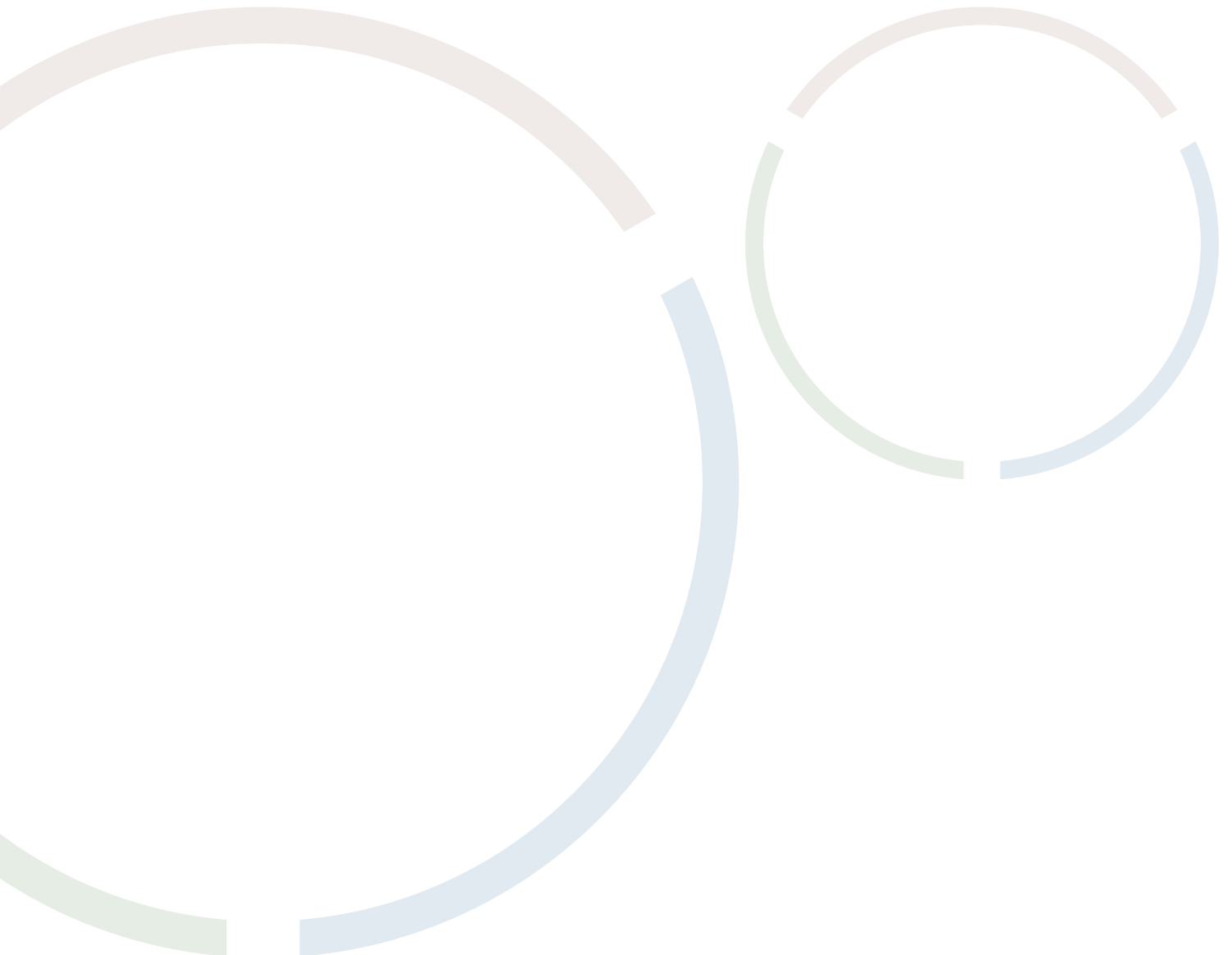




# Self-build and Custom Housebuilding Report 2026

April 2026



# Introduction

The [Self-build and Custom Housebuilding Act 2015 \(legislation.gov.uk\)](https://www.legislation.gov.uk) (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)

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](#) webpage where there is further information on national and local eligibility criteria.

- **Part 1** of the register, in addition to meeting the national criteria applicants (individuals or associations of individuals) 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 applicants (individuals or associations of individuals) who meet the national criteria but either do not meet the local eligibility criteria or, if a fee is required, choose not to pay the fee. This data will assist 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 does 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](#)

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 \(northyorks.gov.uk\)](#)

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.

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

The Self-build and Custom Housebuilding Report 2016 Regulation 4 requires where eligibility criteria are set that the register must be divided into Part 1 and Part 2. The Part 1 register is used to calculate the authority's legal duty under Section 2A of the Self-build and Custom Housebuilding Act 2015 (as amended). Part 2 data will assist the local authority in determining the overall demand for self-build

plots for the purposes of longer-term planning, housing, land disposal and regeneration but does not count towards demand for the purposes of the Act. Both the former Harrogate Borough Council and Scarborough Borough Council held 2 Part Registers.

Part 2 data is shown in *italics*.

