

# Self-build and Custom Housebuilding Report 2025

October 2025



# Introduction

The [Self-build and Custom Housebuilding Act 2015 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/2015/22/section/1) (as amended by the Housing Act 2016 and the Levelling Up and Regeneration Act 2023 (LURA)) places a duty on Local Authorities to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area for their own self-build and custom housebuilding.

The Local Authority must have regard to the register when carrying out its planning, housing, disposal of land of the authority and regeneration functions.

Further information is available in the Government's planning policy guidance [Self-build and custom housebuilding - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/self-build-and-custom-housebuilding)

On the 1 April 2023 North Yorkshire Council (NYC) was formed and on the 6 February 2024 North Yorkshire Council introduced a new 2-part register, this register serves the new Council. Individuals and association of individuals interested in self-build or custom housebuilding are urged to join the register so their interest can feed into assessing the demand for self and custom housebuilding in North Yorkshire.

The new 2-Part North Yorkshire Register can be accessed via the [Self-build and custom housebuilding | North Yorkshire Council](https://www.northyorks.gov.uk/self-build-and-custom-housebuilding) webpage where there is further information on national and local eligibility criteria.

- **Part 1** of the register, applicants will need to meet local eligibility criteria and pay an admin fee. The local authority has a duty to provide sufficient plots to meet the identified demand on Part 1.
- **Part 2** is for individuals or groups who either do not meet the eligibility criteria or, if a fee is required, choose not to pay the fee. This data will assist in the local authority in determining the overall demand for self-build plots in the authority area for the purposes of longer-term planning, housing, land disposal and regeneration but do not count towards demand for the purposes of the Act.

The data held will feed into the plan making. For more information, please visit [The North Yorkshire Local Plan | North Yorkshire Council](https://www.northyorks.gov.uk/the-north-yorkshire-local-plan)

The proposed approach for setting up a single Self-build and Custom Housebuilding Register for North Yorkshire was set out in the Report to the Corporate Director of Community Development on the 11 October 2023 [NYC Self Building and Customer Housebuilding Register.pdf \(northyorks.gov.uk\)](https://www.northyorks.gov.uk/sites/default/files/2023-10/NYC%20Self%20Building%20and%20Customer%20Housebuilding%20Register.pdf)

A [report of the Corporate Director of Community Development](#) seeking approval of a proposed criteria and fee for inclusion on Part 1 of the Self-build and Custom Housebuilding Register for North Yorkshire was considered on the 23 January 2024 where it was resolved that a new Self-build and Custom Housebuilding Register for North Yorkshire Council be introduced with local eligibility criteria and an administration fee. The minutes of the meeting can be viewed [here](#)

## Part 1 applicants

For those who join the Part 1 Register the Council will send out an annual report of sites that have planning consent that may be available for development (small sites that are as yet undelivered).

This list is for information purposes only and does not constitute a formal recommendation by the Council; it is simply an enabling piece of work that if the applicant wishes to investigate further, they can do so.

# Register for North Yorkshire Council

As required by the Act, and as set out above, the new North Yorkshire Council has introduced a North Yorkshire wide Self-build and Custom Housebuilding Register which can be accessed here [Self-build and custom housebuilding | North Yorkshire Council](#), the data collected will feed into planning, housing, the disposal of land of the authority and regeneration.

The Council are starting work on a new North Yorkshire Local Plan further information is available to view here [The North Yorkshire Local Plan | North Yorkshire Council](#) with a link to the Local Plan portal and information on how to get involved.

## Former district local plans

In the meantime, the former District Local Plans are still in force, you can view the relevant Local Plan here: [Planning policy in your local area | North Yorkshire Council](#)

The North Yorkshire Register opened on the 6 February, closing the legacy Registers. Those on the legacy Registers have been invited to register their interest on the Council's new Register.

# Demand Data

As of the end of Base Period 9 (30 October 2024) the demand on the legacy registers was as follows.

Table 1

| Individuals                    |                                             |                             |                                                                        |                                           |
|--------------------------------|---------------------------------------------|-----------------------------|------------------------------------------------------------------------|-------------------------------------------|
| Former District / Borough Area | Total at start of period<br>31 October 2023 | Entries added during period | Entries removed during period                                          | Total at end of period<br>30 October 2024 |
| Craven                         | 124                                         | 2                           | 10<br>4 moved onto NYC<br>6 asked to be removed                        | 116                                       |
| Hambleton                      | 134                                         | 0                           | 5<br>4 moved onto NYC<br>1 asked to be removed                         | 129                                       |
| <i>Harrogate BP1 - BP6</i>     | <i>426</i>                                  | <i>0</i>                    | <i>46</i><br><i>20 moved onto NYC</i><br><i>26 asked to be removed</i> | <i>380</i>                                |
| <i>Harrogate Part 1</i>        | <i>14</i>                                   | <i>0</i>                    | <i>7</i><br><i>4 moved onto NYC</i><br><i>3 asked to be removed</i>    | <i>7</i>                                  |
| <i>Harrogate Part 2</i>        | <i>56</i>                                   | <i>5</i>                    | <i>9</i><br><i>8 moved onto NYC</i><br><i>1 removed as requested</i>   | <i>52</i>                                 |
| Harrogate Total                | 496                                         | 5                           | 62 (see above for breakdown)                                           | 439                                       |
| Richmondshire                  | 44                                          | 2                           | 6<br>3 moved onto NYC<br>3 asked to be removed                         | 40                                        |
| Ryedale                        | 127                                         | 0                           | 16<br>7 moved onto NYC<br>9 asked to be removed                        | 111                                       |
| <i>Scarborough Part 1</i>      | <i>0</i>                                    | <i>0</i>                    | <i>0</i>                                                               | <i>0</i>                                  |
| <i>Scarborough Part 2</i>      | <i>48</i>                                   | <i>0</i>                    | <i>4</i><br><i>1 moved onto NYC</i><br><i>3 asked to be removed</i>    | <i>44</i>                                 |
| Total Scarborough              | 48                                          | 0                           | 4 (see above for breakdown)                                            | 44                                        |
| Selby                          | 40                                          | 1                           | 6<br>4 moved onto NYC<br>2 asked to be removed                         | 35                                        |

