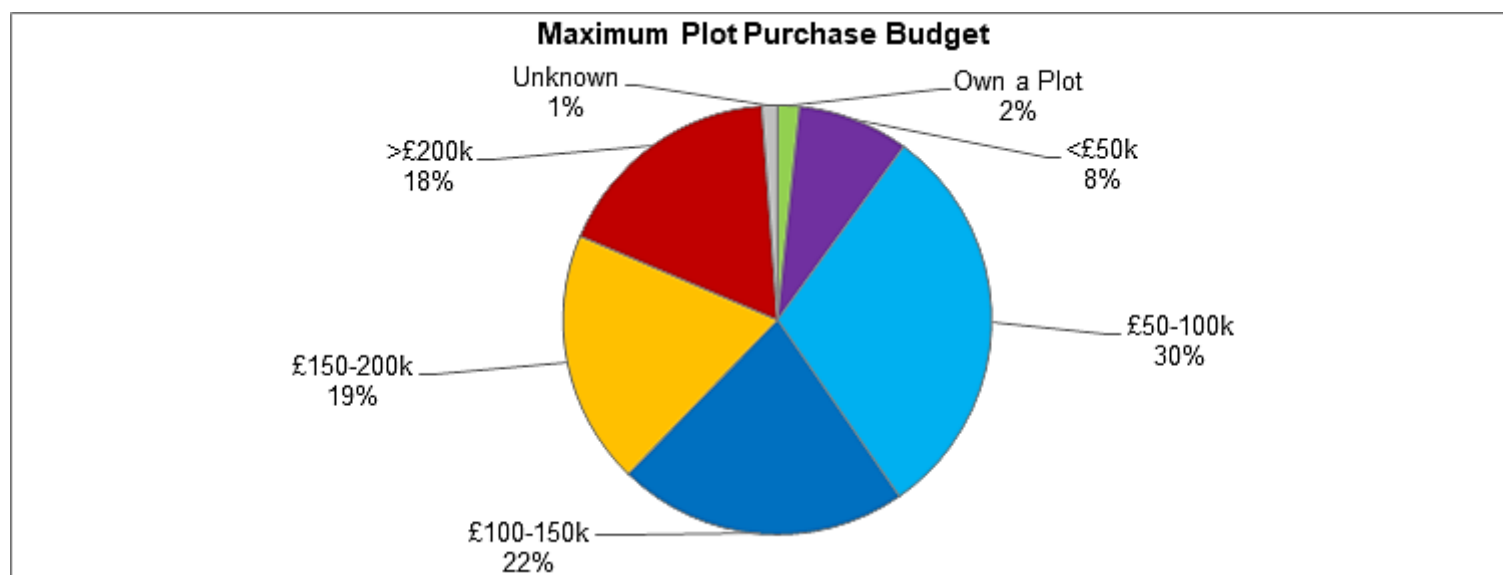
22. Most entries indicated strong interest in self or custom-build. 11% of entrants indicated they were only quite or slightly interested, or even unsure if they could afford it or have the time. This suggests the Register is more an indication of the level of possible interest, than of definitive demand for plots.

23. Many also felt they needed more information and training courses to help with progressing their project. Particular needs were in relation to planning permissions and policy, building regulations, and financing self and custom-build projects.

How much can people afford for buying a plot and doing their building project?

39% could only afford a plot purchase budget of less than £100,000 – 61% have less than £150,000 for purchasing a plot

37% have a plot purchase budget of over £150,000 – 17% have over £200,000



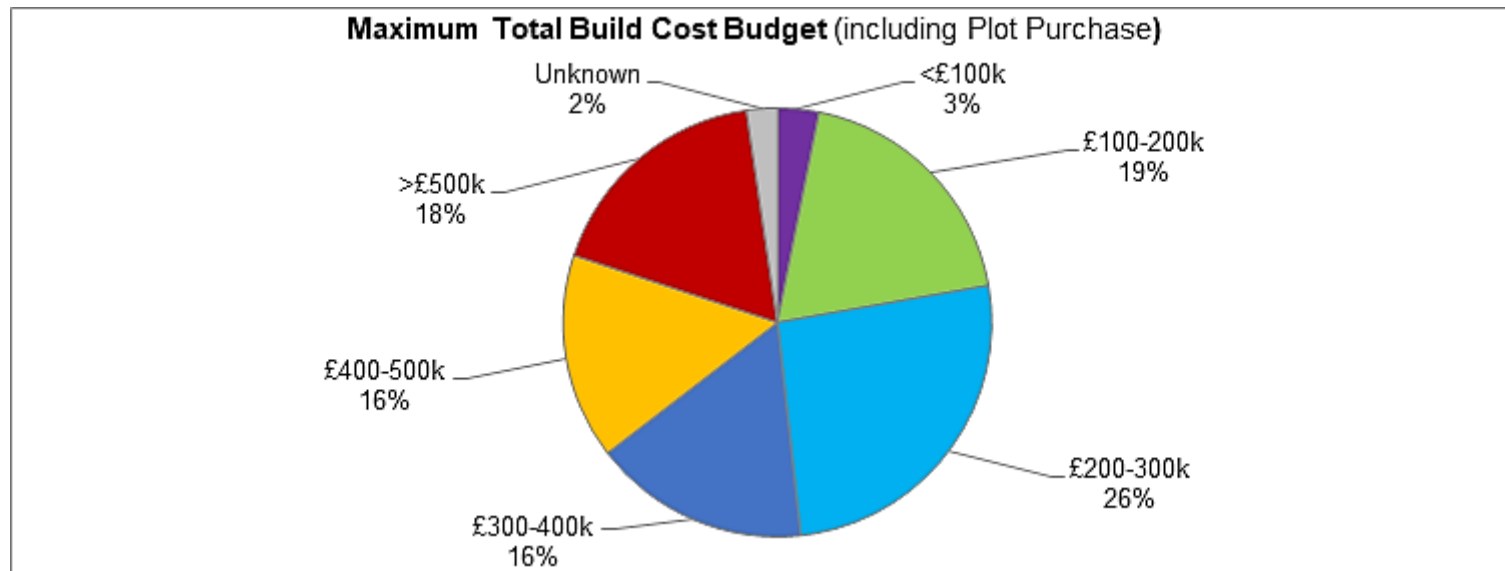
24. Northumberland County Council does not currently apply any financial viability test for registering entries. Independent guidance discourages such restrictions on registering.