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

North Yorkshire Register	Total at start of period	Entries added during period	Entries removed during period	Total at end of period 30 October 2025
Part 1	20	8	0	28
Part 2	58	35	0	93
<b>Total</b>	<b>78</b>	<b>43</b>	<b>0</b>	<b>121</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](http://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](http://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 - BP10

## 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 10 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 - BP9

The table below gives the number of plots permissioned between 1 April 2016 and 30 October 2024

Former District Area	Plots Permissioned BP1 - BP9
Craven	227
Hambleton	191
Harrogate	322
Richmondshire	45
Ryedale	148
Scarborough	73
Selby	198

## Plots permissioned in BP9 and total number of plots permissioned BP1 - BP10

This first table below reports the number of plots permissioned between 31 October 2024 and 30 October 2025.

The second table reports the total number of plots permission between 1 April 2016 and 30 October 2025.

<b>North Yorkshire Council</b>	<b>Plots Permissioned in BP10</b>
Craven	6
Hambleton	10
Harrogate	91
Richmondshire	0
Ryedale	1
Scarborough	6
Selby	12
<b>TOTAL</b>	<b>126</b>
<b>Former District Area</b>	<b>Plots Permissioned BP1 - BP10</b>
Craven	233
Hambleton	201
Harrogate	413
Richmondshire	45
Ryedale	149
Scarborough	79
Selby	210
<b>TOTAL</b>	<b>1330</b>

Please see the Appendices for further information and a breakdown of plots permissioned in Base Period 10 (31 October 2024 - 30 October 2025).

For a breakdown of plots permissioned in Base Periods 1 - 9 please see the Self-build and Custom Housebuilding Report 2025.

# 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 10 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/guidance/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.

The following applications are being considered against Policy HS3 of the Harrogate District Local Plan.

### **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

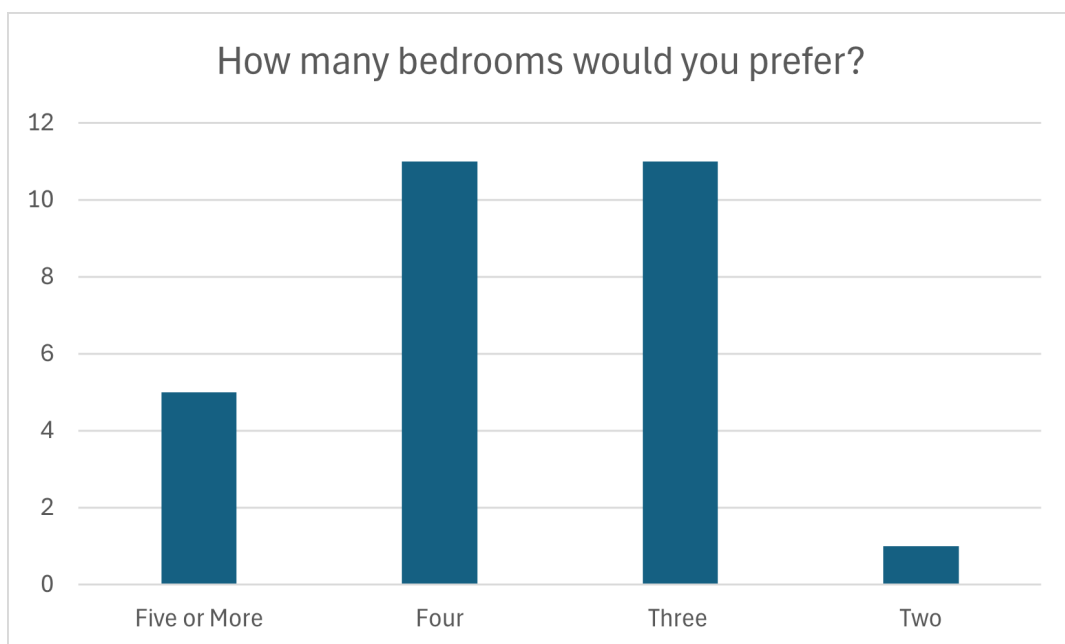
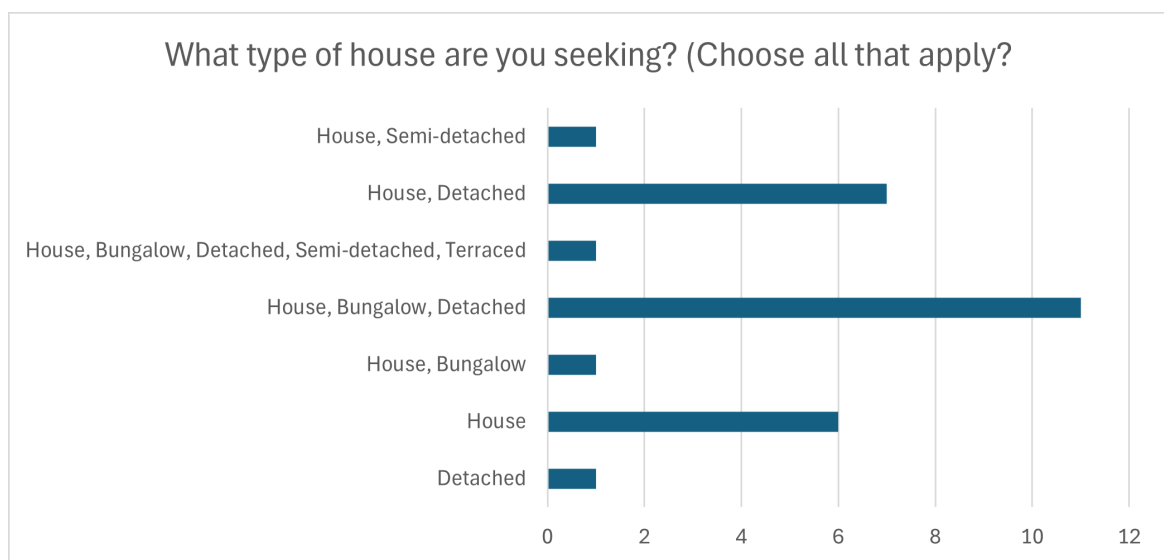
## Appendix 1 - BP9 and BP10 Preferences