Table 2

| Associations of Individuals    |                                             |                             |                               |                                           |
|--------------------------------|---------------------------------------------|-----------------------------|-------------------------------|-------------------------------------------|
| Former District / Borough Area | Total at start of period<br>31 October 2023 | Entries added during period | Entries removed during period | Total at end of period<br>30 October 2024 |
| Craven                         | 2                                           | 0                           | 0                             | 2                                         |
| Hambleton                      | 0                                           | 0                           | 0                             | 0                                         |
| Harrogate Part 1               | 0                                           | 0                           | 0                             | 0                                         |
| Harrogate Part 2               | 0                                           | 0                           | 0                             | 0                                         |
| Harrogate Total                | 0                                           | 0                           | 0                             | 0                                         |
| Richmondshire                  | 0                                           | 0                           | 0                             | 0                                         |
| Ryedale                        | 0                                           | 0                           | 0                             | 0                                         |
| Scarborough Part 1             | 0                                           | 0                           | 0                             | 0                                         |
| Scarborough Part 2             | 0                                           | 0                           | 0                             | 0                                         |
| Scarborough Total              | 0                                           | 0                           | 0                             | 0                                         |
| Selby                          | 0                                           | 0                           | 0                             | 0                                         |

North Yorkshire Register was introduced on the 6 February 2024

Table 3

| North Yorkshire Register | Total at start of period | Entries added during period | Entries removed during period | Total at end of period<br>30 October 2024 |
|--------------------------|--------------------------|-----------------------------|-------------------------------|-------------------------------------------|
| Part 1                   | 0                        | 20                          | 0                             | 20                                        |
| Part 2                   | 0                        | 58                          | 0                             | 58                                        |
| <b>Total</b>             | <b>0</b>                 | <b>78</b>                   | <b>0</b>                      | <b>78</b>                                 |

## Other data sources

The guidance set out in the National Planning Policy Guidance Note (NPPG) on Self-build and Custom Housebuilding [www.gov.uk/guidance/self-build-and-custom-housebuilding](https://www.gov.uk/guidance/self-build-and-custom-housebuilding) recommends when assessing local housing need that the type and tenure of housing needed for different groups should be assessed including people who wish to self-build or custom-build their own home.

The Council commissioned Icen Projects Limited to prepare a Housing and Economic Needs Assessment (HEDNA). In addition to the data held on the Council's registers, inline with the guidance in the NPPG, secondary data sources were used to assess demand. The Council commissioned a report from Custom Build Housing, who assess the data on the national Right to Build Register (RTBR), this report along with data held by the National Custom and Self-Build Association (NaCSBA) and the data on the North Yorkshire Register and legacy Registers fed into the demand data for the HEDNA.

The HEDNA May 2025 which can be viewed on the Council's website [www.northyorks.gov.uk/localplan](https://www.northyorks.gov.uk/localplan)

## Custom Build Housing Report

The Custom Build Housing Report looks at the number of people subscribed to the RTBR who are currently registered as actively looking to custom or self-build their own homes within the North Yorkshire Council area (the district). The data is broken down to cover North Yorkshire Council, North York Moors National Park and Yorkshire Dales National Park. The National Parks hold their own Self-build and Custom Housebuilding Registers.

The assessment identified 729 potential custom and self-builders on the RTBR would be presently looking for a plot to build their own home within the North Yorkshire Plan area. The buyer profile indicates that 94% are seeking a self-build project, with 6% looking for custom-build with the majority wanting a four-bedroom or three bedroom dwelling.

What we don't know is what percentage of those registered on the Right to Build Register are also registered on the North Yorkshire Self-build and Custom Housebuilding Register or one of the legacy registers.

## NaCSBA data

The YouGov survey carried out in October 2020 on behalf of NaCSBA found that 1 in 3 people (32%) are interested in building their own home at some point in the future, including 12% who said they were very interested.

We can also draw on NaCSBA data to better understand the level of demand for serviced plots in North Yorkshire in relative terms. The association published an analysis with supporting maps and commentary titled "Mapping the Right to Build" in 2020.

This document includes an output on the demand for serviced plots as a proportion of the total population relative to all other local authorities across England (see Figure below).

This was based on the Legacy Authorities and the National Park and shows that:

### Legacy Authority areas

- Craven - 58 Plots per 100,000
- Hambleton - 188 Plots per 100,000
- Harrogate - 272 Plots per 100,000
- Richmondshire - 101 Plots per 100,000
- Ryedale - 99 Plots per 100,000
- Scarborough - 30 Plots per 100,000.
- Selby - 50 Plots per 100,000

### National Parks

- North York Moor National Park - 166 Plots per 100,000
- Yorkshire Dales National Park - 42 Plots per 100,000

Based on the legacy authority and national park population in 2021 this would equate to a need for around 877 units. Although there is a degree of double counting between the National Parks and the Legacy Authorities. The legacy authorities alone would generate a need for 829 dwellings.

## Demand

The HEDNA concludes that looking at the data from the Custom House Building Report that this would suggest the previous registers do not underestimate the need and that when considering the NaCSBA data, that "

*Based on the legacy authority and national park population in 2021 this would equate to a need for around 877 units. Although there is a degree of double counting between the National Parks and the Legacy Authorities. The legacy authorities alone would generate a need for 829 dwellings*  
".

The North Yorkshire Self-build and Custom Housebuilding Register and secondary data sources all indicate there is demand for self-build and custom-build plots across North Yorkshire.

# Plots permissioned BP1 - BP9

## Monitoring of plots permissioned

Annual monitoring of plots permissioned in a base period has always been carried out in line with the legislation, and the guidance set out in the NPPG, at the time.