25. 10 entries said they already owned a plot that they would like to build their new home on.

26. Plot prices in Northumberland range from around £50,000 in some urban areas, up to nearly £800,000 in more affluent rural parts of the county.

22% have an overall project budget of less than £200,000 for plot and build costs – 48% have less than £300,000

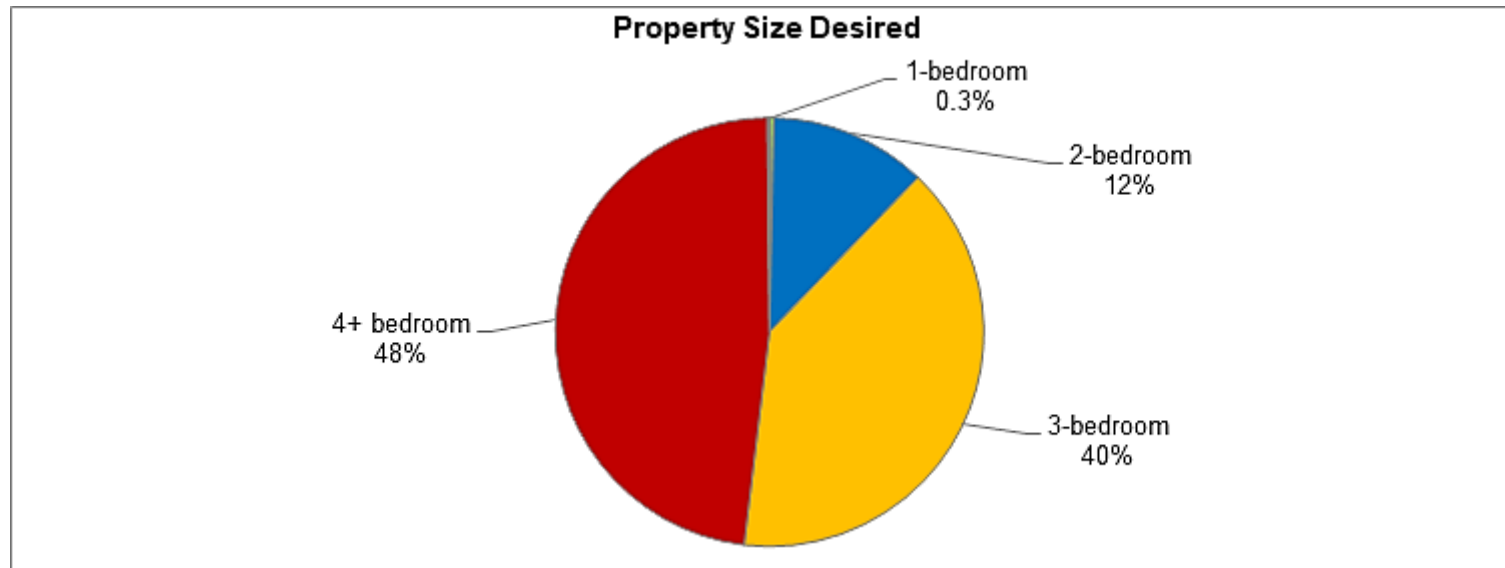
33% have a development budget of over £400,000 – 18% have over £0.5million (including 4 groups)



What sorts of project are people interested in doing?

27. Just over half (52%) of entries sought a plot for building a modest 2 or 3-bedroom home. This represents a similar proportion to those with a total budget of up to £300,000.

Nearly half (48%, including 10 of the 13 groups) wished to build larger homes of 4-or-more bedrooms in size.



61% interested in self-building by doing all the work themselves

40% interested in commissioning a developer-led custom-build project – developer offers a serviced plot, with a design and build service to help tailor the home to their own preferences

24% interested in building their home as part of a collective community group self-building together