### Part 1 Register

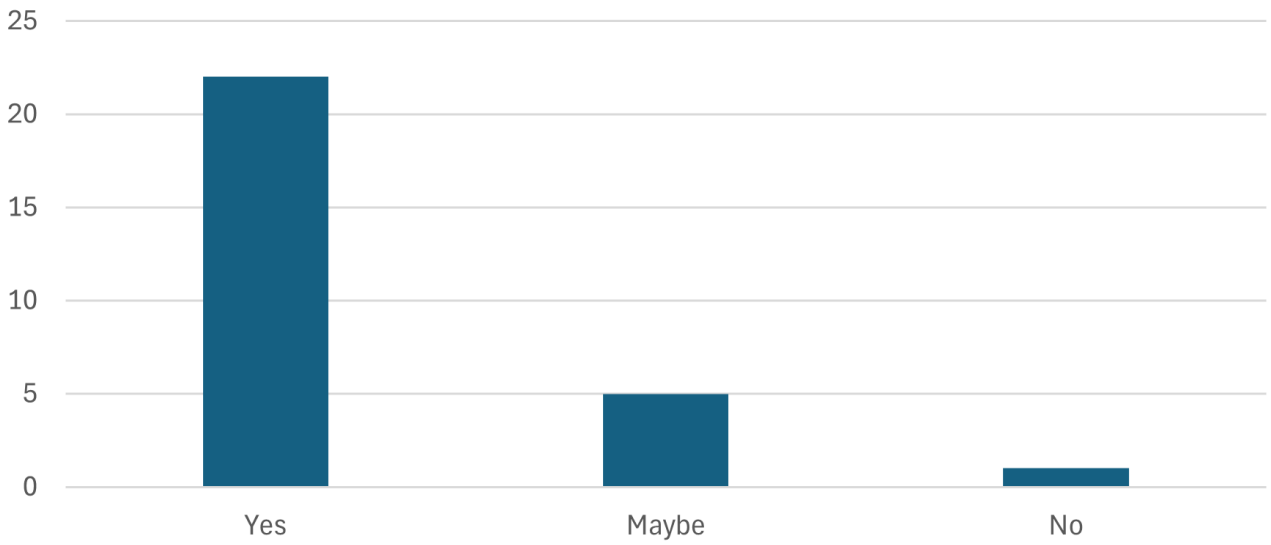
8 Individuals registered between 31 October 2024 and 30 October 2025 (Base Period 10).

28 Individuals registered between 6 February 2024 and 31 October 2025 (Base Period 9 and 10).

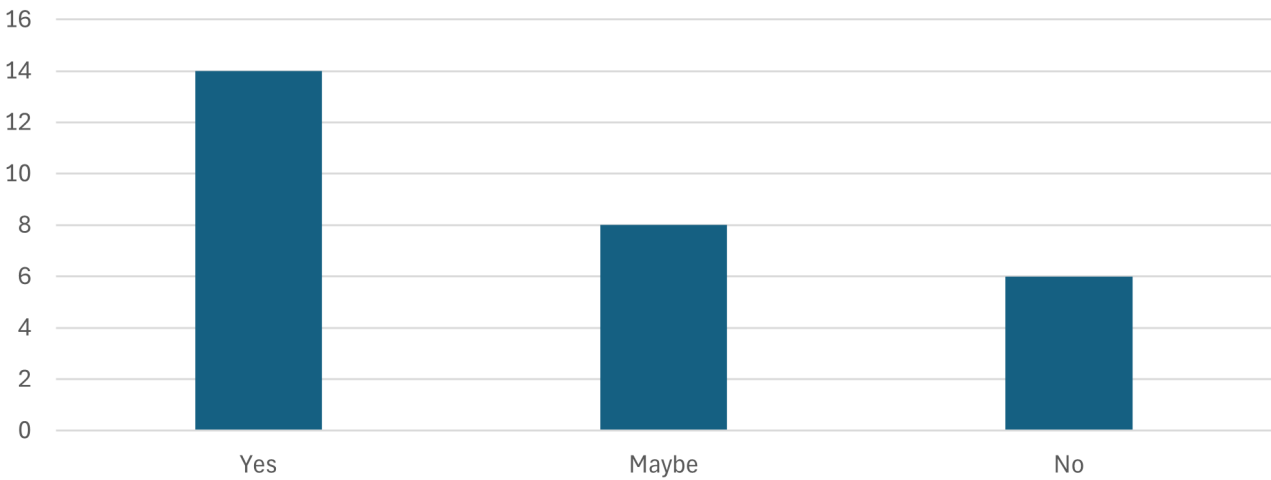
The graphs below provide data for questions asked across both Base Period 9 and Base Period 10.



