



Northumberland
County Council

Northumberland Self-Build and Custom Housebuilding Register Monitoring Report

(Position as at 30 October 2021)

May 2022



Northumberland
County Council

www.northumberland.gov.uk

Contents

Introduction	1
PART 1	2
Where is the Demand for Self/Custom Housebuilding in Northumberland coming from?	3
How strong is the Demand for Self/Custom Housebuilding in Northumberland?	4
How much can People Afford for Buying a Plot and doing their Self/Custom-Build Project?	4
What sorts of Self/Custom-Build Project are people Interested in doing?	5
Where in Northumberland would Self/Custom Housebuilders like to Locate?	6
PART 2	7
How many Self/Custom-Build Plots have been Permitted in Northumberland?	7
Where in Northumberland have Self/Custom-Build Plots been Permitted?	9
What Other Sites have been Proposed for Self-Build Opportunities?	10
Appendices	11
Appendix A: Summary of the Preferred Locations for Self/Custom-Build Development	11
Appendix B: Spatial Demand for Self/Custom-Build Plots and Locations of Permitted Plots	12
Appendix C: Summary Schedule of Planning Permissions for Self/Custom-Build Plots	13
Appendix D: Summary Schedule of Permissions for Demolition and Rebuild Dwellings	20
Appendix E: Summary Schedule of Planning Permissions for Rural Worker’s Dwellings	27
Appendix F: Northumberland Self-Build Plots Register Summary	29

Introduction

1. This monitoring report sets out headline data and analysis of the latest levels of demand and permitted suitable plots for self-build and custom housebuilding in Northumberland in accordance with legislative requirements¹ and supporting national Planning Practice Guidance (PPG)².
2. All local authorities are legally required to maintain a Self-Build and Custom Housebuilding Register for individuals/couples and groups (associations of individuals) to register their potential interest in finding a self-build plot in the area, which in turn aims to help local authorities ascertain the scale of likely demand for serviced plots³ for self-build and custom housebuilding in their administrative area. Local authorities then have a duty to grant suitable⁴ development permissions for enough suitable serviced plots of land to meet the level of 'demand' for self-build and custom housebuilding in their area.
3. There is, however, no duty on local authorities to permission land that meets the specific requirements expressed by those on the Register, although local authorities can use people's preferences to help guide decisions and thus help to ensure that suitable land is permissioned that people are actually likely to be keen to develop.
4. In addition to informing the preparation of planning policies in local and neighbourhood plans and being a material consideration in decision making on planning applications for self-build and custom housebuilding, local authorities are required to have regard to the evidence of demand in carrying out their wider housing functions, including local housing strategies, delivery of affordable housing, supporting community-led housing and in developing plans for new housing on land owned by the local housing authority, as well as through joint working with local delivery partners.
5. **Part 1** of this monitoring report identifies the indicative level of demand/interest for self/custom housebuilding plots in the county revealed by [Northumberland County Council's Self-Build and Custom Housebuilding Register](#) as at 30 October 2021, together with analysing the profile of that demand. Northumberland County Council does not currently apply any charges or eligibility criteria (e.g. local connection test, financial viability test) for registering entries onto its Register, so there are no restrictions on people registering potential interest.
6. **Part 2** of the report assesses the numbers of permissioned development plots for potential self/custom-build homes that contribute to satisfying the 'demand'. In accordance with PPG recommendations, regularly updated information about potentially available permitted sites and plots is published on the Council's Self and Custom Build Register webpage.
7. This monitoring data also informs the Council's annual key statistics returns to Government on the self-build and custom housebuilding register and plot permissions⁵.

¹ [Self-build and Custom Housebuilding Act 2015](#) [26 March 2015] (as amended by the [Housing and Planning Act 2016](#)); [The Self-build and Custom Housebuilding Regulations 2016](#) [6 Oct. 2016]; [Self-build and Custom Housebuilding \(Time for Compliance and Fees\) Regulations 2016](#) [25 Oct. 2016].

² [PPG: Self-build and Custom Housebuilding](#) [1 April 2016, as amended] – paragraphs 023 and 028.

- see also [Planning for Self- and Custom-build housing](#) (LGA Planning Advisory Service, June 2016).

- see also [Planning Guidance notes](#) (National Custom and Self-Build Association (NaCSBA) Right to Build Task Force).

³ A 'serviced plot of land' is defined in the Act 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".

⁴ A 'suitable' development permission is defined in the Act as a "permission in respect of development that could include self-build and custom housebuilding".

⁵ [Self-build and custom housebuilding data](#).

PART 1

What is the Demand for Self-Build and Custom Housebuilding in Northumberland?

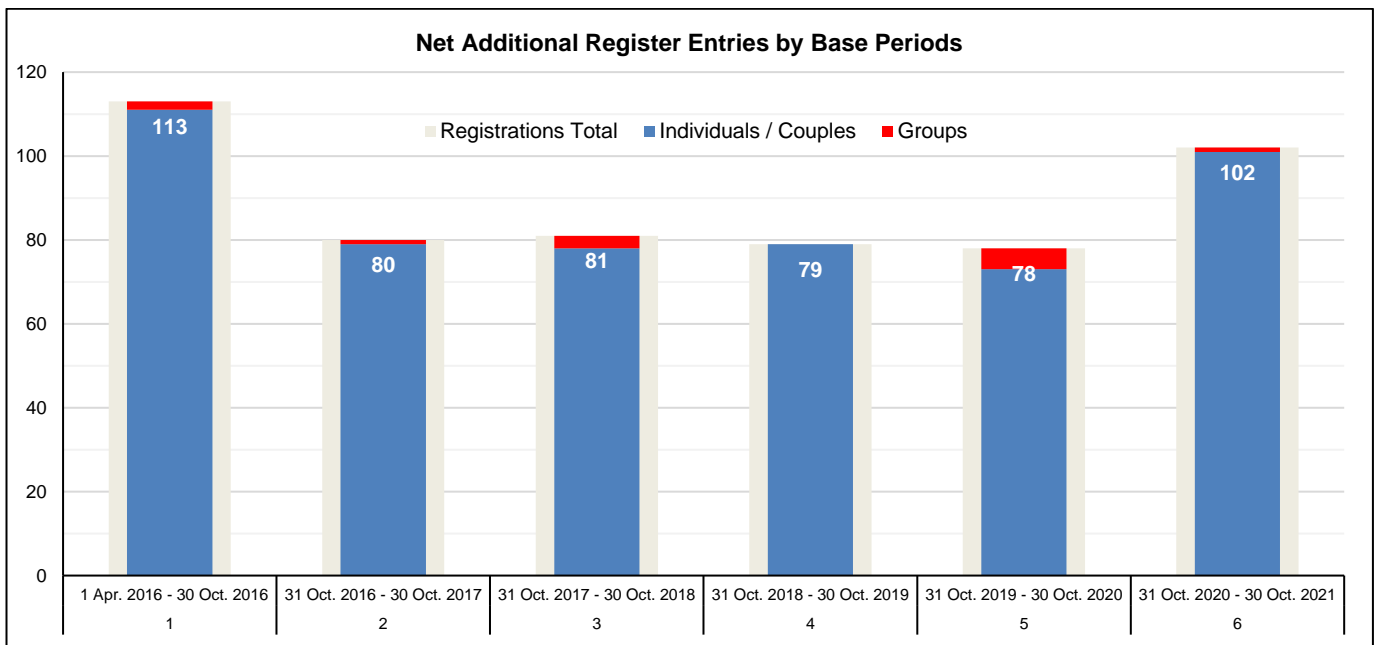
488 live entries on Northumberland County Council's Self-Build and Custom Housebuilding Register as at 30 October 2021

12 groups (2.5%) seeking circa 31-86 plots

510-565 cumulative plots demand

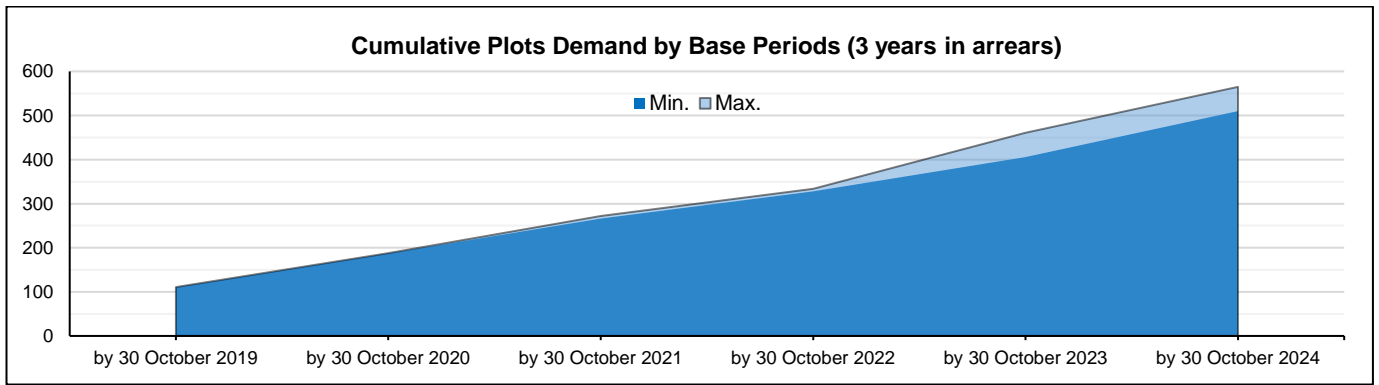
8. The level of indicative demand is established by reference to the number of entries added to a local authority's Register during annual base periods, which run from 31 October to 30 October each year. Following the end of each base period, authorities then have three years in which to permission an equivalent number of suitable plots of land for self-build and custom housebuilding as there are entries for that base period.
9. The numbers of registrations by individuals/couples and groups within each annual base period are set out below, together with the numbers of plots required to be permitted within three years of the end of each base period to meet the demand⁶.

	Base Period	Registrations			Net Additional Plots Demand	Cumulative Plots Demand	3-year Target to meet Demand
		Individuals	Groups	Total			
1	1 Apr. 2016 - 30 Oct. 2016	111	2	113	110-111	110-111	by 30 October 2019
2	31 Oct. 2016 - 30 Oct. 2017	79	1	80	+77	187-188	by 30 October 2020
3	31 Oct. 2017 - 30 Oct. 2018	78	3	81	+79-84	266-272	by 30 October 2021
4	31 Oct. 2018 - 30 Oct. 2019	79	-	79	+62	328-334	by 30 October 2022
5	31 Oct. 2019 - 30 Oct. 2020	73	5	78	+78-127	406-461	by 30 October 2023
6	31 Oct. 2020 - 30 Oct. 2021	101	1	102	+104	510-565	by 30 October 2024



10. Of the 12 groups, seven only sought 1-2 plots each, with others seeking sites for 3 and 5 plots, two co-housing groups seeking sites for 6 and 5-10 plots, and one group seeking a site for 1-50 plots.

⁶ A total 533 entries were made onto Northumberland's Self-Build Register between 1 April 2016 and 30 October 2021, including the 12 groups (some of whom stated the number of plots sought for the group as a range). However, several entries were evidently duplicate or updated/resubmitted entries by the same people, while 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 is necessary to avoid double-counting of demand overall, both within any individual base period and cumulatively. Additionally, some people have subsequently requested their details to be removed from the Register.

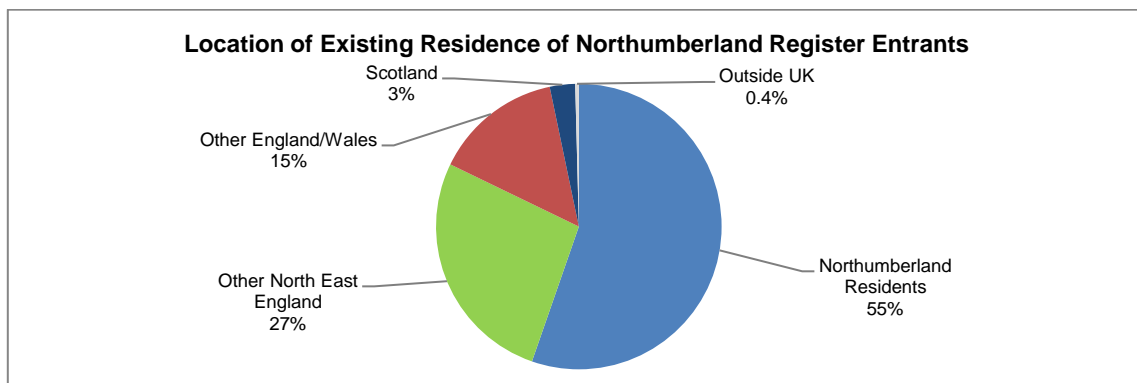


11. 19% (93) of those on Northumberland County Council’s Self-Build Register (including 2 of the 12 groups) stated that they had also registered with one or more other local authorities, primarily in North East England, with many having registered with multiple other local authorities. However, analysis of the extent of additional numbers recorded on other North East local authority registers⁷ suggests that this degree of potential double-counting of demand between authorities is likely to equate overall to about a quarter of the total entries on Northumberland County Council’s Register. Hence, the indicative number of plots sought in the table and graphs above will likely overstate the actual number of plots genuinely required in Northumberland to satisfy the needs of those on the Council’s Register. However, it is also acknowledged that not everyone with an interest in commissioning their own home will necessarily register themselves on local authority Self-Build Registers, so there is also likely to be some additional unregistered demand for self/custom-housebuilding in Northumberland over-and-above the Council’s official Register, such that it can reasonably be viewed as a proxy for the level of possible interest/demand⁸.

Where is the Demand for Self/Custom Housebuilding in Northumberland coming from?

55% of those registering an interest in self/custom housebuilding in Northumberland are current residents in the county

45% currently live outside the county (18% from beyond the North East)



12. Northumberland County Council does not currently apply any local connection test for registering entries – such restrictions on registering are nevertheless discouraged.