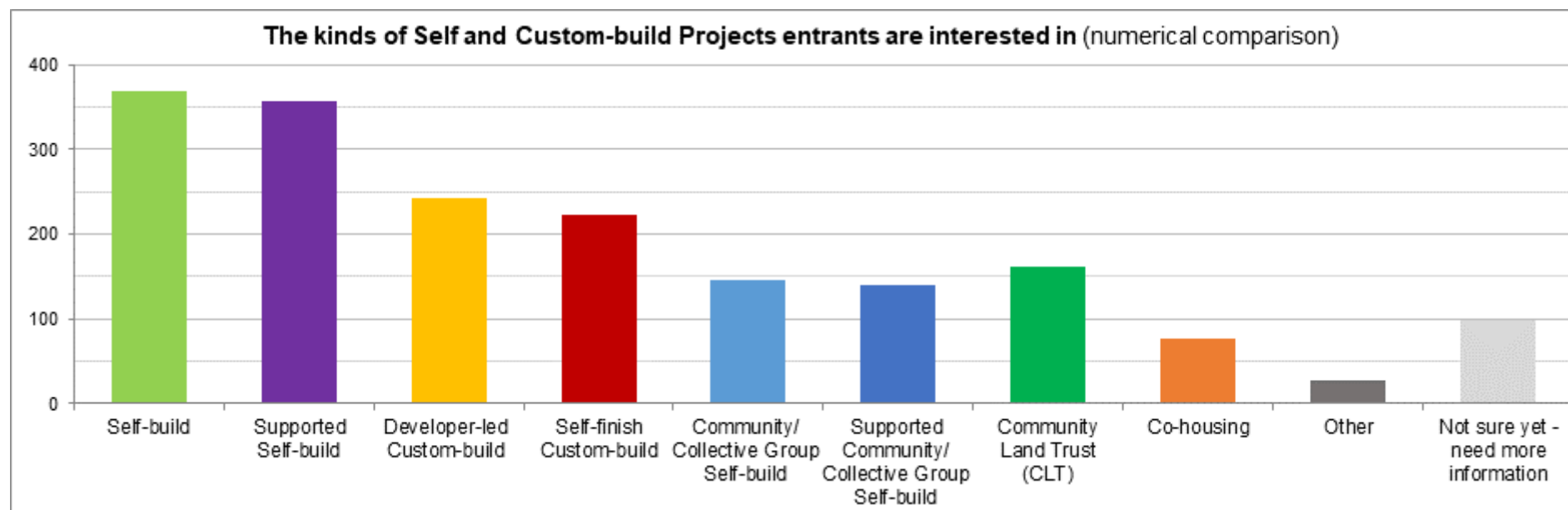
27% would consider undertaking their project as part of a Community Land Trust (CLT)

59% interested in doing most of the work themselves, but with someone else overseeing and project-managing some or all of the build

37% interested in a self-finish project – the structural watertight shell of the home is built by a developer, but then doing the interior works themselves

23% interested in a collective community group self-build, but with someone else supporting and assisting them

13% would consider joining a co-housing project – 2 group entries were co-housing groups (seeking sites for 6 and 5-10 plots)



Where would self and custom housebuilders like to locate?

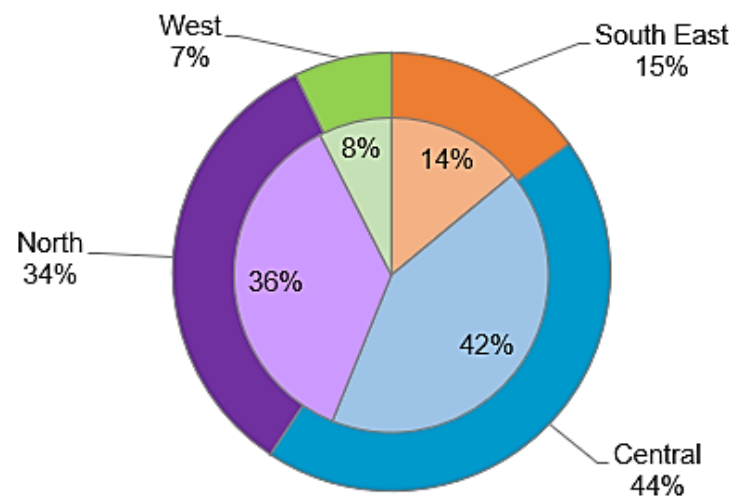
52% stated one or more preferred location(s) for where in Northumberland they would ideally wish to do their self or custom-build project (including 6 groups)

9% stated a preferred broad area of the county where they would like to build their new home

28. Of those entries stating preferred specific or broad locations, 39% stated two or more preferred locations. 29% stated three (or more) preferred locations. A few entrants cited second or third preference locations not within Northumberland County Council's administrative area. Several preferences were very generic, simply stating coastal, rural, countryside, village or built-up areas, etc.

29. With regard to Northumberland's strategic planning delivery areas, the most popular part of the county for identified preferred locations was within the Central Delivery Area (42-44%). The next most popular was the North Delivery Area (34-36%). The diagram below compares the locations of entrants' first preferences of location with the aggregated totals of their first, second and third preferences.

Preferred Locations by Delivery Area (1st choices outer circle, overall aggregated preferences inner circle)



30. For settlement-based locations, the broad Morpeth area is the most popular location cited. This is followed by Alnwick, Hexham, Ponteland and Darras Hall, Cramlington, Berwick-upon-Tweed, and the Rothbury and Coquetdale area. The broad Northumberland coast and Tyne Valley areas are also popular general locations of preference.
31. The Morpeth area was also the preferred location for 3 of the groups. The registered co-housing group seeking a site for 6 plots stated the Hexham area as their first preference. The

other registered co-housing group seeking a site for 5-10 plots did not state a preference of location.

32. Appendix A lists the locations of preference (by first, second and third choices). The map at Appendix B shows these spatially (in aggregated form for specified settlement-based locations). This gives a good indication of the likely distribution of the locational demand for self and custom-housebuilding in Northumberland.

PART 2

How many self and custom-build plots have been permitted in Northumberland?