### Would you consider the conversion of an existing building as an alternative to building a new property?



### Would you consider a self-build or custom build plot/home that was part of a larger new build development?



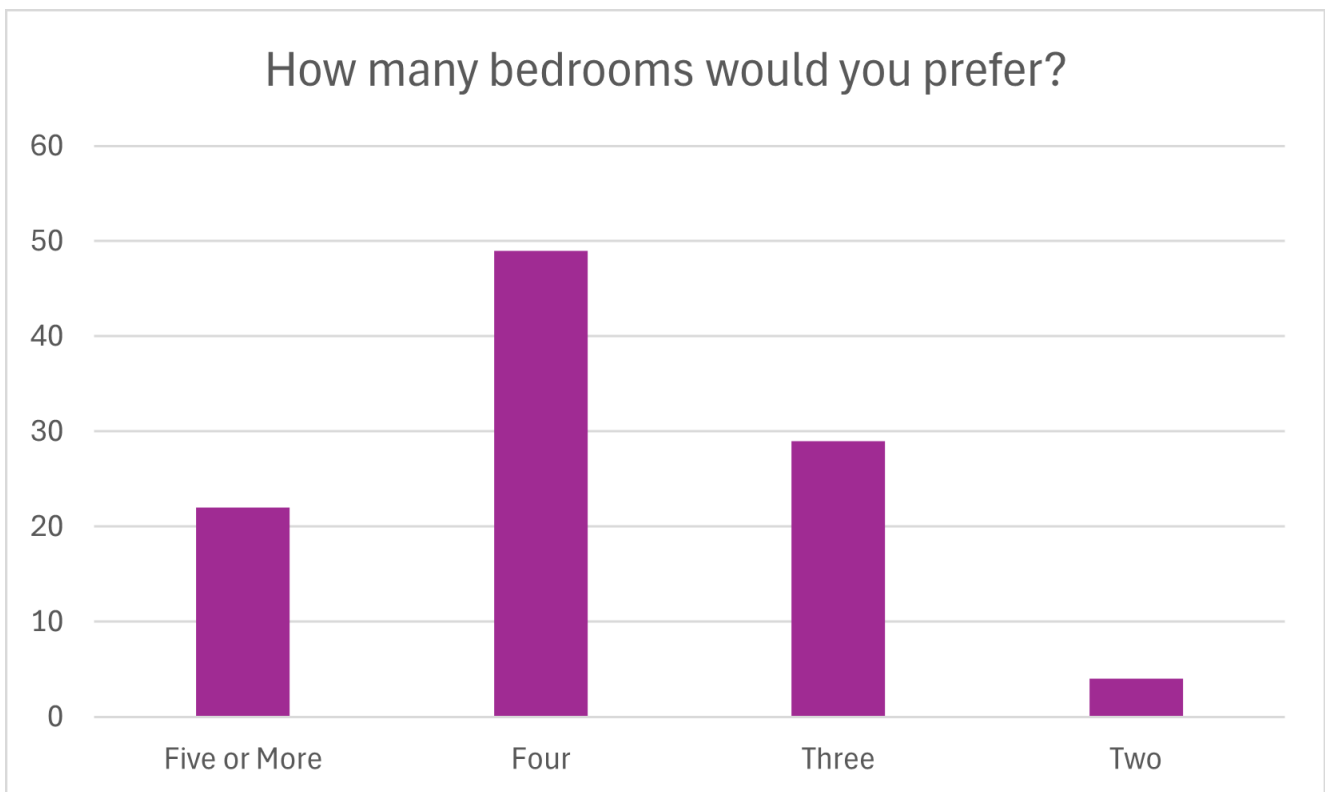
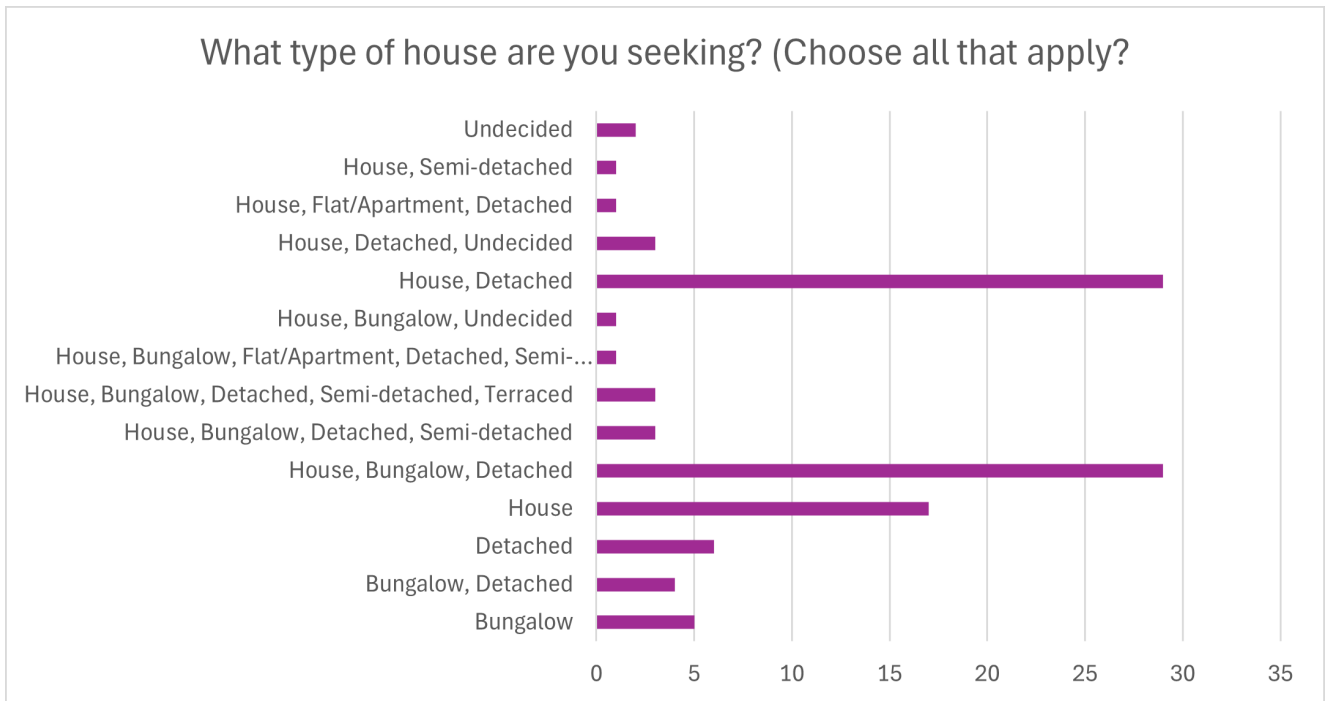
Please write below up to five areas within North Yorkshire (excluding within the National Park areas) in which you would consider buying a plot.	No.
Harrogate	11
Knaresborough	5
Ripon	5
Boroughbridge	3
Helmsley	3
Kirkbymoorside	3
Malton	3
Pannal	3
<del>Birstwith</del>	2
Bishop Monkton	2
Church Fenton	2
<del>Hameshwaite</del>	2
<del>Harome</del>	2
Skipton	2
Thirsk	2
Weeton	2
York (NYC area)	2
<del>Barkston Ash, Beckwithshaw, Bedale, Bishop Thornton, Brackenthwaite, Burn Bridge, Burton Leonard, Busby, Catterick village (within 15miles), Cloughton, Crakehall, Cropton, Cross Hills, Easingwold, Faceby, Flaxby, Follifoot, Glusburn, Goldsborough, Great Ayton, Great/Little Broughton, Hambleton, Harewood (NYC area), Hovingham, Huby, Hutton Rudby, Kildwick, Kirby Wharf, Kirk Deighton, Kirkby, Littlethorpe, Markington, Masham, Newton-le-Willows, Nidderdale, Norwood, Otley area (NYC area), Qzandyke, Pickering, Potto, Ripley, Busward, Ryedale, Sawdon, Saxton, Scarborough, Scotton, Sleights, Snape, Spofforth, Staveley, Stokesley, Swainby, Tockwith, Ullerskelf, West Tanfield, Wetherby (NYC area), Wombledon</del>	1