The Self-build and Custom Housebuilding Act as amended by the Levelling Up and Regeneration Act 2023 amended the wording of the Act including Section 2A '*Duty to grant planning permission etc.*' coming into effect in January 2024. The amendments removed the reference to 'suitable development permission' and requires demand not met within 3 base periods is rolled over to the next base period.

At (5A) the Act refers to Regulations which may make provision specifying descriptions of planning permissions or permissions in principle that are, or are not, to be treated as development permission for the carrying out of self-build and custom housebuilding. These Regulations are awaited.

The monitoring of Base Period 9 was carried out in accordance with the updated Act which at Section 2A '*Duty to grant planning permission etc.*' (2) reads;

*An authority to which section applied must give development permission for the carrying out self-build and custom housebuilding on enough serviced plots of land to meet the demand for self-build an custom housebuilding int he authority's area in respect of each base period.*

## Legacy Registers - plots permissioned in BP1 - BP8

The table below gives the number of plots permissioned between 1 April 2016 and 30 October 2023

Table 4

| Former District Area | Plots Permissioned BP1 - BP8 |
|----------------------|------------------------------|
| Craven               | 217                          |
| Hambleton            | 181                          |
| Harrogate            | 310                          |
| Richmondshire        | 39                           |
| Ryedale              | 145                          |
| Scarborough          | 70                           |
| Selby                | 188                          |

## Plots permissioned in BP9 and total number of plots permissioned BP1 - BP9

This first table below reports the number of plots permissioned between 31 October 2023 and 30 October 2024.

The second table reports the total number of plots permission between 1 April 2016 and 30 October 2024.

Table 5

| North Yorkshire Council | Plots Permissioned in BP9    |
|-------------------------|------------------------------|
| Craven                  | 10                           |
| Hambleton               | 10                           |
| Harrogate               | 12                           |
| Richmondshire           | 6                            |
| Ryedale                 | 3                            |
| Scarborough             | 3                            |
| Selby                   | 10                           |
| <b>TOTAL</b>            | <b>54</b>                    |
| Former District Area    | Plots Permissioned BP1 - BP9 |
| Craven                  | 227                          |
| Hambleton               | 191                          |
| Harrogate               | 322                          |
| Richmondshire           | 45                           |
| Ryedale                 | 148                          |
| Scarborough             | 73                           |
| Selby                   | 198                          |
| <b>TOTAL</b>            | <b>1204</b>                  |

Please see the Appendices for further information and a breakdown of plots permissioned in Base Period 9 (31 October 2023 - 30 October 2024).

For a breakdown of plots permissioned in Base Periods 1 - 8 please see the Self-build and Custom Housebuilding Report 2024.

# Meeting the duty

## Duty under the Act

Under the Act the Local Authority has a duty to give development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in an authority's area in respect of each base period. The latest published position is set out in this report.

Monitoring of plots permissioned has been carried out inline with the Act and guidance published and set out at the time. Monitoring for Base Period 9 has been carried out in accordance with the Act as amended by the LURA 2023.

The Self-build and Custom Housebuilding Act (as amended) refers to Regulations which may make provision specifying descriptions of planning permissions or permissions in principle that are, or are not, to be treated as development permission for the carrying out of self-build and custom housebuilding.

These Regulations are awaited.

## Housing and Economic Needs Assessment (HEDNA) May 2025

As set out above, the North Yorkshire Housing and Economic Needs Assessment, May 2025 looked at the demand on the legacy Registers, the demand on the North Yorkshire Council register and also looked at secondary sources including data from NaCSBA (National Custom and Self-Build Association) and data within the commissioned Custom Build Homes report.

These data sources all indicate there is demand for self-build and custom housebuilding plots across North Yorkshire. This data will feed in the plan-making process to encourage delivery, promote and boost supply of self-build and custom housebuilding plots across North Yorkshire.

## Craven Local Plan Area

[Craven planning policy | North Yorkshire Council](#) The self-build register was introduced in 2016.

## Hambleton Local Plan Area

[Hambleton planning policy | North Yorkshire Council](#) The self-build register was introduced in 2016.

The Hambleton Local Plan, adopted in February 2022, contains policy HG2: Delivering the Right Type of Homes. In criterion b, the policy sets out that the Council will work with developers, registered providers, landowners and relevant individuals or groups to address identified local demand for self and custom build homes as identified in the Hambleton Self and Custom Build Register. In addition, the Council's approach to windfall housing developed set out in policy HG5: Windfall Housing Development, is considered to provide opportunities for self and custom build homes.

## Harrogate District Local Plan Area

[Harrogate planning policy | North Yorkshire Council](#) The self-build register was introduced in 2016.

The Harrogate District Local Plan Policy HS3 Self and Custom Housebuilding requires 5% of dwelling plots on strategic sites of 500 dwellings or more to be for sale to self-builders. [Local Plan 2014-2035 - Housing, Transport and Infrastructure and Climate Change - Chapters 5, 6 and 7 \(northyorks.gov.uk\)](#) There are a number of sites which will deliver self-build plots under Policy HS3, these are set out below.

The justification to the policy expects that a proportion of self-build will come forward on small sites and single plots on infill sites and sites on the edges of settlements. The Council acknowledge there is a shortfall in meeting the duty in the Harrogate District plan area and thus give substantial weight in the planning balance to the delivery of self-build plots.

However, it is important to note it is essential that the Harrogate District Local Plan is read as a whole, there may be other policies in the plan that indicate otherwise; all proposals must comply with all relevant policies.

If you have a site, the Council offer a pre-application advice service which aims to take some uncertainty out of the planning process. Please note as set out in the [Self-build and custom housebuilding - GOV. UK \(www.gov.uk\)](https://www.gov.uk/government/publications/self-build-and-custom-housebuilding) there is no duty on a relevant authority to permission land which specifically meets the requirements expressed by those on the register.

Harrogate District Local Plan Policy HS3 Self and Custom Housebuilding requires 5% of dwelling plots on strategic sites of 500 dwellings or more to be for sale to self-builders.