⁷ Some people evidently registered with further local authorities after registering with Northumberland County Council, and vice versa – it all depends on which local authority someone registers with first, second and so on. All of those who applied to go on Northumberland National Park’s register (for which a local connection test restriction applies) have seemingly also registered an interest in Northumberland county as a whole, as well as 36% of those on the Newcastle register, 31% of South Tyneside entries, 28% of Gateshead entries, 18% of North Tyneside entries, 17% of Sunderland entries and 16% of County Durham entries. Newcastle, Gateshead, South Tyneside and Sunderland all have many more entries on their registers stating that they had already registered with Northumberland County Council than the numbers on Northumberland County Council’s Register stating that they had previously registered with those local authorities, whereas fewer numbers on the North Tyneside and County Durham registers had indicated that they had already registered with Northumberland County Council.

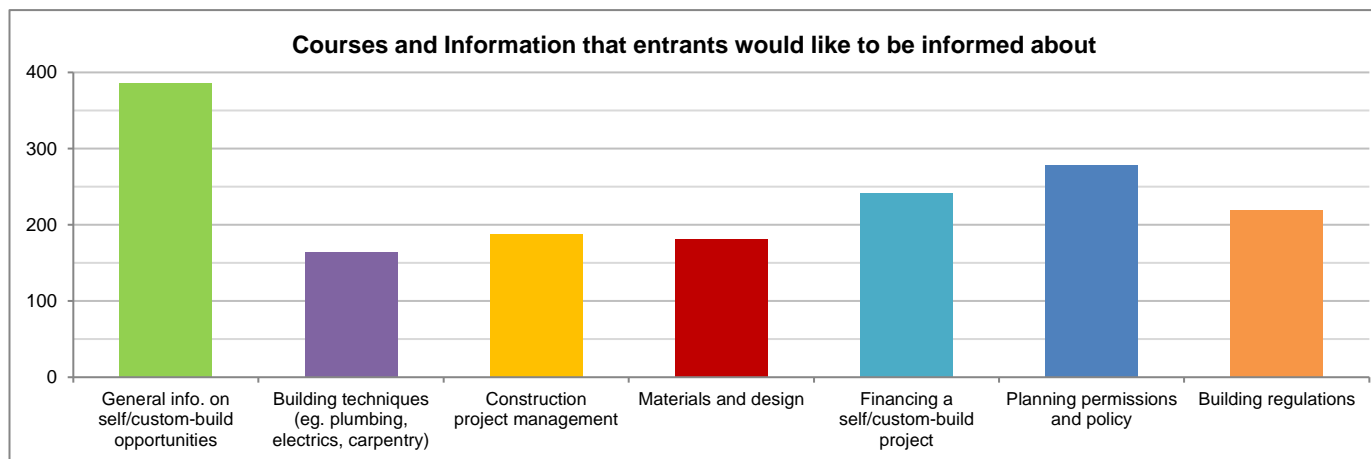
⁸ For example, an unofficial national “The Right to Build Register” is run independently by self-build advisory service BuildStore. It records 156 entries for Northumberland from 2019 onwards (35 in 2019, 38 in 2019-20, and 78 in 2020-21), with cross-checking revealing that while the majority have also registered on Northumberland County Council’s official Self-Build Register there are evidently also some others who may have an interest in self/custom-housebuilding in the county.

How strong is the Demand for Self/Custom Housebuilding in Northumberland?

89% of entries indicated that they are very interested in doing a self/custom-build project in the not too distant future

30% already have some previous experience of self/custom-housebuilding

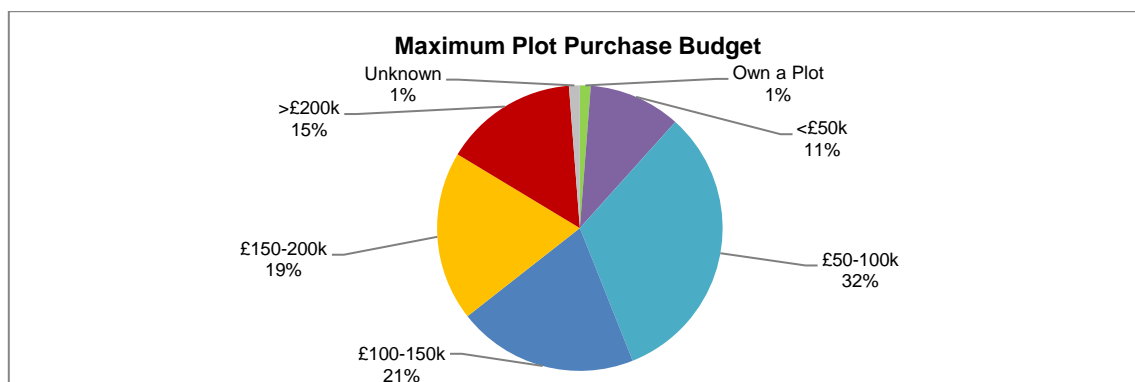
- While 89% of entries indicated strong interest in self/custom-build, 11% of entrants indicated that they were only quite or slightly interested, or even unsure if they could afford it or have the time. This suggests that the Register is more an indication of the level of possible interest in doing a self/custom-build project in Northumberland than of definitive demand for plots.
- About 90% of entries stated an interest in potentially attending courses if available and gaining further information about self/custom-build opportunities. Over half (57%) sought more information or courses about planning permissions and policy, with nearly half seeking further information about financing self/custom-build projects (49%) and on building regulations (45%).



How much can People Afford for Buying a Plot and doing their Self/Custom-Build Project?

43% could only afford a plot purchase budget of less than £100,000 – 64% have less than £150,000 for purchasing a plot

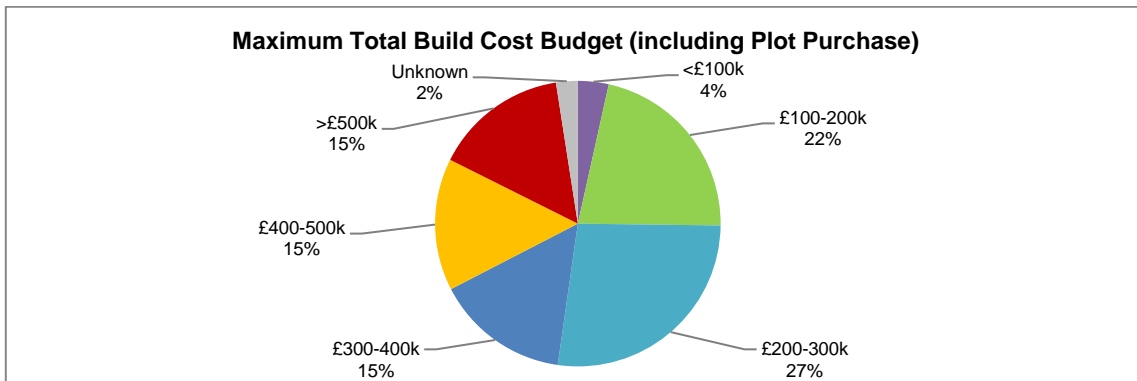
35% have a plot purchase budget of over £150,000 – 15% have over £200,000



- Northumberland County Council does not currently apply any financial viability test for registering entries – such restrictions on registering are nevertheless discouraged.
- 6 entries indicated that they already owned a plot that they would like to build their new home on, subject to obtaining planning permission for their project.
- Analysis of residential development plots in Northumberland advertised for sale on the open market suggests that plot prices average around £120,000 (ranging from less than £50,000 in lower value areas in the South East of the county up to over £400,000 in more affluent areas around Ponteland) – based on the 0.08ha (0.2 acre) average size of plots, average plot prices therefore equate to around £1.5 million per hectare, with a premium for smaller and single-plot sites. This therefore raises questions over the realistic level of financially-viable demand for plots in some desired parts of the county, with potential over-expectations for how much it is actually likely to cost to buy a plot.

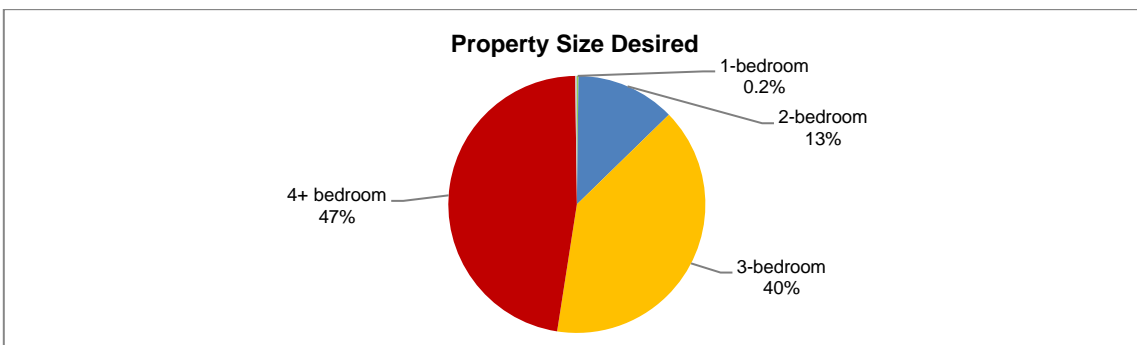
25% have an overall project budget of less than £200,000 for plot and build costs – 52% have less than £300,000

30% have a development budget of over £400,000 – 15% have over £0.5million (including 4 groups)



What sorts of Self/Custom-Build Project are people Interested in doing?

18. Just over half (52%) of entries sought a plot for building a modest 2 or 3-bedroom home (representing a similar proportion to those with a total budget of up to £300,000), while nearly half (47%, including 9 of the 12 groups) wished to build larger homes of 4-or-more bedrooms in size.

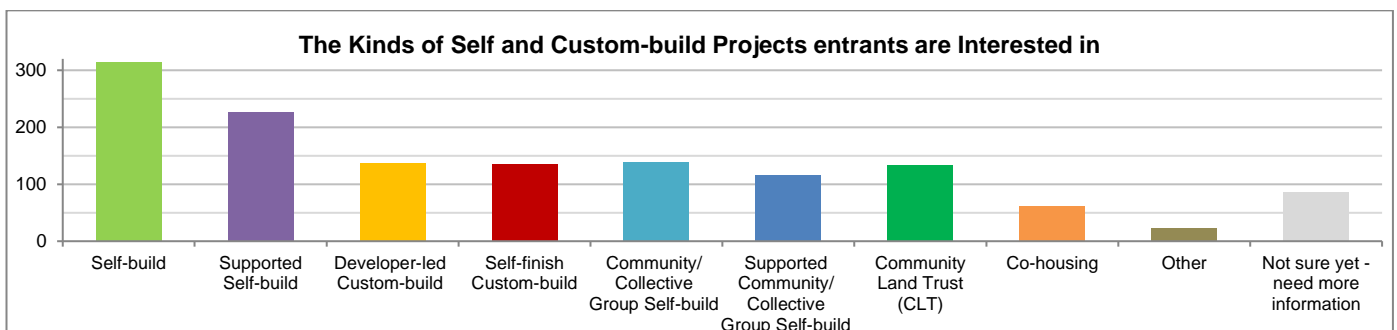


64% interested in self-building by potentially doing all the work themselves

47% interested in doing most of the work themselves, but with someone else overseeing and project-managing some or all of the build

28% interested in commissioning a developer-led custom-build project – developer offers a serviced plot as part of a new development, with a design and build service to help tailor the home to their own preferences

28% interested in a self-finish project – structural watertight shell of the home is built by a developer, but then doing the interior works themselves



28% interested in building their home as part of a collective community group self-building together

24% interested in a collective community group self-build, but with someone else supporting and assisting them

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

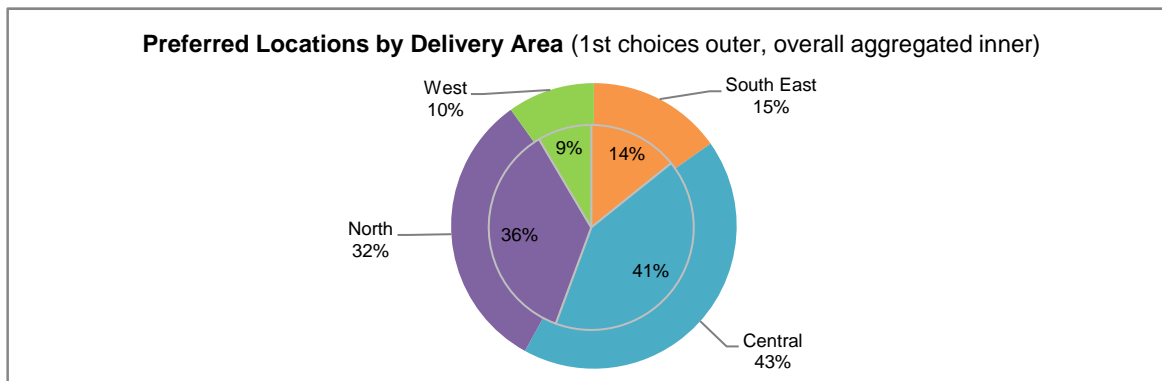
13% would consider joining a co-housing project – 2 group entries were co-housing groups (seeking sites for 6 and 5-10 plots)

Where in Northumberland would Self/Custom Housebuilders like to Locate? ⁹

43% stated one or more preferred location for where in Northumberland they would ideally wish to do their self/custom-build (including 6 groups)

9% stated a broad area of the county¹⁰ where they would like to build their new home

19. In terms of Northumberland's strategic planning delivery areas, the most popular part of the county for identified preferred locations was within the Central delivery area (41-43%), followed by the North delivery area (32-36%).