## Part 2 Register

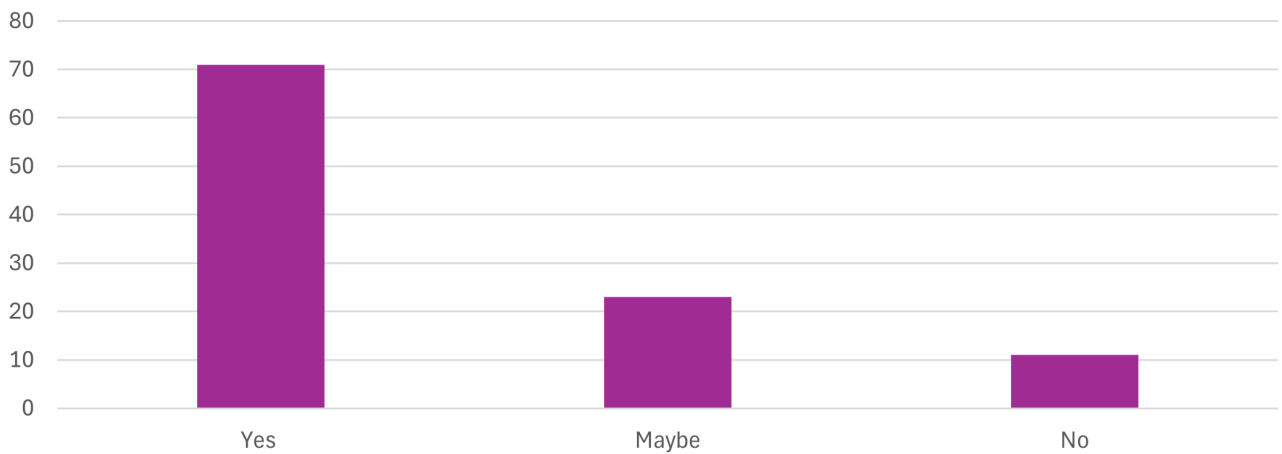
32 Individuals registered between 31 October 2024 and 30 October 2025 (Base Period 10).