### **Maltkiln New Settlement**

- **19/00017/EIAMAJ** Outline planning application for the construction of up to 4,000 residential dwellings (Use Class C2 and C3), employment land (Use Class B1, B2 and B8), a mixed-use local centre (Use Class A1, A3, A4, A5 and D1), two primary schools (Use Class D1), and associated infrastructure including site preparation, landscaping, open space, drainage, access roads, highways works and utilities with all matters reserved. Land Comprising Field At 444466 455810 Cattal North Yorkshire

### **Ripon**

- **20/02973/EIAMAJ** Outline application, with means of access (from Clothierholme Road and Kirkby Road) for consideration, for a mixed-use development comprising: up to 1300 dwellings (Use Class C3), up to 60 extra care accommodation units (Use Class C2), retail, food and drink (Use Classes E, F2 and sui generis), community facilities (Use Classes E, F1, F2 and sui generis), 2ha of employment land (Use Class E), Primary School (Use Class F1), sports pitches with ancillary facilities (Use Class F2), public open space, landscaping, demolition of existing buildings and structures, and associated works. 21 And 38 Engineers Claro Barracks Chatham Road Ripon North Yorkshire HG4 2RD  
**Application permitted 16 April 2025**

### **Harrogate Local Plan Allocation H49**

- **22/00089/EIAMAJ** Hybrid planning application comprising: Detailed Planning Application for 770 Class C3 dwelling houses, associated access, open green space and landscaping, a Multi-Use Games Area, a LEAP and supporting infrastructure; Outline Planning Application for a 2-form entry primary school Class F1, a community and commercial hub comprising a local convenience store Class E, provision for circa 40 no self-build residential plots. Land Comprising Field At 427447 453599 Beckwithshaw North Yorkshire

### **Harrogate Local Plan Allocation H51 – 2 planning applications**

- **18/05202/EIAMAJ** Outline planning application for a mixed-use development for up to 480 residential dwellings, up to 1.92ha of employment land (Use Classes - B1, B2 and B8), retail centre (Use Classes - A1-A5 & D1) and public open space with access considered. Land Comprising Field At 428615 452988 Lady Lane Lund House Green North Yorkshire
- **20/01706/EIAMAJ** Outline application, with access off Whinney Lane, for the erection of up to 224 residential dwellings and a new school with associated roads, parking, landscaping, drainage and open space (all matters reserved) - ADDITIONAL SUPPORTING INFORMATION RECEIVED on 24th and 28th May 2024. in relation to Air Quality, Ecology, Highways and an updated Non-Technical Summary to the Environmental Impact Statement. Land Comprising Field At 428984 452916 Whinney Lane Harrogate North Yorkshire **Application permitted 20 May 2025**

The progress of these applications can be monitored through Public Access; [View and comment on planning applications in the Harrogate area | North Yorkshire Council](#) Please search using the reference number(s) above. Should these planning applications be granted the self and custom build plots will be made available for purchase from the developer.

## **Richmondshire Local Plan Area**

[Richmondshire planning policy | North Yorkshire Council](#) The self-build register was introduced in 2016.

## **Ryedale Development Plan Area**

[Ryedale planning policy | North Yorkshire Council](#) The self-build register was introduced in 2016.

## **Scarborough Local Plan Area**

[Scarborough planning policy | North Yorkshire Council](#) The self-build register was introduced in 2016, Scarborough Borough Council has a 2 Part Register, no persons entered onto Part 1 of the register.

## **Selby Local Plan Area**

[Selby planning policy | North Yorkshire Council](#) The self-build register was introduced in 2016.

The Selby Local Plan, adopted in 2005, and the Selby District Core Strategy, adopted in 2013, do not contain policies relating to self and custom build housing.

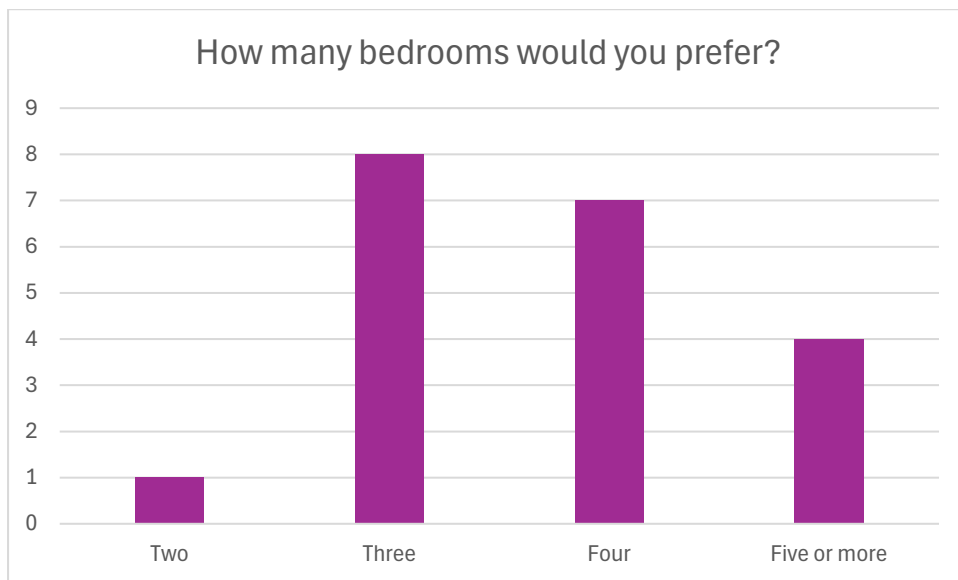
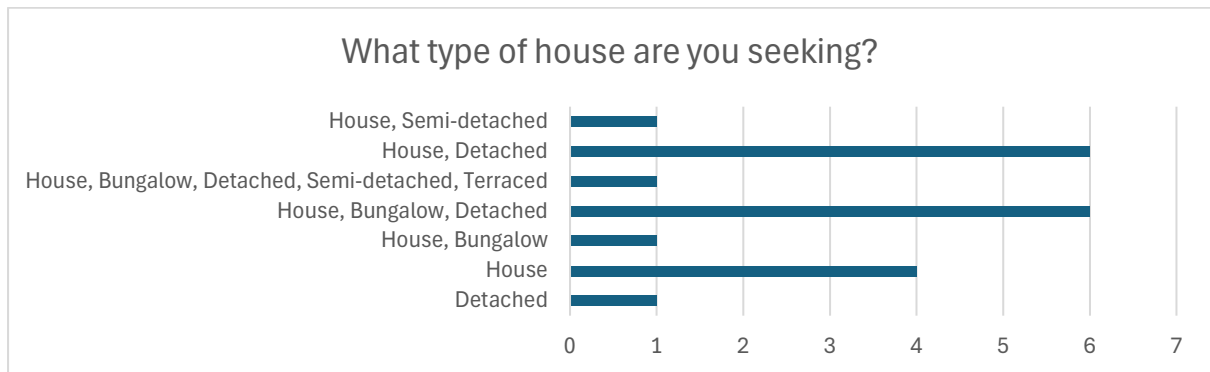
# Appendices