20. In terms of settlement-based locations, the broad Morpeth area was the most popular location cited, followed by Alnwick, Ponteland/Darras Hall, Hexham, Berwick-upon-Tweed and Cramlington, with the Northumberland coast and Tyne Valley areas also popular general locations of preference. The Morpeth area was also the preferred location for 3 of the groups, while 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 indicate a preference of location.
21. The locations of preference (by first, second and third choices) are listed in the schedule at Appendix A, and illustrated (in aggregated form for specified settlement-based locations) on the map at Appendix B, which gives a good indication of the likely overall spatial distribution of the locational demand for self/custom-housebuilding in Northumberland.

⁹ Of those entries stating preferred specific or broad/generic locations, 38% stated two or more preferred locations, and 27% stated three (or more) preferred locations. At least 13% of entries citing locational preferences have also registered with another local authority too, while a few entrants cited second or third preference locations in areas not within Northumberland County Council's administrative area.

¹⁰ Several preferences were more broad and generic, simply stating coastal, rural/countryside, village or built-up areas, etc.

PART 2

How many Self/Custom-Build Plots have been Permitted in Northumberland?

22. The Government's PPG¹¹, and independent Custom and Self-Build Planning Guidance notes¹² being produced by the Government-sponsored National Custom and Self-Build Association's (NaCSBA) Right to Build Task Force, advise that a dwelling should only be regarded as a self or custom-built home if the first occupier (as the buyer or renter) has had primary input into their home's final design/layout and/or construction (i.e. not just purchased off-plan and more than just being able to influence second-fix stages such as kitchen units, bathroom suite(s) and paint colours). However, the legal requirement is about permitting suitable plots for self/custom-build opportunities as opposed to recording completions of self/custom-build homes, and it is often not known at the permission stage whether the eventual first occupiers of those new homes will have ultimately had input into the property's design or construction.
23. Planning applicants have not, until relatively recently¹³, been encouraged to state whether their proposed development would involve self/custom-build housing, so it is not possible to easily track or be certain as to the numbers of plots permitted for self/custom-build homes for data monitoring purposes. In identifying whether a permitted site/plot could be suitable for self/custom-build or not, the PPG and emerging Right to Build Task Force good practice guidance therefore suggest a range of other possible means of determining if a permitted planning application is likely to provide for self-build or custom housebuilding plot opportunities.
24. Accordingly, in addition to those planning permissions that have specifically identified within the application form or supporting documents that some or all of the development is proposed as self/custom-build plots, Northumberland County Council consider that the following categories of permitted sites can be reasonably counted as contributing to the supply of permitted plots for self/custom-housebuilding opportunities¹⁴:
 - sites for which applicant/landowner/developer/agent responses as part of the Strategic Housing Land Availability Assessment (SHLAA) and 5-year housing land supply process have indicated that some or all of the plots will be or are expected to be for self/custom-build opportunities;
 - sites that are being actively marketed for sale specifically for self-build opportunities and/or on a plot-by-plot basis (e.g. via Rightmove or other specialist plot finder websites);
 - sites initially granted for outline or hybrid permissions for which their subsequent reserved matters or full permissions have evidently been submitted and granted on an individual plot-by-plot basis, thus strongly suggesting that the final dwelling design and specification for each plot is being proposed for a specific known customer to become the first occupier of each home;
 - developments by Community Land Trusts and co-housing groups, and community-led housing 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/forestry workers to live full-time on or close to their farming or other rural business for operational reasons, where it is likely that the dwelling is designed and built with the input of a known expected occupier (e.g. for a family member as part of the ongoing successional running of the business).

¹¹ [PPG: Self-build and Custom Housebuilding](#) [1 April 2016, as amended] – paragraphs 016 and 038.

¹² NaCSBA Right to Build Task Force Planning Guidance notes – PG10 sets out various means of identifying developments and permissions for self and custom-build housing – https://righttobuild.org.uk/resources/planning_good_practice_guidance/.

¹³ [NaCSBA press article](#) - the Planning Portal's standard 1APP planning application form was amended in January 2019 to include an additional part to question 17 about Residential Units, asking applicants to state details of proposed self-build and custom-build homes on the application site. However, not all applicants make use of this latest standardised application form.

¹⁴ Northumberland County Council is currently not a Community Infrastructure Levy (CIL) charging authority so does not have the ability to use CIL self-build exemption claim forms as a further means of identifying self/custom-build schemes.

25. Relevant permitted sites and plots are set out in the summary schedule at Appendix C, with separate summary schedules of small-scale demolition and rebuild permissions at Appendix D and permitted rural worker’s dwellings at Appendix E. The overall figures are summarised below.

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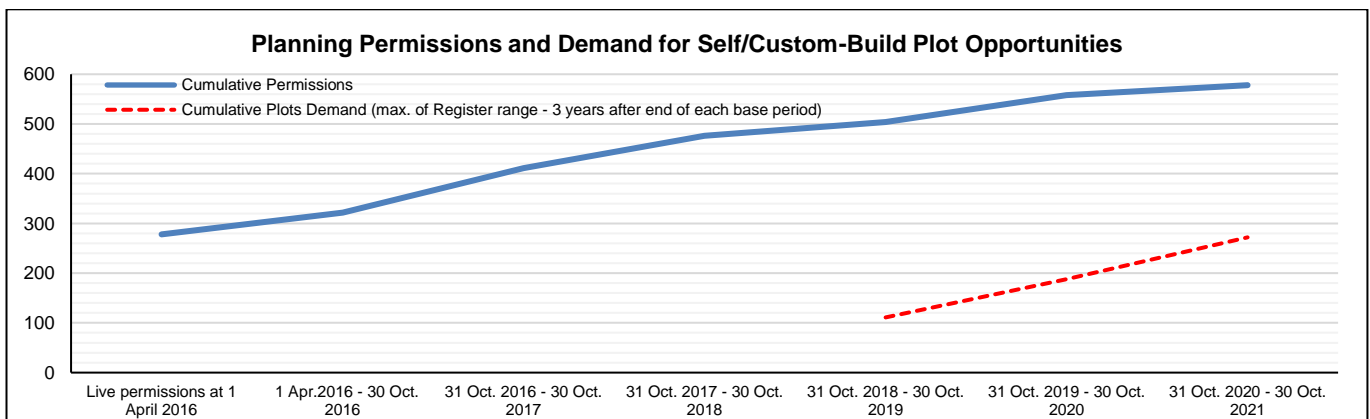
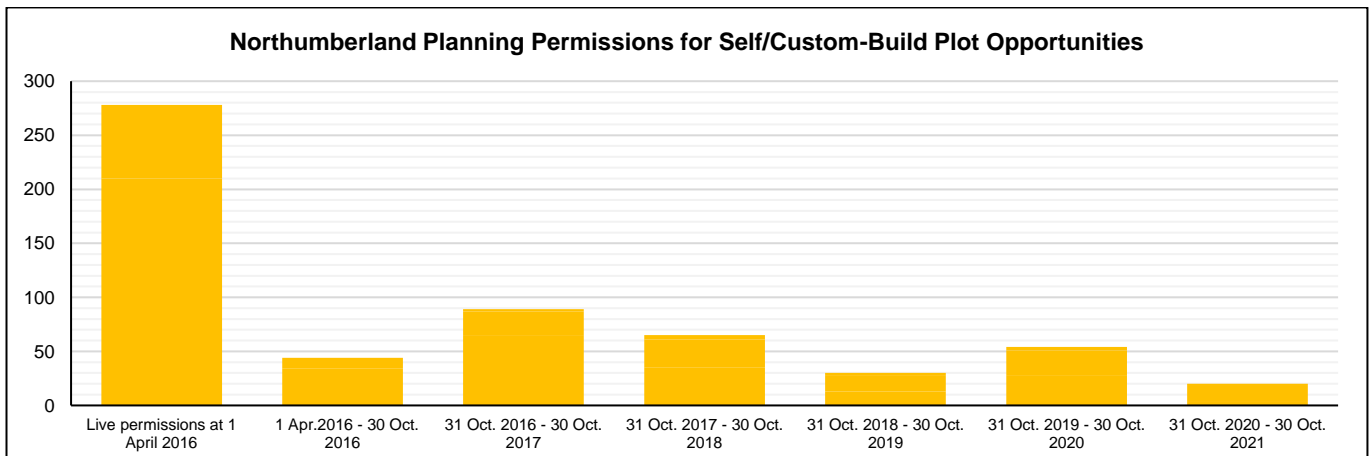
potential self/custom-build dwelling plot permissions in place and newly granted (302 permitted since 1 April 2016) over the past 5½ years up to 30 October 2021

– exceeding the requirement to permit at least 266-272 plots by 30 October 2021 to meet the Register’s demand from the first 3 base periods

Base Period	Cumulative Plots Demand	3-year Target to meet Demand	Self-Build Plot Permissions		Cumulative Permissions	
			Live permissions in place at 1 April 2016			
			Live permissions in place at 1 April 2016	278	278	-
			1 Apr.2016 - 30 Oct. 2016	44	322	44
			31 Oct. 2016 - 30 Oct. 2017	89	411	133
			31 Oct. 2017 - 30 Oct. 2018	65	476	198
1	110-111	by 30 October 2019	31 Oct. 2018 - 30 Oct. 2019	30	506	228
2	187-188	by 30 October 2020	31 Oct. 2019 - 30 Oct. 2020	54	560	282
3	266-272	by 30 October 2021	31 Oct. 2020 - 30 Oct. 2021	20	580	302
4	328-334	by 30 October 2022				
5	406-461	by 30 October 2023				
6	510-565	by 30 October 2024				

* Note that the permissions data may be subject to retrospective changes as new information about permissions having been for or providing potential for self/custom-build homes becomes available.

26. The number of permissions extant and granted in Northumberland that have a potential for delivery as self/custom-build plots therefore more than provides for the scale of demand indicated by the numbers of registrations on Northumberland County Council’s Self-Build Register in the first three base periods 1 April 2016 - 30 October 2018.

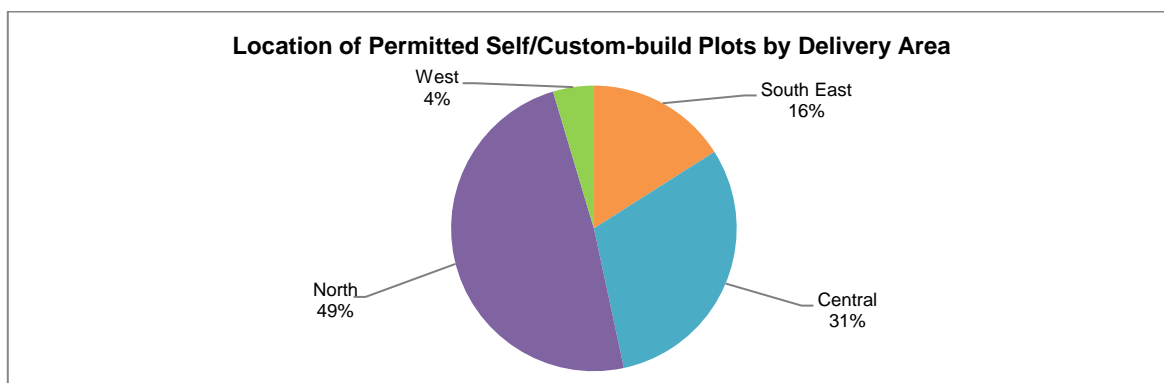


27. Many permitted sites providing multiple plots offer scope for group self-build opportunities of various scales, with one site in Wooler permitted specifically for a small communal co-housing scheme.

28. The above permissions figures, however, do not factor in the majority of small-scale permissions for new dwellings which the Right to Build Task Force guidance additionally suggests could possibly be self/custom-build (subject to who the applicant/landowner is and whether they have stated an intention to market the development site/plot(s) as a building opportunity rather than building and then selling the completed dwelling for profit). Numerous single-dwelling and other small-scale housing developments are permitted and completed in Northumberland every year¹⁵. While it is not practically possible to identify whether or not many of these were for self/custom-build homes (other than those known self/custom-build permissions listed in the schedule at Appendix C), the vast majority are considered highly likely to be some form of self/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, and thus the above figures are considered highly likely to undercount the numbers of self/custom-build dwelling permissions in Northumberland.

Where in Northumberland have Self/Custom-Build Plots been Permitted?

29. The spatial location of permitted plots providing self/custom-build opportunities is illustrated on the map at Appendix B, comparing supply with the distribution of demand. The majority (49%) of these permitted plots are in the North Delivery Area of the county, with almost a third (31%) in the Central Delivery Area (where about half of the demolition and rebuild schemes are within the Darras Hall executive housing estate in Ponteland). There is no requirement to ensure the supply of plot permissions meets the Self-Build Register’s indicative demand for specific parts of a local authority area, but it is noted that the spatial distribution of potential self/custom-build plots differs from the spatial distribution of demand indicated by those Register entries that stated locational preferences. However, if the significant additional supply of completions and permissions for single-dwelling sites (see footnote) were to be factored in, then they would provide a better proportional balance between supply and demand while also numerically more than satisfying the locational demands.



30. While permissions are granted for self/custom-build opportunities, on occasions some do not come forward for this form of housing (the legal requirement is about permitting suitable plots for self/custom-build housing and not monitoring what is actually built). A site in Alnwick that was specifically allocated for self-build development in the ‘made’ Alnwick & Denwick Neighbourhood Plan (based upon a then extant permission) was ultimately built-out by a single developer, while another large housing development site in Ashington which had an area set aside for self-build plots has similarly more recently been granted permission to alternatively be built-out as market housing by the volume housebuilder, presumably due to a lack of demand for take-up of the self-build plots. Additionally, two adjacent permitted sites in Longframlington that the applicant had previously marketed as self-build plot opportunities have also recently been granted permission for a single higher-density residential development, again suggesting a possible lack of demand for taking up the self-build plot opportunities.

