

Thirsk and Malton AC

Briefing Note

Introduction

Developer contributions are a collective term used to describe the financial and non-financial obligations that developers may be required to provide to mitigate the impact of new development and support the delivery of necessary infrastructure. This includes Section 106 planning obligations (site-specific mitigation, e.g. affordable housing, education, transport) and Community Infrastructure Levy (CIL) (a standardised charge for broader infrastructure needs).

These contributions help ensure that development is sustainable, acceptable in planning terms, and that it benefits the local community by funding infrastructure such as:

- Schools
- Health facilities
- Transport networks
- Green spaces

Developer contributions are intended to:

- Offset the additional pressure placed on local services and infrastructure.
- Ensure developments are integrated into the community.
- Support strategic and local infrastructure delivery.

There are very specific differences between S106 and CIL and the way developer contributions are calculated.

S106 developer contributions are set out in the S106 legal agreement as a result of negotiations with the developer. These contributions are based on specific infrastructure needs directly related to the development site, as identified by relevant infrastructure providers — such as Children and Young People’s Services for school capacity, or the Local Highway Authority for transport and active travel requirements.

Once agreed and signed, the S106 agreement outlines the parameters for how and where the contributions must be spent. For example, it may specify that funds are to be used “towards the provision of open space improvements and/or maintenance within the vicinity of the site within ten years.”

Importantly, the agreement also sets out trigger points for specific stages in the development process when payments must be made. These trigger points are often linked to particular stages of development, such as occupation of a certain number of dwellings, meaning that it may take several years before the funds are actually received by the council. For larger or phased schemes, these trigger points can be spread over several years, meaning that funds may not be received until well into the development lifecycle.

Once contributions are received, it is the responsibility of the council, in partnership with infrastructure providers, to ensure that the funds are spent within the agreed timeframe and in accordance with the terms of the legal agreement.

In contrast to Section 106 contributions, developer payments collected through the Community Infrastructure Levy (CIL) are fixed, non-negotiable charges that become payable upon commencement of development. The amount is calculated based on the proposed gross internal floor area of new development, multiplied by the applicable rate set out in the CIL Charging Schedule. North Yorkshire currently has four CIL charging areas Hambleton, Harrogate, Ryedale and Selby, each with its own adopted schedule.

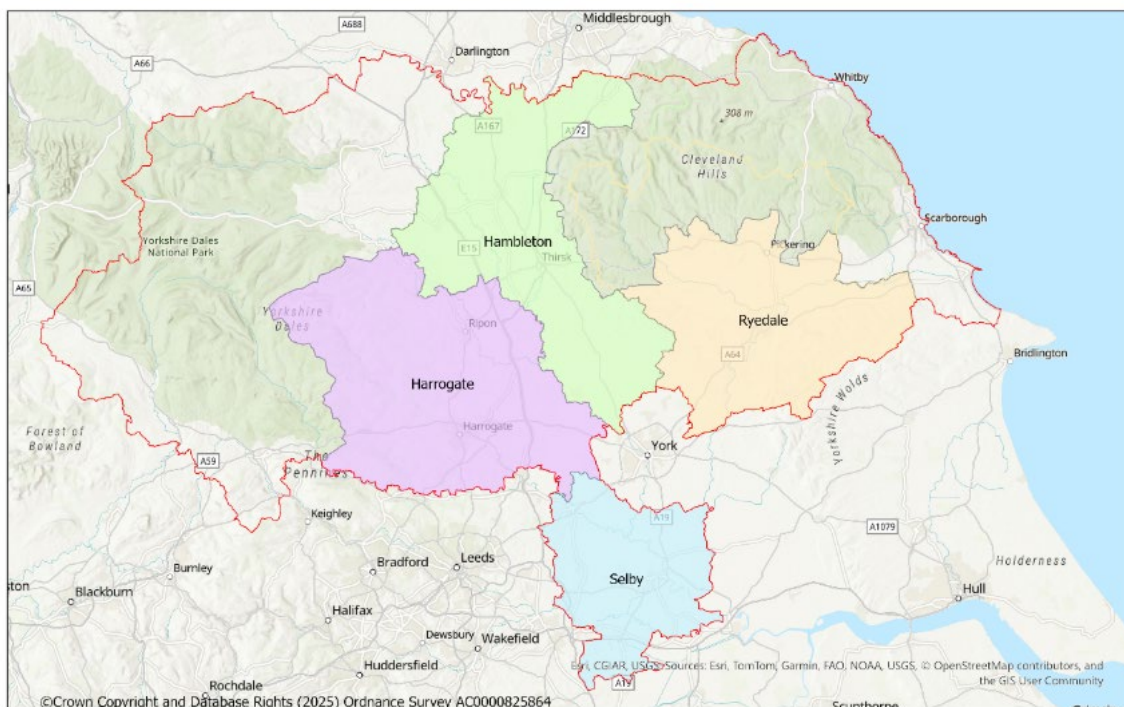
Unlike S106, CIL funds are not tied to specific developments and can be pooled to support strategic infrastructure projects across the charging area. There is no statutory deadline for spending CIL funds, giving the council flexibility to allocate resources according to evolving infrastructure priorities.