# Appendix 1 - BP9 data

## Part 1 Register

20 Individuals registered between 6 February 2024 and 30 October 2024

We asked the following questions.



| Please write below up to five areas within North Yorkshire (excluding within the National Park areas) in which you would consider buying a plot.                                                                                                                                                                                                                                                                                                                                                        |  | No. |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----|
| Harrogate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | 10  |
| Knaresborough                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | 5   |
| Ripon                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | 5   |
| Boroughbridge                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | 3   |
| Helmsley                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | 3   |
| Kirkbymoorside                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | 3   |
| Malton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | 3   |
| Pannal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | 3   |
| Birstwith                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | 2   |
| Hampshwaite                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | 2   |
| Harome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | 2   |
| Skipton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | 2   |
| York (NYC area)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | 2   |
| Beckwithshaw, Bedale, Bishop Monkton, Bishop Thornton, Brackenthwaite, Burn Bridge, Church Fenton, Cloughton, Cropton, Cross Hills, Easingwold, Flaxby, Follifoot, Glusburn, Goldsborough, Hambleton, Harewood (NYC area), Hovingham, Kildwick, Kirby Wharf, Kirk Deighton, Nidderdale, Norwood, Otley area (NYC area), Ozendyke, Pickering, Ripley, Ruswarp, Ryedale, Sawdon, Saxton, Scarborough, Scotton, Sleights, Spofforth, Thirsk, Tockwith, Ullerskelf, Weeton, Wetherby (NYC area), Wombledon. |  | 1   |

| Count | What type of self-build project are you interested in? (Tick all that apply)                                                |
|-------|-----------------------------------------------------------------------------------------------------------------------------|
| 17    | Individual self-build: You oversee the design and build your own home. Part of the build may be carried out by a developer. |
| 10    | Individual developer build: The entire design and build of your home is carried out by a developer.                         |
| 7     | Group led self-build: You build your own home yourself as part of a group.                                                  |
| 0     | Developer led group build: You are part of a group which commissions a developer to design and build your homes for you.    |
| 1     | Undecided                                                                                                                   |
| 2     | Other method: (specify)<br><i>Prefab housing</i><br><i>Blank</i>                                                            |

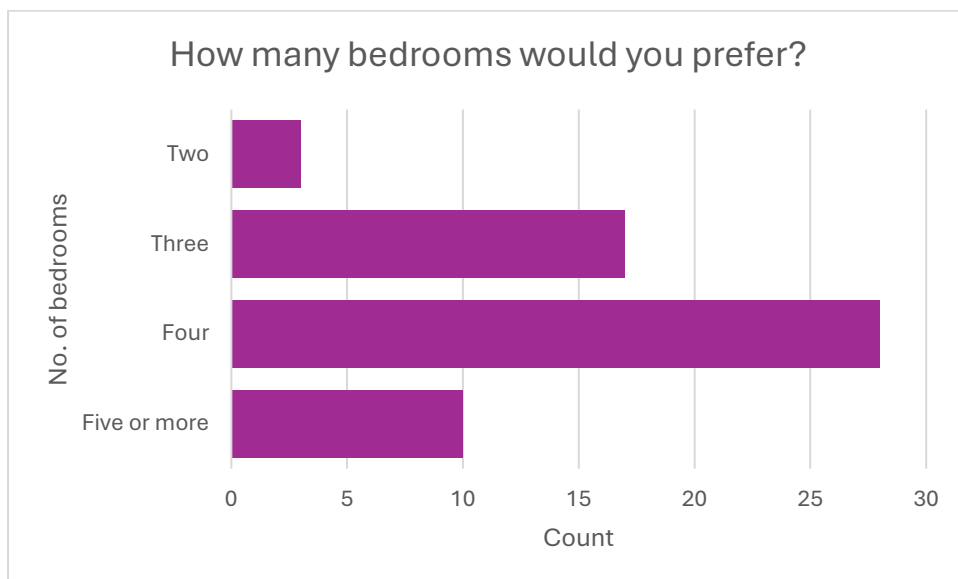
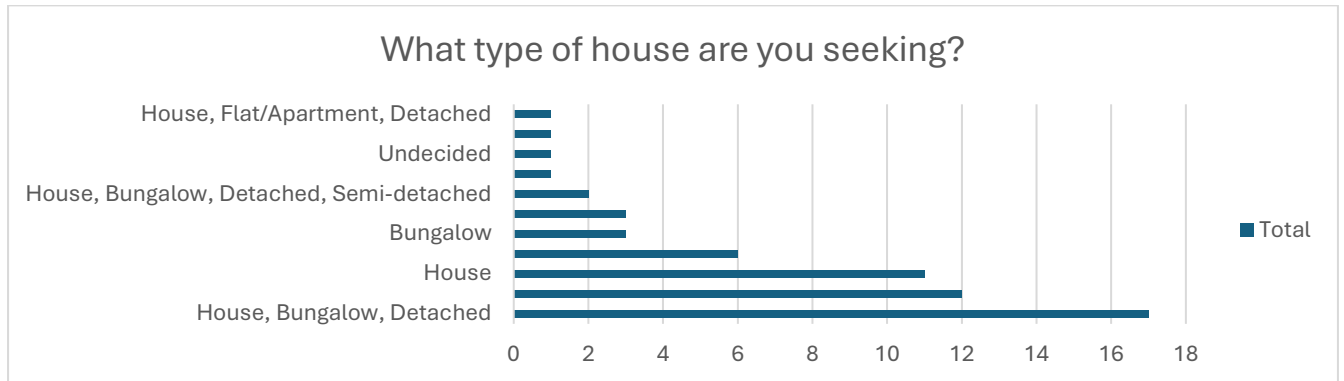
| Would you consider a self-build or custom build plot/home that was part of a larger new build development? |       |
|------------------------------------------------------------------------------------------------------------|-------|
| <b>13</b>                                                                                                  | Yes   |
| <b>6</b>                                                                                                   | No    |
| <b>1</b>                                                                                                   | Maybe |