¹⁵ Total 559 completions of permissions on small-scale sites of less than 5 dwellings capacity in size between 1 April 2016 and 31 March 2021, including 315 completions on single-dwelling sites (12% South East, 36% Central, 38% North, 14% West). As at 31 March 2021, there were outstanding live planning permissions in place for a further 901 new dwellings on 787 small-scale sites of less than 5 dwellings capacity in size, including 473 on single-dwelling sites (13% South East, 42% Central, 34% North, 11% West).

What Other Sites have been Proposed for Self-Build Opportunities?

31. Alongside the main Self/Custom-Build Register, Northumberland County Council also provides a Self/Custom-Build Plot Register on its website to enable landowners to inform the Council if they think they have a plot of land potentially suitable for self/custom-build housing development.

7 site submissions putting forward land as possibly having potential for self-build housing as at 30 October 2021 **17** potential self-build plots suggested on these sites

32. These sites are set out at Appendix F. One of these sites (in Slaley) has since been developed for one dwelling, with another (in Swarland) now having been permitted in-part for one dwelling which is under construction, while four other sites have had previous now-lapsed planning permissions. It is understood that none of the sites have been actively marketed by the landowners. However, one of the sites (at Cresswell) was previously assessed as not being suitable for housing development in the Strategic Housing Land Availability Assessment (SHLAA).

Appendices

Appendix A: Summary of the Preferred Locations for Self/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	37	23	17	CENTRAL	104	71	49	NORTH	78	71	45	WEST	24	11	11
South East Northumberland	2	2		Central + South Northumberland	2	2	2	North Northumberland	6	6	2	West + South West Northumberland	4	4	1
Acklington		2		Tyne Valley	10	3	4	Northumberland Coast	10	4	3	North Tyne Valley		1	2
Amble	4	2		Acomb		1		Akeld			1	Tynedale	4		
Ashington / Woodhorn	2	2	1	Belsay / Capheaton		3		Alnmouth	4	3	3	Allendale / Carrshield	4	1	1
Bedlington / Nedderton	5	3	1	Corbridge	6	5	1	Alnwick	19	14	8	Bardon Mill	3		
Blyth	8	1	2	Heddon-on-the-Wall		1		Bamburgh	4	1	1	Gunnerton		1	
Broomhill / Togston	1			Hepscott / Hepscott Park	1		2	Beadnell		2		Haltwhistle	1	2	
Cramlington	7	7	2	Hexham	12	8	3	Belford		4		Haydon Bridge			4
Cresswell	1	1		Longhorsley			1	Berwick-upon-Tweed	9	4	3	Humshaugh		2	
Ellington			1	Longhirst			1	Boulmer	1			Kielder			1
Newbiggin by the Sea	1		2	Matfen			1	Chatton	1		2	Otterburn			2
Seaton Delaval	3	2	2	Medburn	2	2	1	Cornhill	1	1		Wark on Tyne **	8		
Seaton Sluice	2		2	Mitford / Cambo		3	1	Craster			1				
Seghill		1	1	Morpeth	35	18	17	Doddington	1						
Stakeford / Choppington	1			Ovingham / Ovington		5		Embleton	2	1					
Ulgham			1	Pegswood / Bothal	2	2	1	Felton	2	3	4				
Widdrington			2	Ponteland / Darras Hall	18	5	4	Goswick			1				
				Prudhoe	4	2	1	Horncliffe		1					
				Riding Mill			2	Lesbury / Hipsburn	1	2					
				Stamfordham	2	1		Longframlington	1	1	1				
				Stannington	3	4	2	Longhoughton	1	1	1				
				Stocksfield / Broomley	2	3	2	Lowick		1					
				Whalton	1	1	1	Netherton		1					
				Wylam	4	2	2	Newlands			1				
								Newton-by-the-Sea			1				
								Newton on the Moor			1				
								Ninebanks / Mohope		1					
								Norham			1				
								Ogle	1						
								Rennington			1				
								Rothbury / Coquetdale ***	4	6	3				
								Seahouses / N.Sunderland	1	1	1				
								Shilbottle	1						
								Snitter	1						
								Swarland	3	3					
								Thirston			1				
								Thropton		2					
								Warkworth	2	2	3				
								Wooler / Hepburn	2	6	1				

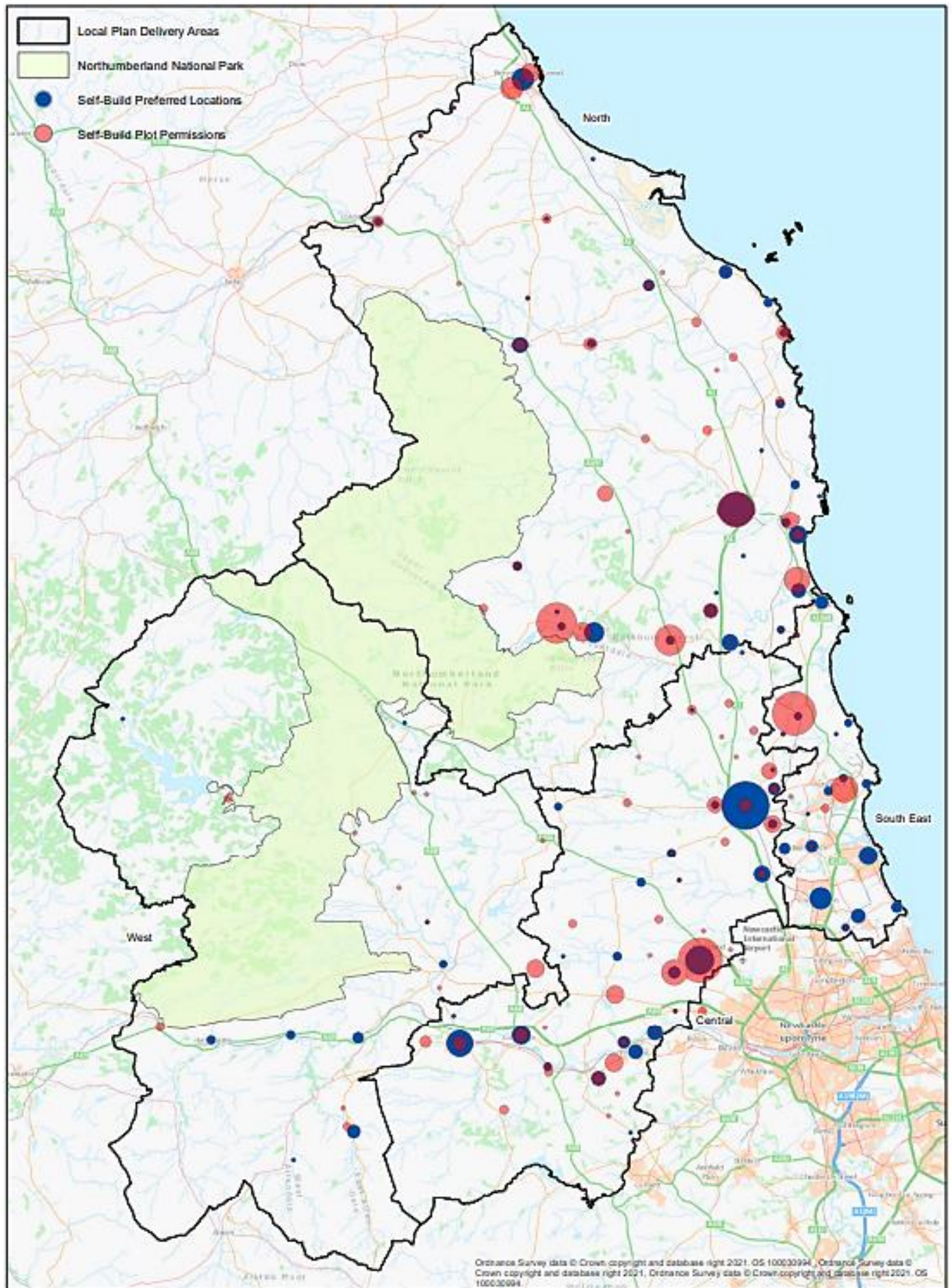
* Figures include the surrounding broad area, so the demand is not necessarily within the specified settlement itself.

** 7 of the 8 Wark on Tyne preferences were submitted within 3 weeks in July/August 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/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/Custom-Build Plots

Sites with full or outline planning permission for residential development that have specifically stated in the application or otherwise indicated that one or more plots on the site may be available for self-build and custom housebuilding opportunities (**sites now completed, with lapsed permissions or otherwise no longer available are shaded red**).

Planning Application Ref.	Site Location	Settlement	Description	Permission Date	Self-Build Dwelling Plots
SOUTH EAST:					
CM/20061042 CM/20090001 17/04653/VARYCO 20/01366/NONMAT	The Old Brickworks	Stobswood, Widdrington Station	Hybrid application: Full permission for 19 dwellings and Outline permission for 85 residential units <i>- owner indicates keen to promote site for custom and self-build with Design Code noting proposal for 50 Ph.1 units with flexibility for the other 54 units to provide for self-build plots.</i>	09/11/2007 07/05/2015 30/01/2020 07/05/2020	54
14/02664/OUT 17/04026/REM 21/02984/FUL	Land South of The Old Farmhouse, Townhead Farm	Ulgham	Outline permission with Reserved Matters for a detached dwelling. <i>- lapsed in 2020, but new full application pending. - plot being actively marketed for sale.</i> https://www.rightmove.co.uk/properties/107314157#/?channel=COM_BUY	06/11/2014 28/12/2017	1
00/00009/REMA 15/02873/FUL	Seaton Vale, Land at Summerhouse Lane (Land south of Wansbeck General Hospital, Woodhorn Lane)	Ashington	Permission for erection of 622 dwellings (amended from 709) - subsequent hybrid application granted outline permission for residential use for development of ~0.97ha of the site for ~22 self-build plots (secured under conditions). <i>- but subsequent permission Sept.2019 (18/03795/FUL) for development of the self-build zone as 29 market homes by a single developer (Persimmon) instead of self-builds.</i>	04/11/2004 17/06/2016	22 (0)
15/00878/FUL	Land North East of 20 Collingwood Place	Stakeford, Choppington	Full permission for 2 x 3-bedroom dwellings. Site also submitted on the Self-Build Plots Register. <i>- lapsed in 2018. - site being actively marketed for sale.</i> https://www.rightmove.co.uk/properties/69846321#/?channel=COM_BUY	12/05/2015	2
CENTRAL:					
20/00211/FUL	Land East of Gorfenleth	Fenrother, Morpeth	Full permission for conversion of stable building to 1 dwelling. <i>- plot being actively marketed for sale.</i> https://www.rightmove.co.uk/properties/95968658#/?channel=COM_BUY	10/07/2020	1
15/00055/OUT 16/00458/REM	Land West Of Micklewood Close	Longhirst, Morpeth	Outline permission with Reserved Matters for erection of 5 self-build residential units. <i>- site completed by 2019.</i>	24/9/2015 05/7/2016	5
18/00097/OUT 19/04265/REM	Land North of Micklewood House, John Dobson Drive / Dairy Lane	Longhirst, Morpeth	Outline permission with Reserved Matters for 2 detached dwellings. <i>- plot 2 being actively marketed for sale.</i> https://www.rightmove.co.uk/properties/73179873#/?channel=COM_BUY	04/06/2018 05/03/2020	2
18/00817/AGTRES 20/04065/VARYCO	Land South of 4 Station Cottages, Longhirst Station	Longhirst, Morpeth	Prior Approval granted for change of use / conversion of a barn to a residential property. <i>- plot being actively marketed for sale.</i>	02/07/2018 29/07/2021	1
18/02759/FUL	Land to West of 1 West Cottage, Dark Lane, Pegswood Village	Pegswood, Morpeth	Full permission for 2 dwellings on the site of the former West Cottage. <i>- plots being actively marketed for sale on a plot-by-plot basis.</i>	04/01/2019	2