90 Individuals registered between 6 February 2024 and 30 October 2025 (Base Period 9 and 10).

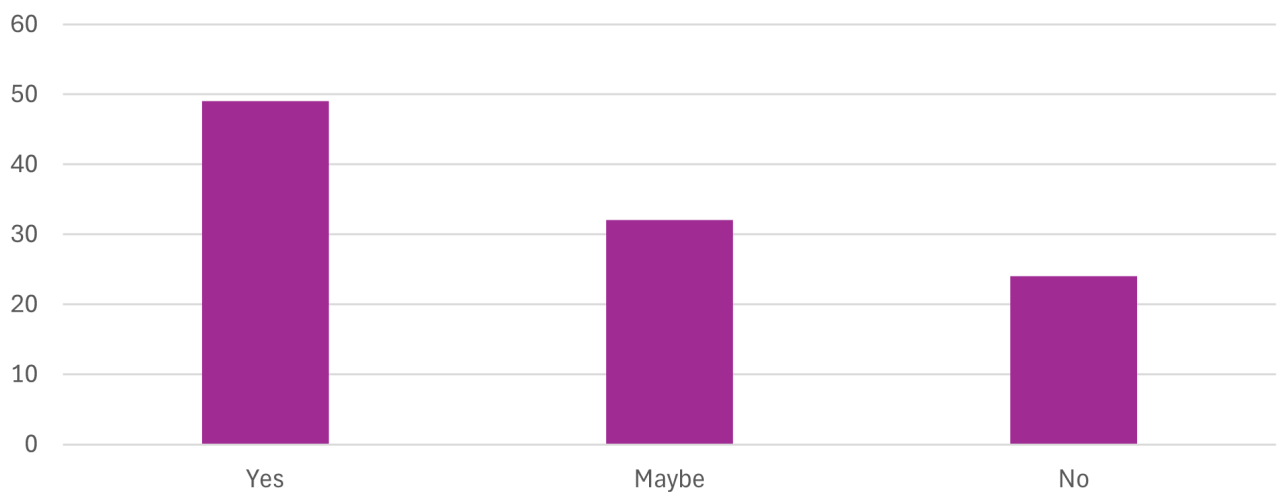
The graphs below provide data for questions asked across both Base Period 9 and Base Period 10.



Would you consider the conversion of an existing building as an alternative to building a new property?



Would you consider a self-build or custom build plot/home that was part of a larger new build development?



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	34
Knaresborough	14
Ripon	13
Hambleton	10
Church Fenton	11
Ryedale	9
Pannal	9
York (NYC area)	7
Easingwold	8
Thirsk	7
Richmond	6
Selby	6
Malton	4
<del>Richmondshire</del>	4
<del>Ullskelf</del>	5
Skipton	4
Northallerton	4
Spofforth	4
Tadcaster	4
North Yorkshire as a whole	4
Bolton Percy	3
Leyburn	3
Boroughbridge	3
Scarborough	3
<del>Barkston Ash</del>	2
Beckwithshaw	2
<del>Birstwith</del>	2
Craven	2
Killinghall	2
Nidderdale	2
Norton	2
Slingsby	2
Wetherby (NYC area)	2
Huby	2
Leeds (NYC area)	2
<del>Arkendale</del>	2
Brompton	2
Burn Bridge	2
Darley	2
<del>Dishforth</del>	2
Helmsley	2
Monk Fyston	2
North <del>Rigton</del>	2
<del>Scainton</del>	2

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.
A59 Corridor (Whixley Green Hammerton), Addingham, <del>Adingham</del> , Aldborough, <del>Aldfield</del> , <del>Amotherby</del> , Appleton Roebuck, Bagby, <del>Baldersby</del> , Bedale, Between Wetherby and York, Billbrough, Bradley, Cattal, <del>Crakehall</del> , <del>Cravke</del> , Cropton, <del>Draughton</del> , Easingwold urban edge, <del>Escrike</del> , <del>Faceby</del> , Farnham, <del>Farrensby/Arkendale</del> area, Filey, Gargrave, Grassington, Great Broughton, Great Ouseburn, Greenhow, Harrogate Forest Moor, <del>Hampthwaite</del> , <del>Harome</del> , Hilam, <del>Hovingham</del> , <del>Husthwaite</del> , Ilkley (NYC area), Ingleby, Kirby Malzeard, Kirkbymoorside, Kirkby Overblow, <del>Kirklington</del> , Lockton, Malham, Masham, <del>Minskip</del> , North Duffield, Northallerton villages surrounding, North Leeds/Harrogate, Otley (NYC area), <del>Otterington</del> , Pickering, <del>Raskelf</del> , <del>Riccall</del> , Rillington, Saxton, Scotton, Selby district, <del>Sessay</del> , <del>Sharow</del> , Sherburn, Sherrif Hutton, Silsden, Sinnington, South Milford, <del>Stillington</del> , Studley Roger, <del>Stutton</del> , <del>Swaingby</del> , Topcliffe, Terrington, Upper <del>Dunforth</del> , Villages around Great Ouseburn, Villages around Harrogate, Vale of Pickering, Wath, Whixley, Whitby, York (NYC area).	1

## Appendix 2 - BP10 SCB plots with planning permission

The following tables provide a breakdown of SCB plots with planning permission across Base Period 10. For a detailed breakdown of plots permissioned in Base Period 9, see North Yorkshire Council Self and Custom Housebuilding Report 2025.