709 potential self and custom-build dwelling plot permissions in place and newly granted over the past 7½ years up to 30 October 2023

including
453 plots permitted since 1 April 2016

33. The legal requirement is about permitting enough plots for self and custom-build opportunities, rather than recording completions of self and custom-build homes. It is also not always known at the permission stage whether the eventual first occupiers of those new homes will have had input into the property's design or construction.
34. While some planning applications identify that some or all of the development is proposed as self or custom-build plots, others do not. It is not therefore possible to be certain on the numbers of plots permitted for self and custom-build homes.
35. The PPG and Right to Build Task Force good practice guidance suggest a range of other possible ways of identifying if a permitted planning application is likely to provide for self-build or custom housebuilding plot opportunities. We consider that it is reasonable to count the following additional categories of permitted sites as

contributing to the supply of permitted plots for self and custom-housebuilding opportunities in Northumberland:

- sites for which applicants, landowners, developers or agents have indicated that some or all of the plots will be or are expected to be for self or custom-build opportunities. This is often gained through consultations for the Strategic Housing Land Availability Assessment (SHLAA) and 5-year housing land supply processes.
- sites being marketed for sale for self-build opportunities, or marketed on a plot-by-plot basis. For example, via Rightmove or other specialist plot finder websites.
- sites initially granted for outline or hybrid permissions, for which subsequent reserved matters or full permissions have been submitted and granted on an individual plot-by-plot basis. This strongly suggests that the final dwelling design and specification for each plot is

proposed for a specific known customer to become the first occupier of each home.

- developments by Community Land Trusts and co-housing groups.
- community-led housing developments specifically creating opportunities for self-builders to acquire plots and jointly participate in the design, and possibly the construction or finishing, of the dwellings.
- small-scale (mainly single-dwelling) demolition and rebuild permissions.
- dwellings permitted specifically for rural, agricultural or forestry workers to live full-time on or close to their farming or other rural business for operational reasons. Such dwellings are likely to be designed and built with the input of a known expected occupier (such as a family member as part of the ongoing successional running of the business).

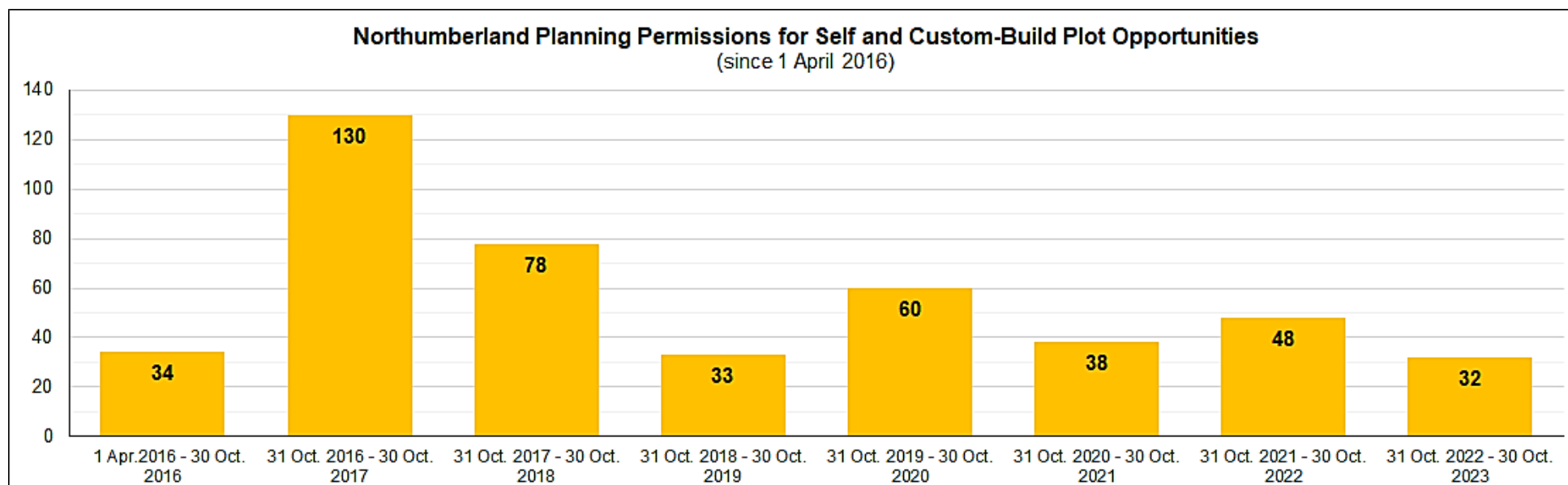
36. Northumberland County Council is not a Community Infrastructure Levy (CIL) charging authority. We cannot

therefore use CIL self-build exemption claim forms as a further means of identifying self and custom-build schemes.

37. The schedule at Appendix C sets out relevant permitted sites and plots. Appendix D sets out a schedule of small-scale demolition and rebuild permissions. Appendix E sets out permissions for rural worker's dwellings.
38. The numbers of self and custom-build plot permissions in Northumberland is set out in the table and graph below. Live permissions that were extant at the start of the first base period contribute to the plots numbers. Some of these have subsequently gained further detailed permissions, but newer permissions are not double-counted. The data may be subject to retrospective changes as new information about permissions having been for or providing potential for self and custom-build homes becomes available.
39. Many permitted sites providing several plots offer scope for group self and custom-build opportunities of various scales. One site in Wooler was permitted specifically for a small communal co-housing scheme.