14/02721/OUT 15/03842/REM 16/01719/VARYCO 16/04068/NONMAT 17/01360/REM 17/03063/NONMAT 18/01480/NONMAT 18/04082/NONMAT 19/00249/VARYCO 20/00299/NONMAT 20/00844/NONMAT 20/01740/VARYCO 20/04393/VARYCO	Ashford Grove, Former Mitford Water Treatment Works	Mitford, Morpeth	Outline permission with reserved matters for 7 executive dwellings. - <i>plots marketed as having opportunity to customise internal layouts, etc.</i> https://www.rightmove.co.uk/properties/109276469#/?channel=RES_NEW https://www.rightmove.co.uk/properties/86382262#/?channel=RES_NEW	05/12/2014 29/01/2016 29/06/2016 21/11/2016 02/06/2017 15/09/2017 22/05/2018 15/02/2019 14/06/2019 10/02/2020 06/04/2020 18/08/2020 24/03/2021	7
16/00816/FUL 20/02768/FUL	Hartburn House	Hartburn	Full permission for a detached 4-bedroom dwelling	13/06/2016 20/11/2020	1
17/01163/OUT 18/03632/REM 20/00397/FUL	Land to North West of Blue House Farm Cottages	Netherton Colliery	Full permission for 3 detached dwellings. - <i>Plot 3 being actively marketed for sale as a self-build opportunity.</i> https://www.rightmove.co.uk/properties/111851066#/?channel=COM_BUY	11/07/2017 21/03/2019 30/06/2021	3
17/02012/OUT 20/01353/REM 21/02641/REM	Land West of 62 Station Road, Station Road	Stannington	Outline permission with individual Reserved Matters (Plot A, with Plot B pending) for 2 dwellings. - <i>site being actively marketed for sale.</i> https://www.rightmove.co.uk/properties/95920853#/?channel=COM_BUY	18/07/2019 30/07/2020	2
20/01602/FUL	Land South East of Field House, Prestwick Home Farm Stables	Prestwick, Ponteland	Full permission for conversion of barn to a single-storey 3-bedroom dwelling. - <i>plot being actively marketed for sale.</i> https://www.rightmove.co.uk/properties/114543620#/?channel=COM_BUY	13/08/2020	1
17/02558/FUL 20/01392/CLPROP 21/01368/FUL	Auberne, Callerton Lane	Ponteland	Full permission for demolition of fire-damaged bungalow and erection of 1 detached 3-storey dwelling. - <i>plot being actively marketed for sale.</i> https://www.rightmove.co.uk/properties/79525922#/?channel=COM_BUY	28/09/2017 17/07/2020 17/09/2021	1
19/00862/FUL	Land North of 10-14 Windsor Place	Darras Hall, Ponteland	Full permission for a detached dwelling. - <i>plot being actively marketed for sale.</i>	02/07/2019	1
11/03077/OUT 15/01474/FUL 16/01192/VARYCO 19/04445/FUL 20/03275/FUL 20/03945/FUL 21/03262/NONMAT 21/04710/NONMAT 21/02368/VARYCO	Meadow Court House, Runnymede Road, Ponteland	Darras Hall, Ponteland	Outline and full permissions for demolition of existing dwelling and construction of 5 dwellings, with creation of a wildlife reserve area	25/02/2014 27/08/2015 18/07/2016 12/08/2020 23/12/2020 16/03/2021 15/10/2021 22/12/2021	5
21/01474/FUL	58 Willow Way	Darras Hall, Ponteland	Full permission for demolition and construction of a self-build dwelling. - <i>application form indicates self-build.</i>	28/06/2021	1
20/04381/FUL	Land at Edge Hill	Darras Hall, Ponteland	Full permission for a 5-bedroom detached house. - <i>plot being actively marketed for sale.</i> https://www.rightmove.co.uk/properties/110885219#/?channel=COM_BUY	06/07/2021	1
21/00744/FUL	53 Eastern Way	Darras Hall, Ponteland	Full permission for demolition and construction of a self-build dwelling. - <i>application form indicates self-build.</i>	12/08/2021	1
11/01959/OUT 14/00954/FUL 14/01858/FUL 14/02966/FUL 15/00182/FUL 15/01930/OUT 16/00066/FUL	Prospect Farm, The Avenue	Medburn, Ponteland	Outline and individual Full permissions for 5 dwellings. - <i>site completed 2019.</i>	22/10/2012 21/05/2014 05/08/2014 22/10/2014 24/03/2015 05/08/2015 09/03/2016	5

CM/20090518 14/04282/OUT 15/03147/OUT 16/02988/FUL 17/02601/FUL 18/01416/FUL 18/01608/FUL 18/02874/REM 17/03367/OUT 19/05011/REM	Land North Of Dyke House, Prospect Farm, The Avenue	Medburn, Ponteland	Outline permission with individual Full and Reserved Matters permissions for 6 dwellings. - under construction (2 units completed, with 2 plots under construction).	16/06/2010 14/08/2015 24/11/2015 17/11/2016 18/09/2017 18/06/2018 22/06/2018 05/10/2018 25/04/2019 25/02/2020	6
16/03777/FUL 20/00060/REM	Land West Of Dyke House, Prospect Farm, The Avenue	Medburn, Ponteland	Hybrid application: Full permission for 5 dwellings and Outline permission with Reserved Matters for 1 dwelling. - plot being actively marketed for sale as self-build opportunity.	09/01/2017 15/05/2020	1
16/01647/OUT 18/02406/OUT 19/04214/REM 20/00747/NONMAT 20/03958/NONMAT 20/00185/REM 20/04249/FUL	Land North and North East of Haven Lodge, Prospect Farm, The Avenue	Medburn, Ponteland	Outline permissions for 5 dwellings (initial permission for 4 dwellings granted on appeal) with individual Reserved Matters and revisions. - plots being actively marketed for sale as self-build opportunities. https://www.rightmove.co.uk/properties/89998664#/?channel=COM_BUY	23/04/2018 30/10/2018 29/01/2020 13/03/2020 17/12/2020 24/02/2021 24/03/2021	5
19/04215/FUL	Land South West of Irving Place, Tyne Gardens	Ovingham	Full permission for a 3-bedroom detached bungalow. - plot being actively marketed for sale.	02/04/2020	1
14/03221/OUT 17/03151/REM 19/02286/NONMAT	Former Miners Welfare Site	Mickley Square	Outline permission with Reserved Matters for 10 dwellings. - owner has indicated intention for the site to deliver 10 self-build units, with conditions amended to give flexibility to be developed on a phased or plot-by-plot basis. - site marketed for self-build. - site under construction.	06/05/2015 24/05/2018 12/08/2019	10
18/00215/FUL	Land South East of 19 Batt House Road	Stocksfield	Full permission for a 5-bedroom detached house. - plot being actively marketed for sale. https://www.rightmove.co.uk/properties/64396305#/?channel=COM_BUY	20/03/2018	1
CM/20100165 13/03360/FUL 16/04355/VARYCO 18/01106/VARYCO 19/01818/VARYCO 20/00140/NONMAT 20/02310/VARYCO 20/03023/VARYCO	Land at Harlow Hill Farm	Harlow Hill	Full permission for conversion of former church and farm buildings to 10 dwellings. - Phase 1 plots all sold/developed individually. - Phase 2 (4 plots) being actively marketed for sale. https://www.rightmove.co.uk/properties/82702262#/?channel=COM_BUY	24/08/2011 21/02/2014 24/02/2017 03/06/2018 12/08/2019 17/02/2020 25/11/2020 16/12/2020	10
CM/20081109 19/04138/FUL	Land North of Cherry Bridge Cottage, Aydon Road	Corbridge	Full permission for a detached 4-bedroom self-build dwelling. - site under construction.	03/06/2009 04/12/2019	1
16/04715/FUL	Newlands, Elvaston Road	Hexham	Full permission for 2 detached 4-bedroom dwellings. - plots being actively marketed for sale on a plot-by-plot basis. https://www.rightmove.co.uk/properties/85581493#/?channel=COM_BUY https://www.rightmove.co.uk/properties/85581517#/?channel=COM_BUY	20/11/2019	2
16/00692/FUL 20/00776/FUL	Land West of Chapel Lane, The Chare	Wall	Full permission for 1 dwelling plus 3 holiday homes. - lapsed in 2019. - site being actively marketed for sale. https://www.rightmove.co.uk/properties/71294010#/?channel=COM_BUY	31/05/2016 26/08/2020	1
18/00701/FUL	Land East of Wood End, Wooley Grange	Slaley	Full permission for 1 dwelling. Site also submitted on the Self-Build Plots Register. - site under construction.	26/04/2018	1

NORTH:					
17/03673/OUT 20/04431/REM 21/03862/FUL	Land South West of Castle Hills Farm Cottages	Berwick-upon- Tweed	Outline permission for 8 dwelling plots, with Reserved Matters for plot 3. - owner advises that the development is to comprise custom/self-build plots. - plots being actively marketed for sale on a plot-by-plot basis. https://www.rightmove.co.uk/properties/101027729#/?channel=COM_BUY https://www.rightmove.co.uk/properties/77839802#/?channel=COM_BUY https://www.rightmove.co.uk/properties/103217705#/?channel=COM_BUY	02/02/2018 19/04/2021	8
17/01589/OUT 19/02564/REM	Land East of Tweed Close, Cornhill Road	East Ord, Berwick-upon- Tweed	Outline permission for 9 self build plots, with Reserved Matters for plot 1. (<i>Reserved Matters refused for layout of plots 2-9.</i>) - plots being actively marketed for sale on a plot-by-plot basis.	21/07/2017 22/11/2019	9
N/98/B/0646/P N/00/B/0234 N/01/B/0336 N/03/B/0271 N/03/B/0753 N/04/B/0898 N/05/B/0655 N/05/B/0657 N/09/B/0520 15/00870/FUL 18/01728/FUL	East Ord Gardens	East Ord, Berwick-upon- Tweed	Outline permission for 15 dwellings with individual Reserved Matters and Full permissions. - site under construction (10 bungalows completed by 2019/20).	10/01/1999 11/01/2001 23/09/2001 22/05/2003 20/12/2003 27/01/2005 02/03/2006 02/03/2006 29/01/2010 15/05/2015 17/12/2018	(15) 7
16/04524/FUL 17/03937/FUL 18/04327/FUL 20/01538/VARYCO	Riverain	Horncliffe	Full permission for a 4-bedroom self-build dwelling. - site under construction.	29/03/2017 20/12/2017 31/01/2019 27/07/2020	1
14/04092/OUT	Land South West of The Elms, 4 Berwick Road	Cornhill-on-Tweed	Outline permission for a single-storey dwelling. - lapsed in 2018. - plot being actively marketed for sale. https://www.rightmove.co.uk/properties/101027759#/?channel=COM_BUY	02/02/2015	1
19/01710/FUL	Land East of 73 Main Street	Lowick	Full permission for a detached dwelling. - plot being actively marketed for sale. https://www.rightmove.co.uk/properties/96084407#/?channel=COM_BUY	31/07/2020	1
18/01100/OUT	Land South of 15 West Street, Burnside	Belford	Outline permission for 1 dwelling. - plot being actively marketed for sale. https://www.rightmove.co.uk/properties/103808558#/?channel=COM_BUY	18/01/2019	1
20/03824/OUT	Land to rear of 10 Hillside Road	Belford	Outline permission for 1 dwelling. - plot being actively marketed for sale. https://www.rightmove.co.uk/properties/109696526#/?channel=COM_BUY	17/06/2021	1
20/01108/FUL	Middleton Barn, Land North and North East of Home Farm Cottages	Middleton, Belford	Full permission for barn conversion into 1 dwelling. - plot being actively marketed for sale. https://www.rightmove.co.uk/properties/97315577#/?channel=COM_BUY	19/06/2020	1
18/00788/FUL	Land North and West of Old Dairy House, Cottage Road	Wooler	Full permission for a co-housing scheme of 4 single-storey 1-bedroom units, with communal living area and guest accommodation.	29/06/2018	4
N/06/B/1030 N/09/B/0498 17/00928/FUL	Land North of 19-23 Church Street, Tenter Hill	Wooler	Full permission for a 4-bedroom house and a 2-bedroom bungalow. - plots being actively marketed for sale. https://www.rightmove.co.uk/properties/89142236#/?channel=COM_BUY https://www.rightmove.co.uk/properties/76521425#/?channel=COM_BUY	22/08/2018	(2) 1
20/01117/FUL	18 Cheviot Street	Wooler	Full permission for a 2-bedroom self/custom- build dwelling.	15/06/2020	1

80/B/0327 85/B/0170 N/86/B/0249/P N/88/B/0140/P N/91/B/0571/P N/93/B/0224/P N/94/B/0394/P N/98/B/0196/P N/03/B/0139 N/04/B/0860 13/02260/OUT 16/03586/OUT	Land at The Garage (Whitton Park)	Millfield	Outline and individual Full permissions for 5 dwellings. - 4 plots completed by 2019/20. - lapsed in 2019.	- - 06/01/1987 16/06/1988 29/10/1991 17/06/1993 06/09/1994 01/06/1998 14/06/2003 14/01/2005 07/10/2013 02/11/2016	(5) 1
09/B/0230 12/03336/VARYCO 14/02530/FUL 15/02828/VARYCO 16/03705/FUL 16/03865/FUL 17/00298/FUL 17/01132/FUL	(Land South of Mill Road) 27 Chatton Mill Hill	Chatton	Permission for construction of 15 houses (originally 16), with separate Full permissions for plots 3 and 4 (no.27-28) to be self builds, and for individual custom-build dwellings on plots 2, 5, 6/7 and 16. - site under construction with 1 plot remaining to be completed.	21/09/2010 29/08/2014 29/08/2014 25/05/2016 22/12/2016 31/01/2017 03/04/2017 26/07/2017	6
16/03622/FUL	Former Tughall Mill	Chathill, Beadnell	Full permission for conversion of a former agricultural mill into a 4-bed house, plus demolition of a bungalow and replacement with a 3-bed house. - site being actively marketed for sale. https://www.rightmove.co.uk/properties/73597639#?channel=COM_BUY	23/12/2016	2
16/04713/OUT 20/02128/REM	Plots A/B, Land South of The Terrace, The Terrace	Eglingham	Outline permission with Reserved Matters for 2 detached dwellings. - plots being actively marketed for sale. https://www.rightmove.co.uk/properties/77839901#?channel=COM_BUY	28/07/2017 08/12/2020	2
16/00945/FUL 19/00197/FUL 19/01424/FUL	Land West of Heather Cottage, Front Street	Glanton	Full permissions for erection of 2 residential units.	21/06/2016 31/05/2019 19/02/2021	2
17/00209/FUL 21/02289/VARYCO	Land South of the Juries, The Causeway	Glanton	Full permission for 6 residential units. - site being actively marketed for sale for self-build.	02/02/2018 06/09/2021	6
18/01718/OUT 19/02159/REM 20/03675/REM	Land South of Yarrow Cottage, Ditchburn Road	South Charlton	Outline permission with Reserved Matters (and pending) for change of use of agricultural land for 3 self-build housing plots.	09/07/2018 31/10/2019	3
14/00372/OUT 16/00624/REM 16/00876/FUL 17/00213/FUL	Land North of Woodsteads, Station Road to Embleton Moor Junction	Embleton	Outline permission for 39 dwellings, with Full permission for 1 proposed 4-bedroom self-build dwelling house (plot 32). - site completed 2017.	30/06/2016 10/06/2016 30/06/2016 03/04/2017	1
A/2009/0035	Thomas Percy RC Middle School, Blakelaw Road	Alnwick	Outline permission for demolition of school and development of 15 self build residential plots. <i>Allocated as a self-build site in Alnwick & Denwick Neighbourhood Plan (July 2017)</i> - commenced, but subsequent permission Dec.2015 (15/00345/FUL) for development as 15 market homes by a single developer instead of self-builds - site completed 2016/17.	21/08/2009	15 (0)
14/02219/FUL 21/04074/FUL	Land South of Greensfield Farm, Weavers Way	Alnwick	Full permission for conversion of farm buildings into 8 dwellings plus 4 new-build dwellings. - new build plots marketed for self-build.	22/12/2014	(12) 4
18/04062/FUL	84 Greensfield Avenue	Alnwick	Full permission for a 3-bedroom 3-storey dwelling. - plot being actively marketed for sale.	19/03/2019	1
18/01020/OUT	Land North East Of Stoney Hills	Alnwick	Outline permission approved at appeal for 15 self-build plots (secured under conditions).	31/12/2019	15
17/02688/FUL 21/02261/FUL	Land adjoining Old Vicarage, Ratten Row	Alnwick	Alnwick & Denwick Neighbourhood Plan site allocation for 6 dwellings, but granted Full permission for 1 dwelling (with a new application pending).	24/10/2017	1