CIL is only levied in areas where a charging schedule has been formally adopted. In areas without an adopted schedule—such as the legacy authorities of Richmondshire, Craven, and Scarborough—developer contributions are secured solely through S106 agreements.

The map below sets out the 4 CIL Charging areas across North Yorkshire.



Map of North Yorkshire depicting the 4 CIL charging



Each year the council publish an Infrastructure Funding Statement (IFS) which sets out the annual income, expenditure and money held for both CIL and S106 across all the legacy areas. The 2023/24 IFS is available here: [North Yorkshire Infrastructure Funding Statement 2023 to 2024](#). The 2024/25 statement is due to be published at the end of this year, following approval at Executive.

S106

The table below outlines the current funds held for the 3 legacy areas associated with your Area Constituency. Please note this includes all the parishes within the legacy areas and therefore may include some parishes outside of your Area Constituency. These figures are as of 1st September 2025 and do not reflect drawdown expenditure at year-end:

Area	Open Space	Housing	Education	Highways
Hambleton	£144,726.05	£176,697.19	£0	£141,140.7
Scarborough	£798,213.85	£141,084.07	£2,873,423.33	£675,588.5
Ryedale	£498,846.80	£899,330.07	£0	£179,116.22

Please also note that former NYCC Highways and Education teams currently hold some of their own Section 106 (S106) funds. We are actively working with them to facilitate the transfer of these funds to the same central account referenced above.

All contributions for public open space (including sports and leisure, allotments, children’s play areas etc) are managed via the Parks and Grounds team, who are contactable on commutedsums@northyorks.gov.uk A breakdown of the public open space totals for the 3 areas is appended to this report.

We also work closely with Children and Young Peoples Services, the local highway authority, the housing department and Internal Care Board colleagues to help ensure all infrastructure funding is spent appropriately and within the specified timeframe.

CIL

Funds collected through the Community Infrastructure Levy are divided into three main categories to ensure that both strategic and local infrastructure needs are met:

1. Strategic Infrastructure (70–80%)

- It is used by the charging authority to deliver major infrastructure projects that support growth across the wider area.

2. Neighbourhood Portion (15–25%)

- This portion is allocated to the local community where the development takes place.
- If the area has a neighbourhood plan, it receives 25% of the CIL collected in its area. If there is no neighbourhood plan, the area receives 15%. Funds are typically managed by town or parish councils, or by the local authority in non-parished areas.

3. Administration (5%)

- Up to 5% of CIL receipts can be retained by the charging authority to cover the costs of administering the levy.

The below table sets out the totals currently held by the council as of 5th September 2025 for Ryedale and Hambleton. The parish totals will be sent to the relevant parishes in October.

	Strategic	Parish	Total
Hambleton	£4,094,655.50	£132,899.36	£4,227,554.86
Ryedale	£1,630,548.54	£37,526.53	£1,668,075.07

It is important to note that both strategic pots have outstanding commitments. The Ryedale pot has £1 million allocated to a new primary school and Hambleton has £370,000 for sports related projects, outlined in the following section.

How we spend CIL

Since North Yorkshire council has formed work has been done to try and consolidate how we spend CIL. We now have some guiding principles, clear processes and governance in place.

Prior to the Delivery & Infrastructure team within planning forming, a report was taken to Executive in Feb 2024. The key outcomes include:

- CIL money collected in the four charging areas must be spent within the Local Plan area it was collected, because those CIL receipts were designed to fund infrastructure to support planned growth.
- A Cross-Service Officer Working Group would be formed.
- An initial high-level spending criteria to was set out.
- To approve and publish the 2022/23 Infrastructure Funding Statement

A further report went to Executive in March 2025. The highlights from this report include:

- To halt all CIL spending whilst a strategic approach is finalised, and Member engagement has taken place.
- To confirm the three CIL allocations previously agreed:
 - £330,000 for Bedale 3G Pitch (Hambleton)
 - £40,000 for Thirsk MUGA (Hambleton)
 - £1million for Norton Lodge Primary School (Ryedale)
- To approve and publish the 2023/24 Infrastructure Funding Statement

Infrastructure Business Plan (IBP)

We are in the process of compiling our first IBP to introduce and set out the assessment process for evaluating projects that have come forward for strategic CIL funding. This document will present all the projects that have been put forward and aims to make some recommendations for spending.