| Would you consider the conversion of an existing building as an alternative to building a new property? (this can also be classed as self-build or custom build) |       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| <b>17</b>                                                                                                                                                        | Yes   |
| <b>1</b>                                                                                                                                                         | No    |
| <b>2</b>                                                                                                                                                         | Maybe |

## Part 2 Register

58 Individuals registered between 6 February 2024 and 30 October 2024

We asked the following questions



| Please write below up to five areas within North Yorkshire (excluding within the National Park areas) in which you would consider buying a plot                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | No. |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----|
| Harrogate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | 29  |
| Knaresborough                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | 12  |
| Ripon                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | 10  |
| Hambleton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | 9   |
| Ryedale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | 8   |
| Church Fenton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | 7   |
| York (NYC area)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | 6   |
| Pannal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | 5   |
| Richmond                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | 5   |
| Easingwold                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | 4   |
| Malton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | 4   |
| Richmondshire                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | 4   |
| Selby                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | 4   |
| Skipton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | 4   |
| Thirsk                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | 4   |
| Ulleskelf                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | 4   |
| North Yorkshire as a whole                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | 4   |
| Bolton Percy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | 3   |
| Leyburn                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | 3   |
| Northallerton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | 3   |
| Scarborough                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | 3   |
| Spofforth                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | 3   |
| Barkston Ash                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | 2   |
| Beckwithshaw                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | 2   |
| Birstwith                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | 2   |
| Boroughbridge                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | 2   |
| Craven                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | 2   |
| Killinghall                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | 2   |
| Nidderdale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | 2   |
| Norton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | 2   |
| Slingsby                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | 2   |
| Tadcaster                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | 2   |
| A59 Corridor (Whixley Green Hammerton), Addingham, Adingham, Aldfield, Amotherby, Appleton Roebuck, Arkendale, Bedale, Between Wetherby and York, Bilbrough, Bradley, Brompton, Burn Bridge, Cattal, Crakehall, Cropton, Darley, Draughton, Faceby, Ferrensby/Arkendale area, Filey, Gargrave, Grassington, Great Broughton, Greenhow, Hampsthwaite, Harome, Helmsley, Hovingham, Huby, Ilkley, Ingleby, Kirby Malzeard, Kirklington, Leeds (NYC area), Lockton, Malham, Masham, Minskip, Monk Fryston, North Duffield, North Leeds/Harrogate, Pickering, Rillington, Saxton, Selby district, Sharow, Sherburn, Sherrif Hutton, Silsden, Sinnington, Snainton, South Milford, Studley Roger, Stutton, Swainby, Terrington, Villages around Great Ouseburn, Villages around Harrogate, Wath, Wetherby (NYC area), Whitby |  | 1   |

| Count | What type of self-build project are you interested in? (Tick all that apply)                                                                                                 |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 52    | Individual self-build: You oversee the design and build your own home. Part of the build may be carried out by a developer.                                                  |
| 18    | Individual developer build: The entire design and build of your home is carried out by a developer.                                                                          |
| 15    | Group led self-build: You build your own home yourself as part of a group.                                                                                                   |
| 10    | Developer led group build: You are part of a group which commissions a developer to design and build your homes for you.                                                     |
| 4     | Undecided                                                                                                                                                                    |
| 2     | Other method: (specify)<br><i>Hybrid - design with specialists involved, employing contractors and sub-contractors ourselves to build our design</i><br><i>Modular home.</i> |

|    | Would you consider a self-build or custom build plot/home that was part of a larger new build development? |
|----|------------------------------------------------------------------------------------------------------------|
| 31 | Yes                                                                                                        |
| 9  | No                                                                                                         |
| 18 | Maybe                                                                                                      |

|    | Would you consider the conversion of an existing building as an alternative to building a new property? (this can also be classed as self-build or custom build) |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 40 | Yes                                                                                                                                                              |
| 5  | No                                                                                                                                                               |
| 13 | Maybe                                                                                                                                                            |