14/03236/FUL 16/04642/VARYCO 16/04534/REM	Land North of Townfoot	Lesbury	Hybrid application: Full permission for 10 affordable dwellings and Outline permission with Reserved Matters for 10 self-build plots (secured under conditions).	18/12/2015 12/07/2017 17/08/2017	10
14/03313/OUT 16/01094/FUL 16/01493/REM 17/02235/REM 18/00470/VARYCO 18/03595/FUL 19/01562/VARYCO 19/04694/FUL 21/02464/FUL 21/03436/VARYCO	Land West Of 30 Watershaugh Road	Warkworth	Outline permission with Reserved Matters for 9 dwellings, with variations on plot 3 and individual full permissions for plots 8 and 9. - site marketed for self-build (plot 9 completed 2018).	08/07/2015 20/09/2016 05/05/2017 22/09/2017 14/03/2018 10/12/2018 11/07/2019 27/01/2020 18/08/2021	9
14/03312/OUT 16/01498/REM 16/04508/REM 16/04700/REM 17/02427/FUL 17/04537/FUL 19/03877/FUL 20/04440/CLEXIS 21/02047/NONMAT	Land North of Hermitage Drive	Warkworth	Outline permission with Reserved Matters for approx. 6 residential dwellings, with Reserved Matters on plot 1 and full permissions for plots 2 and 6, with Lawful Development Certificate approved for plots 3, 4 and 5. - owner has indicated that all plots will be for self-build units (4 completed by 2021). https://www.thisispropology.co.uk/property/warkworth-plots/	03/07/2015 20/07/2016 01/03/2017 23/03/2017 31/08/2017 06/02/2018 12/11/2019 16/03/2021 22/06/2021	6
19/03652/FUL	Land South of Guilden Road	Warkworth	Full permission for a detached dwelling. - plot being actively marketed for sale.	13/07/2020	1
18/02096/FUL 20/02084/FUL	Land North East of Maudlin Farm, The Guildens	Warkworth	Full permission for change of use to residential for 2 self/custom-build dwellings.	19/12/2018 13/11/2020	2
11/01787/OUT 14/01687/OUT 17/03283/OUT 20/01279/REM 20/03444/REM	Land at and North East of 8 Kenmore Road	Swarland	Outline permission with Reserved Matters for 2 bungalows. - site under construction.	15/09/2011 17/07/2014 07/11/2017 30/06/2020 12/02/2021	2
20/01037/OUT	Land South of Bowling Green, Swarland Village, Park Road	Swarland	Outline permission for 2 dwellings. - plots being actively marketed for sale as self-build opportunities. https://www.rightmove.co.uk/properties/102021971#?channel=COM_BUY	15/09/2020	2
18/02730/FUL	Land West of 36 Park Road, Park Road	Swarland	Full permission for 2 dormer bungalows on a backland plot. https://www.rightmove.co.uk/properties/104492291#?channel=COM_BUY	19/11/2018	2
18/03621/FUL	Land West of 20 Park Road, Park Road	Swarland	Full permission for a dormer bungalow on a backland plot - under construction. - site submitted on Self-Build Plots Register.	06/03/2019	1
15/02208/FUL	Land North of Fairfields	Longframlington	Full permission for 6 detached houses. - owner had indicated potential for site to be developed as self-build plots. - site works commenced. https://realla-media.freetls.fastly.net/uploads/property/brochures/original/9c16Pt8_YecqCUrEsdBG6Q - subsequent permissions (18/03231/FUL granted at appeal 20/04/2020) for development of 58 dwellings across two adjacent sites instead, and for 47 dwellings (19/04531/FUL granted 16/07/2020), plus pending application for 29 dwellings on adjacent Phase 3 land (20/02482/FUL).	12/08/2016	6 (0)
16/04150/FUL	Land North of Fairfields	Longframlington	Full permission for 11 detached houses. - owner had indicated potential for some or all of the site to be developed as self-build plots. - subsequent permissions (18/03231/FUL granted at appeal 20/04/2020) for development of 58 dwellings across two adjacent sites instead, and for 47 dwellings (19/04531/FUL granted 16/07/2020), plus pending application for 29 dwellings on adjacent Phase 3 land (20/02482/FUL).	10/08/2017	11 (0)

16/00745/FUL 21/01086/VARYCO	North End Farm	Longframlington	Full permission for construction of 9 detached 4+ bed dwellings. - owner has indicated the site is being actively marketed for sale as self-build plots. - plots being actively marketed for sale as self-build opportunities. https://www.rightmove.co.uk/properties/88905473#/?channel=COM_BUY	02/03/2017 17/06/2021	9
15/00306/FUL 17/02934/VARYCO 18/00421/VARYCO	Ecclestown, U4060 Hillside to Cove Cottage	Rothbury	Full permission for a replacement single dwelling as a SIPS Passivhaus. - site completed in 2018.	14/04/2015 23/10/2017 14/03/2018	1
16/01871/OUT 18/04313/REM 19/00629/REM 19/02063/REM 19/02214/REM	Land East of Dovecraggs, Hillside Road	Rothbury	Outline permission for development of 9 dwellings, with Reserved Matters for plots 2, 3, 4 and 5. - Design & Access Statement describes the development as self-build plots. - plots being actively marketed for sale as self-build opportunities. - site under construction (plots 4 and 5 completed in 2021). https://www.rightmove.co.uk/properties/78540072#/?channel=COM_BUY https://www.rightmove.co.uk/properties/78540036#/?channel=COM_BUY https://www.rightmove.co.uk/properties/78540027#/?channel=COM_BUY	15/12/2016 25/03/2019 04/07/2019 12/11/2019 02/12/2019	9
13/03894/OUT 18/00751/REM	Land to the West of Northern 4x4 Centre, West End Garage	Thropton	Outline permission for 60 dwellings (with Reserved Matters pending for 79 dwellings including 18 affordable homes). - owner has previously indicated that 47 houses will be custom-build plots.	02/12/2015	47
17/03550/FUL 17/03552/FUL 18/01299/FUL 20/01184/VARYCO 20/01548/VARYCO 21/00053/VARYCO	The Barns, Land South of Thropton Demesne and West Farm End	Thropton	Full permission for 5 dwellings (units 5-9). - Plot 9 being actively marketed for sale as self-build opportunity. https://www.rightmove.co.uk/properties/74119603#/?channel=COM_BUY	23/11/2017 29/01/2018 07/06/2018 30/06/2020 27/07/2020 12/04/2021	(5) 2
WEST:					
16/00215/FUL 18/01749/FUL	Land West of Village Hall	Great Whittington	Full permissions for 9 detached dwellings. - owner has indicated that all 9 units will be self-build.	02/03/2017 19/12/2018	9
19/00709/AGTRES	Land to North of High Baulk Farm	Great Whittington	Prior approval (under Class Q) for change of use of agricultural building to 1 dwelling. - plot being actively marketed for sale. https://www.rightmove.co.uk/properties/106503791#/?channel=COM_BUY	23/04/2019	1
T/92/E/544 T20081077 12/02841/FUL 19/04602/OUT	Plot 3, Bracken Hill	Gunnerton	Full and Outline permission for a detached dwelling (last plot of 5 previously permitted plots). - plot being actively marketed for sale. https://www.rightmove.co.uk/properties/71978001#/?channel=COM_BUY	11/09/1992 10/12/2009 02/04/2013 05/03/2020	(5) 1
13/03002/FUL 14/02969/NONMAT 15/01805/VARYCO	Shawm House, Coldtown Farmhouse	West Woodburn	Full permission for a 2-storey new build attached to a barn conversion. - site completed 2017.	02/12/2013 08/10/2014 24/07/2015	1
15/03575/FUL 16/02536/FUL 19/01545/VARYCO 19/01546/VARYCO	Land North of Crossfell Cottage	Stannersburn, Kielder	Full permission for 2 detached dwellings. - plots being actively marketed for sale. https://www.rightmove.co.uk/properties/109067651#/?channel=COM_BUY https://www.rightmove.co.uk/properties/109067864#/?channel=COM_BUY	21/04/2016 13/09/2016 02/08/2019 02/08/2019	2
19/01950/FUL	Land East of South View	Thornley Gate, Allendale	Full permission for 2 semi-detached dwellings. - site being actively marketed for sale as self-build plots. https://www.rightmove.co.uk/properties/89586809#/?channel=COM_BUY	13/12/2019	2
18/01156/FUL 20/00494/VARYCO	Land North of Meadow Gate	Catton	Full permission for a 4-bedroom detached house. - plot being actively marketed for sale.	21/06/2018 08/04/2020	1

Appendix D: Summary Schedule of Permissions for Demolition and Rebuild Dwellings

Other small-scale sites with full or outline planning permission for demolition and rebuild dwellings.

Planning Application Ref.	Site Location	Settlement	Description	Decision Date	Dwelling Plots
SOUTH EAST:					
12/01990/FUL	Wayside, Beechway, Blyth	Blyth	Resubmission: Demolition of existing dwelling and outbuildings to build 3no. new detached dwellings - <i>plots 1 and 2 completed pre-April 2016</i>	12/11/2012	(3) 1
13/02188/FUL	Bothal Barns Drift, Bothal	Bothal	Proposed new dwelling house by way of demolition of existing	23/12/2013	1
14/01726/FUL	Beaumont Villa, Mile Road, Widdrington Station	Widdrington Station	Proposed detached bungalow	12/08/2014	1
16/00216/FUL	Four Acres Hartford Road Bedlington	Bedlington	Demolition of existing two storey house and construction of new two storey dwelling and detached double garage with waste/recycling storage area	24/03/2016	1
17/00735/FUL	23 Togston Road	North Broomhill, Togston	Proposed replacement dwelling	31/07/2017	1
19/00774/FUL	Deneside Farm, Station Road	Seghill, Cramlington	Proposed demolition of existing bungalow and construction of new dwelling.	12/09/2019	1
20/00977/FUL	Glencote Mile Road	Widdrington Station	Demolition of existing bungalow and construction of new bungalow	29/06/2020	1
CENTRAL:					
CM/00/D/475	Woodside, East Mill, Whorral Bank	Morpeth	Demolition of existing & erection of dwelling	13/06/2001	1
CM/03/D/678	The Orchards, Callerton Lane	Ponteland	Single dwelling with attached garage and driveway access	14/01/2005	1
CM/20080069 20/01490/VARYCO	Eastgate and Westgate, East Road	Longhorsley	Demolition of existing pair of semi-detached pre-fabricated dwellings and erection of 2 detached stone and slate dwellings as supplemented by additional window recess details received 29/02/08	10/03/2008 13/08/2020	2
CM/20080043 11/03357/VARYCO	35 Darras Road	Darras Hall, Ponteland	Proposed replacement dwelling and detached garage	25/03/2008 14/02/2012	1
CM/20070398 CM/20070624 CM/20080089 CM/20080140	Newlands	Tranwell Woods	Reserved matters application for demolition of existing dwelling and erection of new 2/3 storey dwelling	20/09/2007 13/06/2007 27/03/2008 14/04/2008	1
CM/20070160 CM/20090785 12/00210/FUL 14/02737/NONMAT 16/01503/NONMAT	119 Runnymede Road	Darras Hall, Ponteland	Application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation : Demolition of existing bungalow and construction of new dwelling	16/04/2007 16/03/2010 16/05/2012 06/10/2014 14/06/2016	1
CM/20100318 CM/20100468 11/00585/FUL	The White House (Site 2)	Tranwell Woods	1 no dwelling with detached garage plus annex including demolition of existing buildings (Resubmission of CM/20100318) - <i>plot 2 completed pre-April 2016</i>	30/09/2010 30/09/2010 30/06/2011	(2) 1
CM/20110010 13/01354/VARYCO	156 Edge Hill	Darras Hall, Ponteland	Demolition of existing dwelling and construction of new dwelling	14/06/2011 23/12/2013	1
T/20100113	21 Cadehill Road	Stocksfield	Demolition of existing bungalow and construction of two 2 storey detached houses	21/06/2011	2
11/00488/FUL	6 The Rise	Darras Hall, Ponteland	Demolition of existing bungalow and construction of four bedroom dormer style house with double garage	19/08/2011	1
11/01365/FUL	Fed Cottage, Main Street	Pegswood	Demolition of Existing Dwelling and Construction of a Replacement	02/09/2011	1
11/02867/FUL	3 Fir Tree Copse	Hepscott, Morpeth	Demolition of existing detached dwelling and construction of 3no. new dwellings and associated garages together with alterations to existing access. - <i>plot 1 completed pre-April 2016</i>	08/03/2012	(3) 2
12/00839/FUL	Burnside	Causey Park	Demolition of existing building and construction of new 2 storey dwelling.	13/07/2012	1

