

**Meeting:** Richmond (Yorks) Area Planning Committee

**Members:** Councillors David Webster (Chair), Heather Moorhouse (Vice-Chair), Kevin Foster, David Hugill, Karin Sedgwick, Angus Thompson and Steve Watson.

**Date:** Thursday, 19 February 2026

**Time:** 10.00 am

**Venue:** The Grand - County Hall

Members of the public are entitled to attend this meeting as observers for all those items taken in open session. Please contact the named democratic services officer supporting this committee if you have any queries.

### **Supplementary Agenda**

**4a. Officer Update Note (Pages 3 - 6)**

Members are reminded that in order to expedite business at the meeting and enable Officers to adapt their presentations to address areas causing difficulty, they are encouraged to contact Officers prior to the meeting with questions on technical issues in reports.

**Agenda Contact Officer:**

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Wednesday, 11 February 2026

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The following paragraph is to be read as inserted into the report to replace 10.95 as follows: Highways have requested a contribution towards the Stokesley – Great Ayton Cycleway project. The Stokesley – Great Ayton Cycleway is not a committed infrastructure project covered by CIL within the North Yorkshire Infrastructure Business Plan, 2025 – 2030 (published December 2025). It is not considered necessary to make the development acceptable in planning terms and therefore there is no requirement to secure this in connection with this application. This is because S106 contributions must be necessary to make a development acceptable. The cycleway could be covered by CIL in future years of North Yorkshire Council chooses to do so.

### **S106 Legal Agreement**

Update table 2 within paragraph 11.9 of the report to include healthcare mitigation.

<b>Category/Type</b>	<b>Contribution</b>	<b>Amount &amp; Trigger</b>
Highways	Travel Plan Contribution	£2,500 Payable 1st Occupation
	Traffic Regulation Order Contribution for the 40mph speed limit on the B1292	£5,000 Payable 1st Occupation
Allotments	Creation of 3,840sqm of allotments including allotment car parking	Allotment Scheme to be submitted and approved Prior to Commencement.
	Allotment Scheme including any soil remediation (if any needed), setting out, paths, hardstanding, car parking and boundary treatments	Allotment completion and transfer triggers to be agreed by Allotment Scheme

				Transfer of allotments and allotment parking to the Parish Council OR Management Company	
			Affordable Housing	Secure the affordable housing provision, including a policy compliant housing mix.	30 per cent on site provision (trigger points for AH provision to be subsequently agreed via scheme)
			Affordable Housing contribution	Financial contribution for 0.5 affordable dwelling.	Prior to occupation of the 10 <sup>th</sup> dwelling
			Public Open Space Delivery and Maintenance	<p>Provision of a LAP (100sqm), LEAP (400sqm) and 2,293sqm of open space on site.</p> <p>On-Site Public Open Space and Drainage Management and Maintenance</p> <p>Financial Contributions for off-site public open space shortfall</p> <p>On-Site Public Open Space Maintenance Contribution</p>	<p>Delivery to be agreed in Open Space Scheme.</p> <p>Maintenance £10 per sqm prior to occupation of the 20<sup>th</sup> dwelling.</p> <p>Young people's facilities: payment prior to occupation of the 20<sup>th</sup> dwelling (estimate £15,419.35)</p> <p>Outdoor Sports Facility: payment prior to occupation of the 30<sup>th</sup> dwelling (estimate £184,903.32)</p>
			Healthcare mitigation	Primary healthcare Contribution	<b>£63,020</b>

					Payment before the development commences.
				Biodiversity Net Gain Implementation and Monitoring Strategy	A scheme for the implementation of the approved Biodiversity Gain Plan (BGP), required by the deemed planning condition of Schedule 7A of the Town and Country Planning Act.
				Biodiversity Net Gain Monitoring Fee	Biodiversity Net Gain Monitoring Fee £2,855 index linked, 30 year monitoring Amount changes on the financial year & and complexity
				Monitoring	S106 Monitoring (non BNG) £571 index linked, prior to commencement of development Amount changes on the financial year & and complexity