# Appendix 2 - BP9 plots permissioned

| Application Number   | Address                                                                 | Description                                                                                                                                                                                                                                                  | Date       | No. of plots |
|----------------------|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|
| <b>Craven = 10</b>   |                                                                         |                                                                                                                                                                                                                                                              |            |              |
| ZA23/24957/OUT       | Land to the South East Beckridge Farm, Coniston Cold                    | Outline Application for proposed rural workers dwelling (all matters reserved)                                                                                                                                                                               | 9.2.2024   | 1            |
| ZA23/25255/FUL       | Ninevah Farm, West Road, Lothersdale                                    | Conversion, extension and external alterations to existing buildings to enable use for residential (class c3 use), change of use of associated land to residential domestic curtilage, with associated landscaping, parking and infrastructure improvements. | 21.11.2023 | 2            |
| ZA23/025286/FUL      | Land north of Cornfield House, Eldroth Road, Eldroth                    | Agricultural workers dwelling.                                                                                                                                                                                                                               | 6.9.2023   | 1            |
| ZA23/25477/AGRRES    | Moss Bar Farm, Colne Road, Cowling                                      | Prior approval notification for conversion of an agricultural building to a dwelling. Class Q (a and b)                                                                                                                                                      | 13.12.2023 | 1            |
| ZA24/25769/AGRRES    | Land to north of Paley Green Lane, Giggleswick                          | Change of use of agricultural building to 2 no. dwellinghouses under Class Q (a and b)                                                                                                                                                                       | 18.4.2024  | 1            |
| ZA24/25882/FUL       | Norwood House, Low Lane, Cowling                                        | Conversion and extension of outbuilding to form 1no. self-build dwelling                                                                                                                                                                                     | 25.5.2023  | 1            |
| ZA24/25951/FUL       | Blaithwaite Farm, Blaithwaite, Giggleswick                              | Convert existing agricultural and utility buildings into a single 1-bedroom bungalow dwelling.                                                                                                                                                               | 28.8.2024  | 1            |
| ZA24/26027/FUL       | Westering, Low Bentham Road, High Bentham                               | Demolition of existing dwelling and erection of replacement dwelling with alterations to the access from Low Bentham Road                                                                                                                                    | 30.7.2024  | 1            |
| ZA24/26151/AGRRES    | Marsh Barn, Hellifield Road, Gargrave                                   | Prior approval notification for change of use of agricultural buildings to a dwellinghouse under class q (a and c).                                                                                                                                          | 4.9.2024   | 1            |
| <b>Hambleton =10</b> |                                                                         |                                                                                                                                                                                                                                                              |            |              |
| ZB23/00812/OUT       | "Land To The South Of Planning Permission Reference Number 18/01132/FUL | Outline application (including access) for the construction of 2no. self-build dwellings and allotments                                                                                                                                                      | 22.12.2023 | 2            |

|                       |                                                                                                          |                                                                                                                                                    |            |   |
|-----------------------|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|------------|---|
|                       | (Easting 446457<br>Northing (480365)<br>Bagby<br>Thirsk<br>North Yorkshire<br>YO7 2PH")                  |                                                                                                                                                    |            |   |
| ZB23/00830/FUL        | "Greystones<br>10 North End<br>Bedale<br>North Yorkshire<br>DL8 1AB"                                     | Construction of a dwelling as amended by plan received by North Yorkshire Council on 30 May 2023                                                   | 1.11.2023  | 1 |
| ZB23/01590/OUT        | "The Grain Store<br>Farlington<br>North Yorkshire<br>YO61 1NW"                                           | Application for Outline Planning Permission with some matters reserved (considering Access) for the construction of detached dwelling (Self Build) | 24.11.2023 | 1 |
| ZB23/02482/OUT        | "OS Field 5300<br>Croft Lane<br>Carlton Husthwaite<br>North Yorkshire"                                   | Revised Outline application with some matters reserved (considering access) for the construction of 4 self/custom build plot bungalows             | 8.5.2024   | 4 |
| ZB24/00195/FUL        | "Land Adj To 2<br>Church Wood Drive<br>Hutton Rudby<br>Yarm<br>North Yorkshire<br>TS15 0AN"              | Construction of a 3 Bedroom Bungalow dwelling with integral garage,                                                                                | 21.5.2023  | 1 |
| ZB24/00762/FUL        | "Land Adjacent To<br>Thornhill Farm<br>Thirsk Road<br>Easingwold<br>York<br>North Yorkshire<br>YO61 3ND" | Demolition of existing agricultural building and construction of dwelling (self-build)                                                             | 7.6.2024   | 1 |
| <b>Harrogate = 12</b> |                                                                                                          |                                                                                                                                                    |            |   |
| ZC23/03777/FUL        | Hew Green Farm<br>High Lane<br>High Birstwith<br>Harrogate<br>North Yorkshire<br>HG3 2JL                 | Erection of 1 no. self build dwelling                                                                                                              | 21.12.2023 | 1 |
| ZC23/03771/FUL        | Scarah Hill Lodge<br>Fountains Road<br>Ripley<br>Harrogate<br>North Yorkshire<br>HG3 3JJ                 | Demolition of 1 No Dwelling and Erection of 1 No Replacement Dwelling                                                                              | 3.1.2024   | 1 |
| ZC23/02972/OUT        | Land Comprising<br>Field At 438788<br>453204 Wetherby<br>Road Little Ribston<br>North Yorkshire          | Outline application for three self build houses with all matters reserved except access from the public highway.                                   | 29.10.2024 | 3 |
| ZA23/04268/FUL        | Barnfield<br>Plompton<br>Knaresborough<br>HG5 8NA                                                        | Conversion of agricultural building to form dwelling (revised scheme)                                                                              | 1.2.2024   | 1 |
| ZC23/02828/FUL        | Castle Hill Farm<br>Whinney Lane                                                                         | Proposed detached dwelling. Reconsultation.                                                                                                        | 9.2.2024   | 1 |