12/01331/FUL	2 The Bungalows	Broomhaugh, Riding Mill	Demolition of existing single storey timber framed and clad dwelling and construction of new single storey dwelling in stone with slate roof	24/07/2012	1
12/01594/FUL	169A Runnymede Road	Darras Hall, Ponteland	Demolition of existing dwelling and re-building 7m high dormer style dwelling.	09/10/2012	1
13/03665/FUL	24 Edge Hill	Darras Hall, Ponteland	Demolition of existing post war bungalow and to be replaced with new build 4 bedroom family home.	22/01/2014	1
14/00296/FUL	March Plantation	Whalton	Replacement single family dwelling with replacement ancillary buildings (detached workshop and garage)	20/03/2014	1
CM/20080070 CM/20110147 14/01039/FUL 15/02522/VARYCO 16/01149/VARYCO 16/04718/VARYCO	32 Darras Road	Darras Hall, Ponteland	Application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation - Planning Reference CM/20080070 (Replacement dwelling and detached garage and alterations to existing access)	12/03/2008 21/06/2011 09/05/2014 25/08/2015 12/05/2016 15/02/2017	1
14/00790/FUL	Graystone	Lowgate, Hexham	Demolition of existing single storey dwelling and construction of replacement single storey dwelling	27/08/2014	1
14/03350/FUL	Greystones Stable Green	Mitford, Morpeth	Demolition of existing two storey detached dwelling and erection of a new two storey detached dwelling	05/12/2014	1
15/04016/FUL	Langdale	Hepscott, Morpeth	Demolition of existing dwelling and loose boxes and construction of two storey dwelling with attached garage and modified gated entrance.	03/08/2015	1
15/00592/FUL	Bokul Marchburn Lane	Riding Mill	Demolition of existing dwelling and erection of 2no. new build family dwellings.	26/08/2015	2
14/02021/FUL	3 Field House Close,	Hepscott, Morpeth	Demolish existing house and construct new dwelling with detached garage	27/08/2015	1
15/02303/FUL	High Ash Prospect Hill	Corbridge	Construction of one replacement dwelling with new vehicular and pedestrian access	02/09/2015	1
15/00910/FUL	Westgarth	Hepscott, Morpeth	Resubmission of 14/04299/FUL - Demolition of existing house, one replacement new dwelling and one additional new build dwelling.	01/10/2015	2
15/03020/FUL	31 The Rise	Darras Hall, Ponteland	Proposed demolition of existing bungalow and creation of 1no dwelling.	08/10/2015	1
15/02445/FUL	Cantray Fellside	Hexham	Demolition of existing prefabricated bungalow & replacement with 2 new dormer bungalow style dwelling houses	15/10/2015	2
15/03753/FUL	148 Edge Hill	Darras Hall, Ponteland	Demolition of existing bungalow and construction of new dormer bungalow	15/12/2015	1
15/03915/FUL	55 Middle Drive	Darras Hall, Ponteland	Demolition of existing bungalow in lieu of new detached two-storey dwelling	19/01/2016	1
15/04050/FUL	19 Eastern Way Darras Hall	Darras Hall, Ponteland	Demolition of existing property and construction of new 5 bedroom detached house with attached garage.	09/02/2016	1
16/00529/FUL	1 And 2 Smithy Cottages	Milbourne	Proposed demolition of 2No. semi-detached cottages and building of 2No. detached houses	26/05/2016	2
16/01972/FUL	Dunroamin, Ladycutter Lane	Corbridge	Demolition of existing dwelling & construction of replacement dwelling	15/08/2016	1
16/02346/FUL	130 Darras Road	Darras Hall, Ponteland	Demolition of existing property on site and construction of new 5-bedroom dormer style bungalow.	16/09/2016	1
16/02830/FUL	Hazeldene, Tynedale Terrace	Hexham	Retrospective demolition of existing dwelling and erection of new dwelling.	17/10/2016	1
16/02730/FUL	Healey Whins, Lead Road	Slaley	Demolition of existing dwelling and construction of replacement dwelling	24/10/2016	1
16/01788/FUL	46 Woodside	Darras Hall, Ponteland	Demolition of existing bungalow and construction of new house	10/11/2016	1
16/02942/FUL	98 Western Way	Darras Hall, Ponteland	Proposal to demolish the existing property on the site and replace it with a new build 2 storey 5 bedroom family home, the new build property will be primarily built on the same footprint as the existing bungalow, but with minor extensions to the South Elevation (Side) and the West Elevation (Rear).	15/11/2016	1

13/01746/FUL	33 Darras Road	Darras Hall, Ponteland	Demolition of existing house and construction of two detached residential properties with large gardens	17/11/2016	2
16/03213/FUL	88 The Rise	Darras Hall, Ponteland	Replacement dwelling (C3 Use)	29/11/2016	1
16/02274/FUL	Fourwinds, Holeyn Hall Road	Wylam	Replacement dwelling	17/01/2017	1
16/01417/OUT	204 Western Way	Darras Hall, Ponteland	Outline Application: Proposed replacement dwelling (8.5m ridge height)	31/01/2017	1
16/02028/FUL	49 Runnymede Road	Darras Hall, Ponteland	Demolition of existing dwelling and construction of proposed new single family dwelling house plus garage, associated driveway, revised road access and front boundary treatment	14/03/2017	1
14/00397/OUT 17/00466/REM	Land North West Of Fulbeck Grange	Fulbeck, Morpeth	Application for replacement dwelling, detached garage and new access following demolition of Rose Cottage, Fulbeck, Morpeth	20/03/2014 10/04/2017	1
17/00231/FUL	3 Wentworth Court	Darras Hall, Ponteland	Demolition of existing bungalow and erection of new dormer bungalow	11/04/2017	1
17/01031/FUL	1 The Bungalows	Broomhaugh, Riding Mill	Construction of new 2-bedroomed detached bungalow with integral garage and off-street parking. Design, layout and position of building revised from schemes which have previously been approved	25/05/2017	1
17/01089/FUL	Kildale	Medburn	Proposal for the replacement of existing dwelling with two detached dwellings and associated garaging	26/05/2017	2
17/01391/FUL	68A Western Way	Darras Hall, Ponteland	Demolition of existing dwelling and replacement with new dwelling	20/07/2017	1
17/03347/FUL	1 Pembroke Drive	Darras Hall, Ponteland	Proposed new dwelling to be built upon site of previous bungalow (retrospective part demolished to slab/basement).	13/11/2017	1
17/02701/FUL	Tudorcroft, Horsley Road	Ovingham	Demolition of existing 3 bed bungalow and construction of new 3 bedroom bungalow with associated driveways and landscaping	20/11/2017	1
17/04028/FUL	3 Whinfell Road	Darras Hall, Ponteland	Replacement dwelling	10/01/2018	1
17/04230/FUL	The Bungalow	Tritlington	Demolition of existing bungalow to ground level and construction of proposed four bedroom detached dwelling with double garage	25/01/2018	1
17/04440/FUL	8 Wentworth Court	Darras Hall, Ponteland	Demolition of an existing dwelling, and construction of a new detached dwelling with an integral double garage, associated boundary wall, a gate and landscaping.	07/02/2018	1
17/03672/FUL	12 Richmond Way	Darras Hall, Ponteland	Demolition of existing 3-storey dwelling and proposed erection of 3-storey dwelling	02/03/2018	1
17/03727/OUT	14 Middle Drive	Darras Hall, Ponteland	Outline planning application for two dwellings, with all matters reserved	12/03/2018	2
18/00054/FUL	Plane Trees Farm	Lowgate, Hexham	Demolition of Existing Dwelling and building new Domestic Property.	21/03/2018	1
17/04543/FUL	Karamanda, Side Lane	Hepscott, Morpeth	Proposed demolition of dilapidated bungalow in lieu of replacement bungalow	27/03/2018	1
18/01432/FUL	142 Runnymede Road	Darras Hall, Ponteland	Proposed demolition of existing main house and replace with new build house to same footprint approved under householder planning application 17/02077/FUL.	18/05/2018	1
18/00447/FUL	4 The Close	Darras Hall, Ponteland	Demolition of existing two storey domestic property, and construction of new in place two storey dwelling.	24/05/2018	1
18/01456/FUL	Thornbrough Cottage,	Thornbrough, Corbridge	Demolition of existing detached dwelling and construction of new detached dwelling.	21/06/2018	1
18/01605/FUL	Mill Lodge	Dalton	Proposed demolition of existing dwelling and garage and replace with new dwelling with garage	19/07/2018	1
18/00231/FUL	9 Chester Close	Darras Hall, Ponteland	Demolition of existing bungalow and construction of new 2 storey dwelling to be erected in the same position.	14/09/2018	1

18/02247/FUL	10 Edge Hill	Darras Hall, Ponteland	Demolition of existing dwelling and construction of a detached 4 bedroom dwelling and detached garage	24/09/2018	1
18/02400/FUL	Dyke Head, Ladycutter Lane	Corbridge	Proposed demolition of existing dwelling and erection of new dwelling.	28/09/2018	1
17/03532/FUL	Ecklindale	Smallburn	Proposal for the demolition of the existing house and portal frame storage shed and the construction of a new 2 storey house	01/10/2018	1
18/02589/FUL	25 Heddon Banks	Heddon-on-the-Wall	Demolition of an existing 3 bedroom house and construction of new-build 3-bedroom house and single garage with living spaces to the first floor.	26/10/2018	1
18/03219/FUL	160 Edge Hill	Darras Hall, Ponteland	Demolition of existing bungalow and construction of a 2 storey 6-bedroom dwelling	30/11/2018	1
18/03980/FUL	31 Darras Road	Darras Hall, Ponteland	Proposed demolition of existing property on site and construction of new 4 storey (including basement and attic), 5 bedroom family dwelling	16/01/2019	1
18/03748/FUL	101 Eastern Way	Darras Hall, Ponteland	Demolition of existing house and proposed new build house with basement with double garage.	02/07/2019	1
18/04317/FUL	Birney Wood, Stamfordham Road	Throckley	Proposal to demolish existing building and garage - Erection of new 5 Bed dwelling with triple Garage and Gym with works to external finishes.	16/07/2019	1
19/00182/FUL	30 Thorp Avenue	Morpeth	Demolition of existing house and rebuild new 5 bed house	18/07/2019	1
19/00524/FUL	7A Woodside	Darras Hall, Ponteland	Demolition of existing bungalow and construction of two storey dwelling with new garage and access (private)	31/07/2019	1
19/01679/FUL	The Rowans, 21 Painsshawfield Road	Stocksfield	Demolition of existing bungalow and rebuild of 2 storey dwelling	01/08/2019	1
19/01515/FUL	Hallbankfield, Newcastle Road	Corbridge	Demolition of an existing dwelling and detached garage. Proposed new dwelling with integral semi-basement garage.	02/08/2019	1
19/02340/FUL	Nene Cottage, 13 Meadowfield Road	Stocksfield	Proposed demolition of existing dwelling and replacement with new dwelling	27/09/2019	1
19/03646/FUL	Rose Cottage, C275 Slaley To Dipton House Junction	Slaley	Proposed demolition of existing dwelling and proposed construction of one new build dwelling plus new build double garage and associated access and landscaping	23/10/2019	1
19/02295/OUT	Holly Lodge, The Avenue	Medburn	Outline permission for replacement of 1no. existing dwelling with 3no. dwellings.	07/11/2019	1
19/04039/FUL	20 Moor Lane	Darras Hall, Ponteland	Demolition of existing house and construction of a new dwelling	22/11/2019	1
19/03670/FUL	Four Winds	Hepscott, Morpeth	Demolition of existing bungalow "Fourwinds" to create 2 private dwellings, retaining existing access and internal driveway together with retention of all trees and hedges to external boundaries	09/04/2020	2
19/03462/FUL	18 Middle Drive	Darras Hall, Ponteland	Demolition of existing bungalow and replace with two storey dwelling	11/05/2020	1
20/00921/FUL	6 The Wynde	Darras Hall, Ponteland	Demolition of existing 1970s bungalow. Erection of new replacement dormer bungalow with replacement entrance gates and landscaping.	22/05/2020	1
20/00854/FUL	Thrunton Lowfield, Cottage Road Passing Thrunton, Lowfield Farm	Thrunton	Demolition of existing dwelling and erection of replacement dwelling	16/06/2020	1
20/01131/FUL	Glenfield, Leazes Lane	Hexham	Demotion of existing bungalow and erection of a 1.5 storey dwelling	01/07/2020	1
20/00945/FUL	Beacon Hill Lodge, Beacon Hill Lodge Road	Netherwitton, Longhorsley	Erection of a replacement dwelling within the grounds of Beacon Hill Lodge including provision of car parking and demolition of the existing lodge	17/07/2020	1
20/01253/FUL	Throckley Marsh Farm, Stamfordham Road	Throckley	Demolition of existing farmhouse and farm cottage, and construction of replacement two storey dwelling	07/08/2020	1
20/02115/FUL	Blandings, Greencroft Avenue	Corbridge	Demolition of existing dwelling and creation of four bedroomed dwelling house	08/09/2020	1