Annual and cumulative numbers of self and custom-build plots permissioned in Northumberland

Base Period for Permissions	Plots Permitted	Cumulative Permissions	Plots Permitted since 1 April 2016	Cumulative Permissions since 1 April 2016
Live permissions at 1 April 2016	322	322		
1 Apr. 2016 - 30 Oct. 2016	22	344	34	34
31 Oct. 2016 - 30 Oct. 2017	90	434	130	164
31 Oct. 2017 - 30 Oct. 2018	75	509	78	242
31 Oct. 2018 - 30 Oct. 2019	32	541	33	275
31 Oct. 2019 - 30 Oct. 2020	55	596	60	335
31 Oct. 2020 - 30 Oct. 2021	36	632	38	373
31 Oct. 2021 - 30 Oct. 2022	46	678	48	421
31 Oct. 2022 - 30 Oct. 2023	31	709	32	453
	709		453	

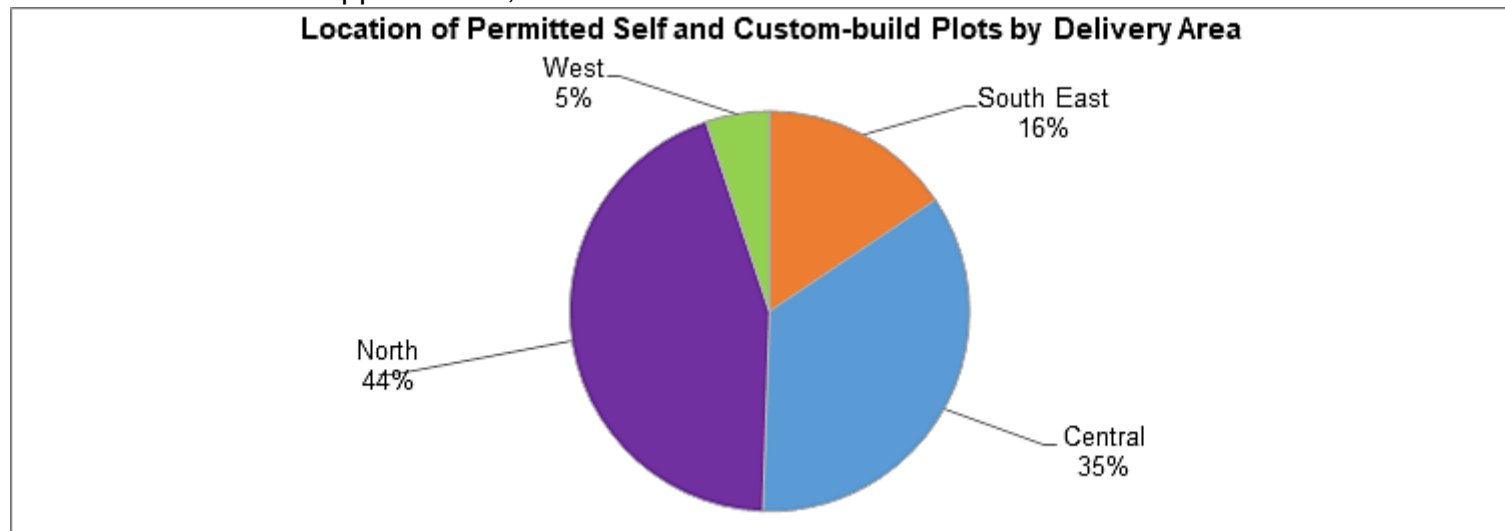


40. The above permissions figures do not include the majority of small-scale permissions. Guidance suggests these could also be self or custom-build, but subject to who the applicant or landowner is, and whether they have stated an intention to market the development site or plot(s) as a building opportunity. They would not count if they were just building and then selling the completed dwelling for profit.
41. A lot of single-dwelling and other small-scale housing developments are permitted in Northumberland every year. These sites, of less than 5 dwellings in size, typically deliver over a hundred dwellings each year. Many are on single-dwelling sites. It is not practical to identify whether or not all these were for self or custom-build homes, other than those known sites listed in Appendix C. But we consider the vast majority are highly likely to be some form of self or custom-build project, particularly single-dwelling developments. The numbers of demolition and rebuild dwellings (Appendix D) and rural workers dwellings (Appendix E) form only a small proportion of the dwellings permitted on small-scale development sites each year.
42. So the figures are likely to undercount the numbers of self and custom-build dwelling permissions in Northumberland.
43. Alongside the main Self and Custom Housebuilding Register, we also provide a **Self and Custom-Build Plot Register** on our website. This allows landowners to inform us if they think they have a plot of land that may be suitable for self and custom-build housing development.
44. 11 submissions have put forward possible sites as at 30 October 2023. But two of these were updated re-submissions of the same sites. The 9 submitted sites indicate a possible maximum capacity for about 19 self-build plots. The suggested sites are listed at Appendix F. One of these sites (in Slaley) has now been developed for one dwelling. Another (in Swarland) has gained permission in part for one dwelling, which is under construction. The rest of that site is outside the settlement boundary defined in the Local Plan. Five other sites have had previous now-lapsed planning permissions. None of the sites have actively been marketed by the landowners. One of the sites (at Cresswell) was previously assessed as not being suitable for housing development in our Strategic Housing Land Availability Assessment (SHLAA).

Where have self and custom-build plots been permitted?