|                          |                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                       |            |   |
|--------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---|
|                          | Harrogate North<br>Yorkshire HG3 1QF                                                                      |                                                                                                                                                                                                                                                                                                                                                                       |            |   |
| ZC23/02682/OUT           | Land Comprising<br>Field At 432585<br>458705 New Road<br>Scotton North<br>Yorkshire                       | Outline application for the<br>erection of one self-build<br>dwelling with access<br>considered.                                                                                                                                                                                                                                                                      | 12.2.2024  | 1 |
| ZC23/03094/FUL           | Brim House Farm<br>Eavestone Ripon<br>North Yorkshire<br>HG4 3HB                                          | Conversion of barn, erection<br>of extension, garage and<br>external alterations to form<br>additional living<br>accommodation to existing<br>farm house. Conversion and<br>alterations to barns to form<br>1no. separate dwelling<br>house. Installation of<br>package treatment plant and<br>formation of access track.<br>Demolition of agricultural<br>buildings. | 11.3.2024  | 1 |
| ZC24/01470/FUL           | Riggs Cottage<br>Bewerley Harrogate<br>North Yorkshire<br>HG3 5BQ                                         | Erection of 1no. Self Build<br>Dwelling                                                                                                                                                                                                                                                                                                                               | 5.9.2024   | 1 |
| ZC24/01858/OUT           | Land Comprising<br>Tennis Court And<br>Surrounding Area<br>Abbey Road<br>Knaresborough<br>North Yorkshire | Outline application for the<br>erection of 1 no. custom / self<br>build dwelling with access<br>considered.                                                                                                                                                                                                                                                           | 10.10.2024 | 1 |
| <b>Richmondshire = 6</b> |                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                       |            |   |
| ZD23/00657/FULL          | Ox Close Barn West<br>Lane Eppleby North<br>Yorkshire                                                     | Full Planning Permission for<br>Conversion and Extension of<br>Redundant Farm Buildings to<br>Form Dwellinghouse and<br>Associated Works                                                                                                                                                                                                                              | 31.1.2024  | 1 |
| 23/00171/FULL            | Orgate Farm Orgate<br>Track Marske<br>Richmond North<br>Yorkshire DL11 7LZ                                | Full Planning Permission to<br>Convert Traditional Dales<br>Barn to Provide 2 Bedroom<br>Living Accommodation,<br>Separate Garage and<br>Outbuilding                                                                                                                                                                                                                  | 21.12.2023 | 1 |
| 23/00151/FULL            | Caldwell Farm<br>Caldwell Richmond<br>North Yorkshire<br>DL11 7QH                                         | Full Planning Permission for<br>Conversion of Redundant<br>Farm Buildings, Glazed Link<br>and Extensions                                                                                                                                                                                                                                                              | 16.2.2024  | 1 |
| ZD24/00093/FULL          | Barn Accessed<br>From Back Lane<br>Thornton Steward<br>North Yorkshire                                    | Full Planning Permission for<br>Conversion of Existing<br>Agricultural Building to Form<br>1 No Residential Dwelling,<br>Including Change of Use of<br>Adjacent Land to Form<br>Residential Curtilage.<br>Retrospective Permission for<br>Siting of Mobile Home on<br>Site for the Purpose of<br>Providing Temporary<br>Accommodation                                 | 1.10.2024  | 1 |

|                        |                                                                             |                                                                                                                                                                                                                                                               |            |   |
|------------------------|-----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---|
| 22/00870/OUT           | Land South Of High Lane Dalton North Yorkshire                              | Outline Application for a New Farm Workers Dwelling                                                                                                                                                                                                           | 26.7.2024  | 1 |
| 22/00234/FULL          | Land Adjacent To 6 Lombards Wynd Richmond North Yorkshire                   | Full Planning Permission to Create a 3 Bed Detached Dwelling - (Revised Plans Dated 13.03.24)                                                                                                                                                                 | 2.5.2024   | 1 |
| <b>Ryedale = 3</b>     |                                                                             |                                                                                                                                                                                                                                                               |            |   |
| ZE23/00438/FUL         | Grange Farm Scarborough Road East Heslerton Malton North Yorkshire YO17 8EN | Erection of a detached 3no. bedroom agricultural workers dwelling and detached garage with associated car parking, access road and landscaping                                                                                                                | 26.4.2024  | 1 |
| ZE24/02841/FUL         | Fox Hill Allerston North Yorkshire YO18 7PW                                 | Erection of 1no. five bedroom dwelling following demolition of existing dwelling                                                                                                                                                                              | 21.10.2024 | 1 |
| ZE24/00483/FUL         | Green Gables Mill Street Harome Helmsley North Yorkshire YO62 5JG           | Erection of 1no. seven bedroom dwelling with attached double garage and relocation of existing access following demolition of existing dormer bungalow and garaging                                                                                           | 28.10.2024 | 1 |
| <b>Scarborough = 3</b> |                                                                             |                                                                                                                                                                                                                                                               |            |   |
| ZF24/00819/FL          | 5 Muston Road                                                               | Erection of a detached dwelling with integral garage on land north of 6 Muston Road, Hunmanby                                                                                                                                                                 | 24.9.2024  | 1 |
| ZF23/01551/FL          | Land at Main Street Gristhorpe                                              | Change of use of agricultural buildings with associated alterations to form dwellinghouse                                                                                                                                                                     | 12.4.2024  | 1 |
| ZF24/00417/FUL         | Land At Foresters Court Church Street Whitby North Yorkshire                | Erection of dwelling.                                                                                                                                                                                                                                         | 28.6.2024  | 1 |
| <b>Selby = 10</b>      |                                                                             |                                                                                                                                                                                                                                                               |            |   |
| 2023/0040/REM          | Land adjacent Thorn Tree Cottage, Low Street, Carlton                       | Reserved matters application including appearance, landscaping, layout and scale of approval 2019/1072/OUT Outline application for erection of 3 dwellings to include means of access (all other matters reserved) following demolition of existing buildings | 16.11.2023 | 3 |
| ZG2023/1289/REM        | The Laurels, York Road, Cliffe                                              | Reserved matters application of approval 2020/1211/OUT Outline application for demolition of existing dwelling and redevelopment                                                                                                                              | 15.3.2024  | 2 |

|                 |                                              |                                                                                                                                                       |           |   |
|-----------------|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---|
|                 |                                              | of site for up to 2 dwellings with all matters reserved.                                                                                              |           |   |
| ZG2023/1110/FUL | Post Office Row,<br>7 Main Street<br>Escrick | Erection of dwelling and formation of access                                                                                                          | 5.3.2024  | 1 |
| ZG2024/0130/FUL | Tindalls Farm,<br>Sand Lane                  | Demolition of outbuilding and the erection of 4 No detached dwellings including access, landscaping and boundary treatments and biodiversity net gain | 14.2.2024 | 4 |