20/02530/FUL	1 The Dell	Morpeth	Demolition of 4 bedroomed house and construction of a new 4 bedroom dwelling	19/10/2020	1
20/03240/FUL	11 Runnymede Road	Darras Hall, Ponteland	Demolition of an existing dormer bungalow and construction of a new 2 storey dwelling	27/11/2020	1
20/03099/FUL	1 And 2 Castle View	Ogle	Proposed demolition of semi-detached cottages and replacing with 1 no detached house	17/12/2020	1
20/03211/FUL	Westfield, West Road	Longhorsley	Demolition of existing bungalow and construction of new replacement dwelling.	18/12/2020	1
20/00829/FUL	91 Runnymede Road	Darras Hall, Ponteland	Demolition of existing and erection of replacement dwelling	09/03/2021	1
20/03984/FUL	Fairfields	Lowgate, Hexham	Resubmission: Replacement dwelling	12/03/2021	1
21/00635/FUL	Loxwood, Newcastle Road	Corbridge	Demolition of existing and erection of replacement 2 Storey dwelling with basement.	19/05/2021	1
20/04377/FUL	Lakeside House	Darras Hall, Ponteland	Demolition of existing residential dwelling and various outbuildings and erection of a new family dwelling with outbuildings and landscaping	27/07/2021	1
21/02225/FUL	105 Runnymede Road	Darras Hall, Ponteland	Demolition of existing bungalow, construction of two-storey dwelling house and detached garage	04/08/2021	1
20/04340/FUL	156 Western Way	Darras Hall, Ponteland	Demolition of an existing bungalow and construction of a 2 storey eco-home	20/09/2021	1
21/02886/FUL	Thorney Close, 32 Apperley Road	Stocksfield	Replacement dwelling and garage (as amended)	14/10/2021	1
21/02204/FUL	38 Darras Road	Darras Hall, Ponteland	Construction of new dwelling, demolition of existing dormer bungalow and new double garage	25/10/2021	1
21/00857/FUL	68 & 70 Darras Road	Darras Hall, Ponteland	Demolition of two dwelling houses and construction of two replace dwelling houses	27/10/2021	2
NORTH:					
A/2008/0224 22/00127/VARYCO	Lady Bank	Snitter	Demolition of existing bungalow and the creation of a 4 no. bedroom family home	13/06/2008	1
A/2009/0186	3 Percy Drive	Swarland	Demolition of existing dwelling & the construction of a new dwelling	04/09/2009	1
11/01464/FUL	Moss Hall	Lowick	Demolition of existing property and rebuild with timber frame inner structure (minor material amendment to 07/B/0427)	24/08/2011	1
12/03522/FUL	Crammond Hill Farm	Cornhill-On-Tweed	Demolition and replacement of existing farmhouse	29/04/2013	1
13/00632/FUL	The Bungalow, Chare Ends	Holy Island	Demolition of existing B&B dwelling and construction of replacement to include an altered vehicular access	08/08/2013	1
13/01353/FUL	19 Morwick Road	Warkworth	Demolition of existing dwelling house and replacement with two new dwellings and new vehicular access <i>- plot 1 completed pre-April 2016</i>	16/09/2013	(2) 1
13/02461/FUL	2 Brainshaugh Farm Cottages	Acklington	Demolition of cottages 2 and 3, replaced with new 4 bed dwelling and detached double garage, new vehicular access and associated hard and soft landscaping throughout.	22/10/2013	1
14/00511/FUL	25 Castle Terrace	Berwick-upon-Tweed	Demolition of existing dwelling and replacement with energy efficient, 5 bedroom dwelling	19/06/2014	1
14/02656/FUL	Moorcroft, Alnwick Moor	Alnwick	Proposed demolition of existing bungalow, associated shed garage and storage buildings. Construction of new dwelling house.	06/01/2015	1
15/00360/FUL	Pipers Cottage	Doddington	Demolition of existing cottage and erection of new dwelling house and detached garage.	09/04/2015	1
14/01529/FUL	Link House	Beadnell	Demolition of an existing dwelling and outbuilding and construction of a new two storey dwelling	24/06/2015	1
15/02189/FUL	2 Spylaw Cottage	Bilton, Alnwick	Demolition of existing cottage and replacement with new cottage	13/08/2015	1
15/01379/FUL	28 Swinhoe Road	Beadnell	Proposed construction of detached stone dwelling house by way of demolition	14/09/2015	1
15/04229/FUL	Birling Quarry A1068 Warkworth To Hipsburn Birling	Warkworth	Demolition of an existing dwelling and erection of a replacement dwelling	01/03/2016	1

16/00768/FUL	Blakewell House, 14 Riverside Road	Tweedmouth, Berwick-upon-Tweed	Demolish existing brick building and construct new dwelling and outbuildings	27/05/2016	1
16/02844/FUL	Glendale House	Alnwick Moor, Alnwick	Proposed removal of existing and construction of a new dwelling	15/11/2016	1
16/03653/FUL	23 Tweed Street	Berwick-upon-Tweed	Renovation, remodelling & new extension to two dwelling houses, demolition of existing dwelling house to rear & erection of new dwelling house on the same footprint	03/02/2017	1
16/04149/FUL	Rock House And Rock House Lodge, Foxton Road	Alnmouth	Proposal to demolish existing link including garages and construction of new side extension to Rock House Lodge; Proposed demolition of existing Rock House and construction of new replacement 2.5 storey house; Construction of new detached double garage with mezzanine Gym; Associated external works and landscaping	22/02/2017	1
17/00371/FUL	Smiley Cottage, Abbeylands	Alnwick	Demolition of existing cottage and construction of new three bedroom cottage	03/07/2017	1
17/02378/FUL	1 Laverock Law	Lowick, Berwick-upon-Tweed	Demolition of existing single storey dwelling with the erection of a new two storey dwelling with single storey utility link, greenhouse and garage.	22/09/2017	1
17/02937/FUL	34 Northumberland Street	Alnmouth	Re-construction of existing cottage into a two storey house	12/10/2017	1
17/03170/FUL	Housenhaugh Cottage	Cornhill-On-Tweed	Demolition of existing building and proposed new build house	26/10/2017	1
17/03242/FUL	The Bungalow, Old Swarland	Swarland	Replacement of existing bungalow and ancillary outbuildings with new cottage and garage.	09/11/2017	1
17/04034/FUL	Lyford Cay, Foxton Road	Alnmouth	Demolition of existing single storey house and construction of a new 3 storey house	29/12/2017	1
18/01758/FUL	22 Harbour Road, Chathill	Beadnell	Proposed demolition of existing dwelling (retrospective) and construction of new dwelling	11/07/2018	1
18/00369/FUL	Wynding Head, 1 The Wynding	Beadnell	Demolition and rebuild of 1 no. residential unit	12/07/2018	1
14/03596/OUT 18/01992/REM	Amani Acre	Sharperton, Morpeth	Reserved Matters : Approval of details of the layout, scale, appearance of the building, access and landscaping of the site relating to planning permission 14/03596/OUT	08/06/2015 27/07/2018	1
18/01637/FUL	9 North Lane	Norham	Proposed demolition of existing bungalow and the erection of a new dormered bungalow with detached garage	31/07/2018	1
16/01791/FUL	Eltham Back Crofts	Rothbury	Demolition of existing house, and building of new 1 1/2 storey house	13/09/2018	1
18/02845/FUL	Windyridge	Berwick-upon-Tweed	Replacement dwelling (C3 use)	12/12/2018	1
19/00254/FUL	Rigg Cottage, 1 Embleton Mill Cottages, Embleton Mill	Embleton, Alnwick	Demolition of 2 semi-detached 2 storey houses and construction of a single 2 storey dwelling. Retention of existing washhouse.	17/04/2019	1
19/00400/FUL	West Moneylaws Cottage, U1013 The Hagg Junction To East Moneylaws Junction	Cornhill-On-Tweed	Proposed demolition of existing farmhouse and erection of replacement farmhouse including outbuilding + associated works	09/05/2019	1
19/01205/FUL	122 Harbour Road	Beadnell	Demolition of an existing dwelling and construction of a new dwelling	18/07/2019	1
19/04252/FUL	Dukesfield House	Bamburgh	Demolition of detached dwelling house and detached garage. Construction of detached dwelling house and detached garage utilising ground source heat pump and photo voltaic panels.	20/12/2019	1
19/00014/FUL	Meadowcroft Cottage, Beal Bank	Warkworth	Demolition of existing bungalow and construction of two storey dwelling with associated single storey rear extension and single storey garage (amended description 28.08.2019)	28/07/2020	1
20/00907/FUL	118 Harbour Road	Beadnell	Proposed demolition of dwelling and garage and construction of new dwelling and garage	30/07/2020	1
19/04822/FUL	28 Harbour Road	Beadnell	Demolition of existing house and construction of new detached, 2-storey residence.	31/07/2020	1

20/00663/FUL	28 Riverside Road	Alnmouth	Demolition of existing dwelling and construction of replacement dwelling	10/09/2020	1
20/01934/FUL	Field House	Lesbury	Demolition of existing farmhouse and construction of a new 4 bedroom replacement farmhouse including farm office and garage and all ancillary works	05/10/2020	1
20/01630/FUL	Hazel Cottage, Steppey Lane	Hipsburn, Lesbury	Demolition of existing single storey dwelling and detached garage and construction of new two storey dwelling and detached garden studio.	15/04/2021	1
20/02662/FUL	Rosecombe Cottage	Alnwick Moor, Alnwick	Proposed replacement of existing dwelling	30/06/2021	1
WEST:					
19/02312/OUT	Rose Cottage	Greenhead, Brampton	Outline planning permission for demolition of Rose Cottage and out-buildings and replacement with new 3 bedroom two storey dwelling along with development of a pair of 3 bedroom semi-detached dwellings to the west. Approval sought for access and layout only.	25/05/2020	3
20/02158/FUL	Blyth Cottage	East Woodburn	Demolition of existing dwelling and construction of replacement dwelling	02/10/2020	1

Appendix E: Summary Schedule of Planning Permissions for Rural Worker's Dwellings

Sites with full or outline planning permission for rural/agricultural/forestry worker's dwellings.

Planning Application Ref.	Site Location	Settlement	Description	Decision Date	Dwelling Plots
SOUTH EAST:					
17/00649/FUL	Widdrington Farm	Widdrington Village	Proposed change of use of coffee shop to agricultural workers dwelling	22/11/2017	1
CENTRAL:					
13/00103/OUT 15/03625/REM	Grey Mare Hill Fields	Whittonstall, Consett	Outline permission for proposed agricultural worker's dwelling to replace existing residential caravan on existing agricultural holding	03/09/2013 03/03/2016	1
13/01292/FUL	Land North West of Kearsley Farm Cottage, Kearsley Farm	Ingoe	Proposal to build two semi-detached residential properties to house agricultural workers to replace existing static caravan	27/11/2013	2
14/04288/OUT 16/04294/REM	Land to East of Flothers	Hexham	Outline Planning Permission with reserved matters for construction of single storey agricultural workers dwelling	11/11/2015 18/01/2017	1
16/01100/FUL	Proposed Workers Dwellings	Lowgate	Proposed construction of a rural workers dwelling	08/06/2016	1
17/02677/FUL	Land South of Throphill	Hartburn	Erection of agricultural workers dwelling	27/10/2017	1
17/02449/FUL	Land West and South of Covered Reservoir	Causey Park	Erection of an agricultural workers dwelling and new agricultural building	03/11/2017	1
17/04619/FUL	Land South West and North East of Mickley Moor West Farm	Hedley	Construction of an agricultural worker's dwelling	12/02/2018	1
18/00646/FUL 19/03988/CLEXIS	Land North West of Hebron Hill Farm	Hebron Hill	Erection of a rural workers dwelling	24/04/2018 11/11/2019	1
18/02971/FUL	Land North of Welbeck House	Tritlington	Erection of a rural workers dwelling	04/12/2018	1
19/01543/FUL	East Benridge Farm	Morpeth	Erection of an agricultural workers dwelling	16/08/2019	1
NORTH:					
11/01446/FUL 14/00559/FUL	Land East of Easington Village	Easington	Redesign new farmhouse as an agricultural workers dwelling	11/10/2011 22/04/2014	1
14/02442/FUL	Land West of Tithemans Cottage	Felton	Proposed agricultural worker's dwelling	14/11/2014	1
14/02924/FUL	Shirlaw Hope	Longframlington	Construction of a permanent dwelling house for full-time agricultural worker	12/01/2015	1
15/01575/FUL 17/01137/FUL	Land South East of Howick Scar	Craster	Proposal for a second dwelling to provide accommodation for a full time agricultural worker	24/07/2015 27/07/2017	1
15/02664/FUL	Adderstone Low Mill Farm	Lucker, Belford	Proposed change of use and conversion of 2 agricultural outbuildings into 2 self-contained dwellings for use by farm workers	29/10/2015	2
15/00308/FUL	Land South of Garden Cottage, Charlton Hall	Ellingham	Retrospective permission for an agricultural worker's dwelling	10/12/2015	1
16/01283/FUL	Farnham Park Bungalow	Sharperton	Conversion of existing agricultural dwelling into two agricultural workers dwellings	20/06/2016	1
16/01761/FUL	Aidansfield Farm	Lowick	Construction of an agricultural worker's dwelling, and 3 agricultural sheds	28/09/2016	1
18/04359/FUL	Land West of Elyhaugh Farm	Longframlington	Construction of new agricultural worker's dwelling	06/12/2019	1
19/02156/FUL	Land to North East of Well House Farm	Harbottle	Proposal for agricultural workers dwelling	24/12/2019	1
18/03117/FUL	Land South of Burnt House Farm	Nethererton Colliery	Agricultural workers dwelling	31/01/2020	1
19/04930/FUL	Land South East of The Hope Farm	Longframlington	Erection of a rural workers dwelling	27/11/2020	1
WEST:					
14/00737/FUL	Land South West of High Cowden Farm	Birtley	Proposed construction of two storey agricultural workers dwelling	18/06/2014	1

15/02436/FUL	Land at Clay Walls Farm	Kirkharle	Proposed agricultural workers dwelling to provide the necessary accommodation to ensure the proper running of the farm, safety of the workers and welfare of the livestock	16/10/2015	1
17/01047/FUL	Farm Buildings North East of Nichols Arch	Bellingham	Construction of an agricultural workers dwelling	02/08/2017	1

Appendix F: Northumberland Self-Build Plots Register Summary

Sites submitted to the Council for consideration as having possible potential for self/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	-
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
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>	£150,000-200,000
NORTH:				
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
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