Planning Reference	Date Permission received	Address	Description	No. of SCB plots
<b>Former Craven district</b>				
<b>ZA24/26213/FUL</b>	08.11.24	Cragstones Crag Lane Sutton In Craven Keighley	Construction of detached dwelling and garage	1
<b>ZA24/26178/FUL</b>	29.11.24	Town Head Farm Henbusk Lane Newby Clapham Lancaster	Re-use and extension of modern barn to create dwellinghouse, including use of cart shed for storage and use of shippon (with associated works) to form plant room and store	1
<b>ZA25/26633/FUL</b>	07.05.25	Marsh Barn Hellifield Road Gargrave	Conversion of agricultural building to form Self-build and custom dwelling (Class C3) including alterations and extension, formation of access and car parking, erection of boundary enclosures and ancillary treatment plan infrastructure	1
<b>ZA25/26888/FUL</b>	29.05.25	Hazeldene The Acres Sutton In Craven	Full planning permission for a Self build and custom dwelling and stable block	1
<b>ZA25/26740/FUL</b>	04.06.25	Land Adjacent To Raber Top Lane South Of Linton Dale Raber Top Lane Carnforth Ingleton	Full planning permission for the construction of a detached 3 bedroomed Self build residence with associated infrastructure and ancillary facilities	1
<b>ZA24/26339/FUL</b>	07.03.25	Dairy Cottage Lingah Hill Cononley Road Glusburn Keighley BD20 8BD	Proposed new Self build detached dwelling	1

Planning Reference	Date Permission received	Address	Description	No. of SCB plots
<b>Former Hambleton district</b>				
ZB23/01856/OUT	12.11.24	OS Field 01777 Station Road Crakehall North Yorkshire	Outline Planning Application (with some matters reserved) Considering Access for the erection of 4 no. dwellings, including 1no. Self/custom build unit and 1no. unit that complies with M4(3) building regulations for a wheelchair user.	1
ZB23/02484/FUL	12.08.25	Land Rear Of The Hollies Barbeck Thirsk North Yorkshire YO7 1DG	Construction of a detached dwelling previously approved under outline planning application reference: 18/00044/OUT	1
ZB24/00079/FUL	10.03.25	Annaclay Farm The Holme Great Broughton Middlesbrough North Yorkshire TS9 7HF	Construction of 1 no 4 bed dwellinghouse together with associated access, park and landscaping.	1
ZB24/01070/FUL	22.05.25	Part OS Field 8381 Land North Of Raby Lane East Cowton North Yorkshire	Conversion of the barn to a residential dwelling	1
ZB24/01763/FUL	05.09.25	Land At Raby Lane East Cowton North Yorkshire	Full planning permission for a new detached residential dwelling and outbuildings on land off Raby Lane, East Cowton	1
ZB25/00108/FUL	05.06.25	Land East Of Wye Carr East Harlsey North Yorkshire	Construction of 3 No Detached Self-Build Dwellings on Land adjacent Wye Carr, East Harlsey.	1
ZB25/00139/OUT	25.09.25	Wits End Carthorpe Bedale North Yorkshire DL8 2LH	Outline application with some matters reserved for the construction of 2 No (Self build) Bungalows.	2

Planning Reference	Date Permission received	Address	Description	No. of SCB plots
<b>Former Harrogate district</b>				
<b>25/01456/FUL</b>	03/10/2025	Newby House Skelton Road Langthorpe North Yorkshire YO51 9BZ	Demolition of existing 3 bedroom 2 storey house & detached garage and erection of new Self-build 2 storey dwelling house with attached garage and solar panels to front elevation roof pitches. (Revised scheme)	1
<b>25/01509/FUL</b>	06/10/2025	Manor Farm Oak Road Cowthorpe North Yorkshire LS22 5EY	Erection of 2no. detached Self-build dwellings	2
<b>HGTZC24/01406/FUL</b>	20/11/2024	Bogs Hall Stables Bogs Hall Farm Laverton Road Kirkby Malzeard Ripon North Yorkshire HG4 3QL	Conversion of existing stable to form one new custom build dwellinghouse with associated garden and parking areas.	1
<b>HGTZC24/01616/OUT</b>	01/07/2025	Land Comprising Field At 432393 459243 Havikil Lane Scotton North Yorkshire	Outline application for up to 5 Self-build detached dwellings with means of access from Havikil Lane; access and layout considered.	5
<b>HGTZC24/01790/FUL</b>	15/01/2025	Trevene 13 Kirk Lane Tockwith York North Yorkshire YO26 7PX	Construction of one detached replacement Self build dwelling	1
<b>HGTZC24/02064/FUL</b>	27/01/2025	Meadow Bank 3 Fulwith Road Harrogate North Yorkshire HG2 8HL	Demolition of existing dwelling and construction of 1no. Self-build dwelling, attached garage and ancillary accommodation with associated site works. Widening of existing vehicular access and erection of gates and boundary treatments.	1
<b>HGTZC24/02674/OUT</b>	22/10/2025	Moorcock Hall Farm Havikil Lane Scotton Knaresborough North Yorkshire HG5 9HN	Outline application for the erection of one Self build dwelling (0.1 ha) with access considered.	1
<b>HGTZC24/03120/FUL</b>	24/02/2025	Kirkby Chase Barrowby Lane Kirkby Overblow Harrogate North Yorkshire HG3 1HQ	Replacement Self-build dwelling	1