45. The majority (44%) of these permitted plots are in the North Delivery Area of the county. More than a third (35%) are in the Central Delivery Area (where about half of the demolition and rebuild schemes are within the Darras Hall executive housing estate in Ponteland).
46. The map at Appendix B shows the spatial location of permitted plots providing self and custom-build opportunities.
47. As mentioned previously, the legal duty is about permitting enough self and custom-build plot opportunities, not monitoring what is actually built. While permissions may provide for self and custom-build opportunities, sometimes

sites do not get built out for this form of housing. For example, a site in Alnwick that was specifically allocated for self-build development in the Alnwick & Denwick Neighbourhood Plan (based upon a then extant permission) was ultimately built-out by a single developer. Another large housing development site in Ashington, which had an area set aside for self-build plots, was subsequently granted permission to be built-out as market housing instead by the volume housebuilder. This is understood to have been due to a lack of demand for take-up of the self-build plots.



PART 3

How does the supply of permitted self and custom-build plots compare to the demand?

709 potential self and custom-build dwelling plot permissions in place and newly granted (453 permitted since 1 April 2016) over the past 7½ years up to 30 October 2023

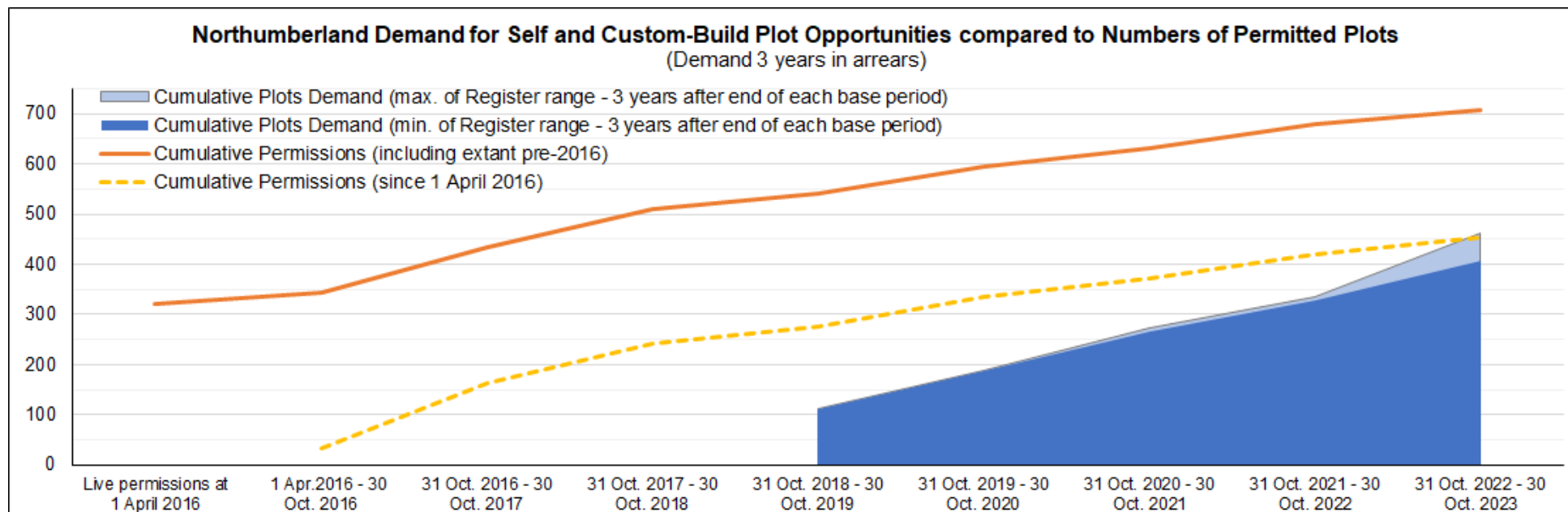
– exceeding the requirement to permit at least **406-461** plots by 30 October 2023 to meet the Register's demand from the first 5 base periods

48. Councils have three years after the end of each annual base period to have permitted enough plots to meet the scale of demand indicated by the numbers of registrations on their Self-Build and Custom Housebuilding Register. The table

and graph below show that the number of permissions for potential self and custom-build plots up to 30 October 2020 sufficiently provides for the cumulative demand required to be met by 30 October 2023 from the first five base periods.

Plots demand and the numbers of self and custom-build plots permissioned in Northumberland

Base Year	Cumulative Plots Demand	3-year Target to meet Base Period Demand	Base Period for Permissions (3 years in arrears)	Cumulative Plot Permissions	Cumulative since 1 April 2016
			Live permissions at 1 April 2016	322	
			1 Apr. 2016 - 30 Oct. 2016	344	34
			31 Oct. 2016 - 30 Oct. 2017	434	164
			31 Oct. 2017 - 30 Oct. 2018	509	242
1	110-111	by 30 October 2019	31 Oct. 2018 - 30 Oct. 2019	541	275
2	187-188	by 30 October 2020	31 Oct. 2019 - 30 Oct. 2020	596	335
3	266-272	by 30 October 2021	31 Oct. 2020 - 30 Oct. 2021	632	373
4	328-334	by 30 October 2022	31 Oct. 2021 - 30 Oct. 2022	678	421
5	406-461	by 30 October 2023	31 Oct. 2022 - 30 Oct. 2023	709	453
6	510-565	by 30 October 2024			
7	589-644	by 30 October 2025			
8	629-684	by 30 October 2026			



49. **A total 709 plot opportunities have been in place and permitted in the last 7½ years (including 453 granted since 1 April 2016), compared to the Self-Build and Custom Housebuilding Register’s demand to have permitted 406-461 plots by 30 October 2023. Thus Northumberland County Council is more than fulfilling our duty to permit enough self and custom-build plots to meet the county’s requirements.**

50. The map at Appendix B compares the spatial location of permitted plots providing self and custom-build opportunities with the distribution of demand.

51. There is no duty to ensure the supply of plot permissions meets the Self-Build Register’s indicative demand for specific parts of a local authority area. The spatial distribution of potential self and custom-build plots does differ from the spatial distribution of demand indicated by those Register entries that stated locational preferences. However, if we were to factor in the significant extra supply of completions and permissions for single-dwelling sites, then they would give a better proportional balance between supply and demand. They would also numerically more than meet the locational demands.

Appendices

Appendix A: Summary of the preferred locations for self and custom-build development

Location Preferences:	1 st	2 nd	3 rd	Location Preferences:	1 st	2 nd	3 rd	Location Preferences:	1 st	2 nd	3 rd	Location Preferences:	1 st	2 ⁿ	3 rd
SOUTH EAST	46	27	24	CENTRAL	136	94	64	NORTH	102	88	62	WEST	21	15	14
South East Northumberland	5	3	1	Central and South Northumberland	6	5	2	North Northumberland	6	6	4	West and South West Northumberland		2	1
Acklington		1		Tyne Valley	14	2	4	Northumberland Coast	13	8	3	North Tyne Valley		1	1
Amble	6	3	3	Acomb	1	1		Alnmouth	4	4	4	Tynedale	4		
Ashington / Woodhorn	5	2	1	Belsay / Capheaton		2	1	Alnwick	26	14	13	Allendale / Carrshield	4	3	1
Bedlington	4	2	2	Corbridge	7	5	1	Bamburgh / Budle	5	1	2	Bardon Mill	3		
Blyth / Newsham	8	1	2	Heddon-on-the-Wall		2	2	Beadnell	1	2		Great Whittington	1		
Broomhill / Togston	1			Hepscott	1	2	2	Belford	4	7		Gunnerton		1	
Cramlington	9	7	3	Hexham	16	11	7	Berwick-upon-Tweed	10	4	4	Haltwhistle	2	2	
Cresswell	1	1		Longhirst			2	Boulmer	1			Haydon Bridge			4
Ellington			1	Longhorsley	1		1	Chatton	1		2	Humshaugh		2	
Nedderton		2		Matfen		2	2	Cornhill	1	1		Kielder			3
Newbiggin by the Sea	1	1	3	Medburn	4	3	1	Craster			1	Kirkharle			1
Red Row			1	Mitford / Cambo		3	2	Doddington	1			Ninebanks / Mohope		1	
Seaton Delaval	3	3	1	Morpeth	41	22	18	Embleton	2	1		Otterburn			1
Seaton Sluice	2		2	Newlands			1	Felton	4	5	3	Wark on Tyne	8		
Seghill		1	1	Ovingham / Ovington		6		Goswick			1				
Stakeford/Choppington	1			Pegswood / Bothal	2	2	1	Glororum	1	1					
Ulgham			1	Ponteland / Darras Hall	21	6	4	Horncliffe		1					
Widdrington			2	Prudhoe	6	4	2	Lesbury / Hipsburn	1	1					

Location Preferences:	1 st	2 nd	3 rd	Location Preferences:	1 st	2 nd	3 rd	Location Preferences:	1 st	2 nd	3 rd	Location Preferences:	1 st	2 ⁿ	3 rd
SOUTH EAST	46	27	24	CENTRAL	136	94	64	NORTH	102	88	62	WEST	21	15	14
				Riding Mill		1	1	Longframlington	1	2	1				
				Stamfordham	2	1		Longhoughton	1	1	1				
				Stannington	3	5	2	Lowick / Bowsden		2	1				
				Stocksfield / Broomley	3	4	2	Netherton		1					
				Whalton	1	2	1	Newton-by-the-Sea			1				
				Wylam	6	3	2	Newton on the Moor			1				
								Norham			1				
								Ogle	1						
								Rennington			1				
								Rothbury / Coquetdale	4	8	6				
								Seahouses/N.Sund'land	1	1	1				
								Shilbottle	1						
								Snitter	1						
								Swarland	5	3	3				
								Thirston			1				
								Thropton		2					
								Warkworth	3	4	5				
								Wooler / Hepburn	3	8	2				