<b>HGTZC24/03370/FUL</b>	10/10/2025	Beech Tree Farm Back Lane Rainton Thirsk North Yorkshire YO7 3QB	Partial demolition of existing workshop and yard for new Self build detached dwelling with garage and stores, and air source heat pump.	1
<b>HGTZC24/03765/FUL</b>	15/10/2025	High Barn Off Grange Lane Pateley Bridge North Yorkshire HG3 5AA	Conversion of 1no. barn to form 1 no. Self-build dwelling, formation of parking area, erection of boundary walls, fences, gate and installation of sewage treatment plant.	1
<b>HGTZC24/04071/FUL</b>	04/09/2025	363 Skipton Road Harrogate North Yorkshire HG1 3HF	Conversion of class E unit and apartment to form 1 Self build dwelling house including alterations to fenestration, material alteration and extension.	1
<b>HGTZC25/00205/FUL</b>	01/09/2025	Old Garden Centre Leeming Lane Langthorpe York North Yorkshire YO51 9DE	Change of Use from nursery yard with landscaping business (Class E) to residential (Class C3) with proposed detached Self build dwelling and garage.	1
<b>HGTZC25/00678/FUL</b>	17/09/2025	The Poplars Wetherby Road Boroughbridge York North Yorkshire YO51 9HS	Construction of a detached Self build dwelling.	1
<b>HGTZC25/01212/FUL</b>	15/10/2025	Holly Tree Farm Galphay Lane Galphay Ripon North Yorkshire HG4 3NJ	Demolition of outbuildings and erection of a new detached Self-build dwelling with outdoor amenity space	1
<b>20/02973/EIAMAJ</b>		Engineers Claro Barracks Chatham Road Ripon North Yorkshire HG4 2RD	Outline application, with means of access (from Clotherholme 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.	65
<b>20/01706/EIAMAJ</b>		Land Comprising Field At 428984 452916 Whinney Lane Harrogate North Yorkshire	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.	7

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<b>Former Ryedale district</b>				
<b>ZE25/00254/OUT</b>	27/02/2025	Land At 465461 484953 High Street Nawton	Erection of 1no. custom and/or Self-build 3 no. bedroom dwelling following removal of existing buildings (all matters reserved)	1

Planning Reference	Date Permission received	Address	Description	No. of SCB plots
<b>Former Scarborough district</b>				
<b>SCAZF25/00328/RG4</b>	26/07/2025	White Lodge Filey Road Gristhorpe Filey	Erection of 1no dwelling	1
<b>SCAZF24/01952/FL</b>	03/07/2025	62 Main Street Seamer Scarborough	Erection of 1no. dwelling and garage in rear garden, with alterations to existing garage to create entrance with driveway	1
<b>ZF24/01103/FL</b>	28/08/2025	32 Limestone Road Burniston Scarborough North Yorkshire YO13 0DG	Proposed demolition of existing detached dwelling and garage and construction of new dwelling and garage	1
<b>SCAZF25/00090/FL</b>	13/05/2025	Pilmoor Farm Malton Road Hunmanby Filey	Demolition of existing bungalow and erection of replacement Self/custom build dwelling	1
<b>ZF24/01917/FL</b>	21/02/2025	40 Scalby Mills Road Scarborough North Yorkshire YO12 6RW	Demolition of existing bungalow and erection of two storey dwelling	1
<b>ZF24/01192/FL</b>	11/07/2025	Land Adjoining 10 - 11 The Cragg Whitby North Yorkshire YO21 3QA	Erection of 1no. dwelling	1

<b>Planning Reference</b>	<b>Date Permission received</b>	<b>Address</b>	<b>Description</b>	<b>No. of SCB plots</b>
<b>Former Selby district</b>				
<b>ZG2024/0722/FUL</b>	23/06/2025	Manor Farm Main Street Womersley South Yorkshire DN6 9AY	Conversion and extension of agricultural buildings to form a Self-build residential dwelling and the erection of a Self-build residential dwelling following the demolition of a storage building and associated works	2
<b>ZG2023/0507/OUTM</b>	18/07/2025	Land Off Evergreen Way Brayton Selby North Yorkshire	Outline application (all matters reserved except for access to, but not within the site) for the demolition of No. 37 Moat Way and the erection of up to 80 dwellings including Self/custom build dwellings	3
<b>ZG2024/0014/FUL</b>	11/03/2025	Land To Rear Of 21 Selby Road Eggborough East Yorkshire	Erection of 1 No Self build dwelling	1
<b>ZG2023/1302/FUL</b>	12/11/2024	Land At The Paddocks York Road North Duffield North Yorkshire	Erection of 1No. Self-build detached dwelling with solar panels and detached garage with associated parking	1
<b>ZG2024/1262/FUL</b>	23/05/2025	The Old Vicarage Main Street Kellington East Yorkshire DN14 0NE	Erection of a detached two-storey dwelling with three bedrooms on vacant plot	1
<b>ZG2024/0536/FUL</b>	31/07/2025	3 Croftway Camblesforth North Yorkshire YO8 8JJ	Erection of detached dwelling and formation of 2 No. parking spaces with new access / crossover for off street parking to existing bungalow No.3	1
<b>ZG2024/0606/FUL</b>	16/10/2025	Blenheim House Doncaster Road Whitley East Yorkshire DN14 0JB	Demolition of existing cottage and the erection of 2 semi-detached houses and 1 detached house	3