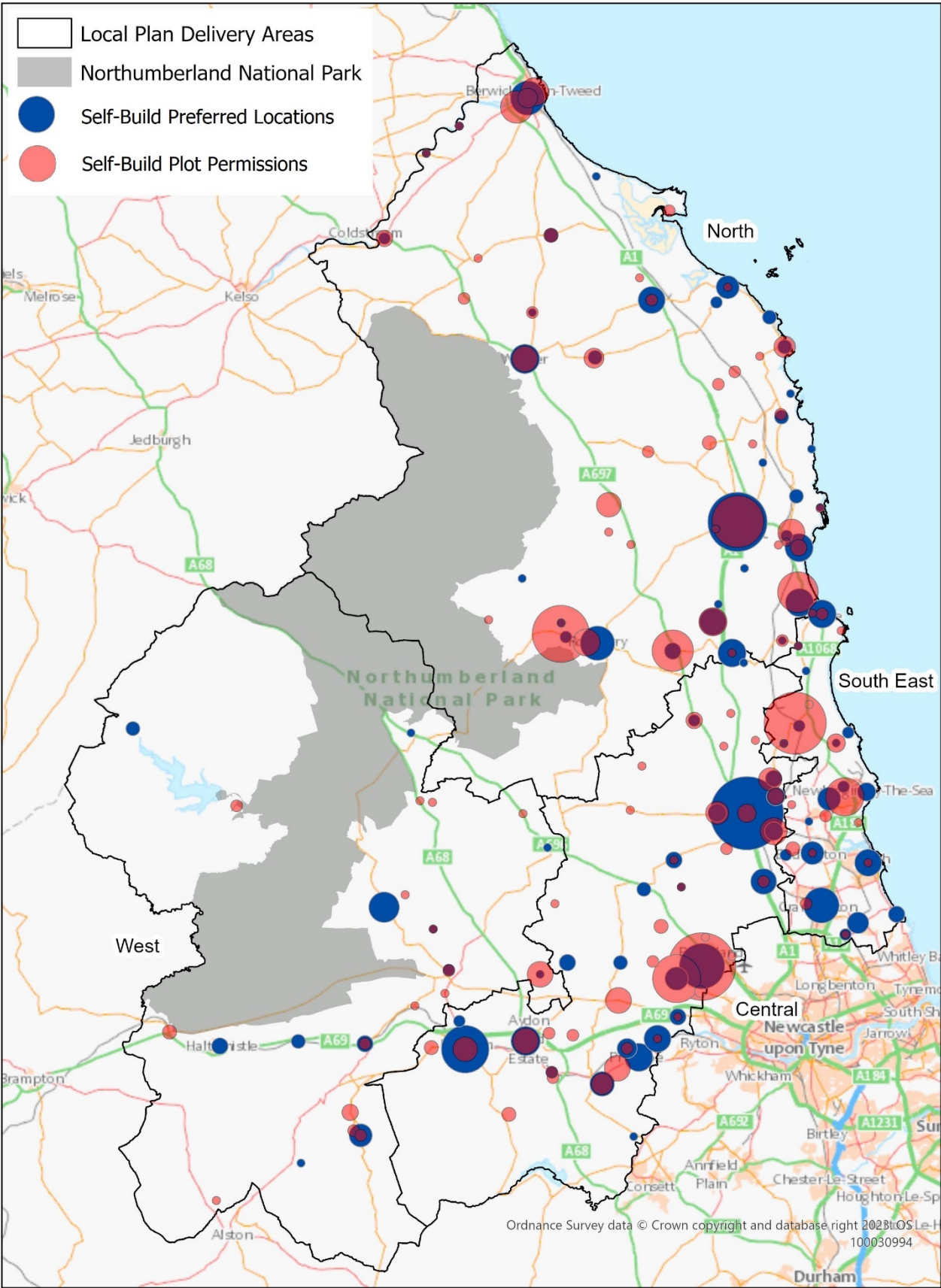
Figures include the surrounding broad area, so the demand is not necessarily within the specified settlement itself.

7 of the 8 Wark on Tyne 1st preferences were submitted in summer 2019 as support for a planning application on the northern edge of the village.

Northumberland National Park Authority's register also includes 1 entrant who cited their preferred location as Rothbury, but it appears as though all those on their register have also registered with Northumberland County Council.

Appendix B: Spatial demand for self and custom-build plots and locations of permitted plots

Aggregated 1st, 2nd and 3rd choice locations of preference for specific settlement-based locations – excludes generic locations



Appendix C: Summary schedule of planning permissions for self and custom-build plots

See separate sites schedule.

Appendix D: Summary schedule of permissions for demolition and rebuild dwellings

See separate sites schedule.

Appendix E: Summary schedule of planning permissions for rural worker's dwellings

See separate sites schedule.

Appendix F: Northumberland Self-Build Plots Register summary

Sites submitted to the Council with possible potential for self and custom-build development plots.

Site Location / Settlement	Site Description	Self-Build Dwelling Plots	Planning Permission	Anticipated Land Price
SOUTH EAST:				
Stakeford	0.2ha grassland north-east of 20 Collingwood Place	2	Previous lapsed permission for 2 detached 3-bed houses (15/00878/FUL granted in May 2015)	£50,000-100,000
Cresswell	0.07ha 2-caravan site [SHLAA ref. 9159 The Garden Plots]	1-3	[SHLAA assessed site to be not suitable or achievable for housing]	-
CENTRAL:				
Prudhoe	0.03ha front garden land at Chadwick Land, Station Road	1	Previous lapsed permission (T/92/E/974) for 1 detached house adjacent to Station Road	-
Prudhoe	0.2ha agricultural land at Eastwood Villas	1	-	-
Slaley	0.5ha garden at Wooley Grange [previously developed land in the Green Belt]	1	Permission for 1 dwelling (18/00701/FUL granted in April 2018) - <i>completed in Sept. 2020</i>	£150,000-200,000
NORTH:				
Alnwick	0.445ha vacant land at 7 Springfield Meadow	1	Previous lapsed permission for 1 dwelling (C18/A/422)	>£200,000
Rothbury	0.25ha vacant land west of Jacob's Ladder	3	Previous lapsed permissions for 8 detached dwellings (95/A/483 and 98/A/343), but only 5 built	>£200,000
Swarland	Approx. 1.0-1.5 acres / 0.47-0.58ha back garden/paddock land [SHLAA ref. 0192a]	5-6	Permission for 1 dormer bungalow (18/03621/FUL granted in March 2019) - <i>currently under construction</i>	>£200,000
Wooler	0.27ha paddock at Cheviot Park	1	Previous lapsed outline permission for 4 plots (N/85/B/0274/P), but 4 bungalows built on 3 plots (N/88/B/42)	<£50,000