This document will complement the IFS, and like the IFS will be something we review annually, aiming to make new spending recommendations each year. This will be an interim process looking at spending over the next 3-5 years until the new Local Plan for North Yorkshire is adopted.

In July the Delivery & Infrastructure Team held 2 Member workshops, one in Northallerton and one online to provide information of the CIL spending and our next stages. The workshops were also an opportunity for Members to feed in their thoughts.

Appendix 1

Public Open Space S106 contribution breakdown

Scarborough Public Open Space S106

Division	Parish	Planning Ref Number	Development Name	Spend Site	Date Received	Spend by	TOTAL
Burniston & Cloughton	Burniston	21/02412/FL	The Grange High Street, Burniston	To apply the Parks and Grounds Contribution towards the provision of and/or upgrading of Parks & Gardens within the Parishes of Burniston or Cloughton	21/08/2025		£24,631.37
Burniston & Cloughton	Burniston	21/02412/FL	The Grange High Street, Burniston	To apply the Sports Facilities Contribution towards the provision of and/or upgrading of Public Open Space and Sports facilities within the vicinity of the development	21/08/2025		£31,151.28
Burniston & Cloughton	Burniston	21/02412/FL	The Grange High Street, Burniston	To apply the Children's Play Facilities contribution towards the provision of and/or upgrading of children's play facilities within the Parishes of Burniston or Cloughton	21/08/2025		£51,268.49
Cayton	Cayton	17/02404/FL	Braeburn House, Moor Lane Eastfield	Cayton Bowling Club; Eastfield Playing Fields			£6,778.40

Cayton	Cayton	17/00474/ OL & 20/01224/ RM	East of Church Lane Cayton	Open Space	28/03/2 022 & 8/8/22	08/08/ 2032	£52,123.81
Cayton	Cayton	18/01053/ FL	West of Church Lane Cayton	Jackson Close Play Area, Cayton	09/06/2 022	09/06/ 2032	£15.20
Cayton	Cayton	18/01053/ FL	West of Church Lane Cayton	In Cayton or Eastfield - Sports	09/06/2 022	06/06/ 2032	£34,258.40
Derwent Valley & Moor	East Ayton	17/02645/ OL	Tara Fields, East Ayton	East or West Ayton - Sports Facilities	23/05/2 023	23/05/ 2033	£54,453.05
Eastfield	Eastfield	20/01493/ FL 21/02345/ FLA	Harvest Way/ 84 Filey Rd _ Additional Cont/Deed Variation	In Eastfields, Osgodby or Cayton/ Weaponess/ Ramshill Ward - Sports	03/12/2 021 & 21/04/2 023	03/12/ 2031	£8,151.60
Eastfield	Eastfield	20/01493/ FL 21/02345/ FLA	Harvest Way/ 84 Filey Rd _ Additional Cont/Deed Variation	In Eastfield, Osgodby or Cayton/ Weaponess/ Ramshill Ward - Play	03/12/2 021 & 21/04/2 023	03/12/ 2031	£3,395.20
Eastfield	Eastfield	20/01493/ FL 21/02345/ FLA	Harvest Way/ 84 Filey Rd _ Additional Cont/Deed Variation	In Eastfield or Osgodby/Prince of Wales Gardens	17/01/2 022 & 21/04/2 023	17/01/ 2032	£5,009.70
Eastfield	Eastfield	11/01914/ FL	Middle Deepdale	Community Facility Overdale School- Community (Other payment to come)	07/02/2 022	07/02/ 2029	£18,580.02
Filey	Filey	15/01284/ FL	Southdene	Sports Facilities/Public Open Space; Play	07/03/2 017	07/03/ 2027	£771.92
Filey	Filey	19/00486/ FL	Scarborough Rd, Filey Fields Farm	POS allocations OS9 & OS10	07/10/2 019	31/08/ 2031	£15,857.94

Filey	Filey	17/02734/ FL	Church Cliff Drive, Filey	Towards the provision and ongoing maintenance of POS with OS9 or OS10 or such areas within the locality of Filey as the Council decide	05/11/2 021	No expiry	£14,614.18
Filey	Filey	17/02734/ FL	Church Cliff Drive, Filey	Contribution payable 'towards the provision and ongoing maintenance of sports facilities within the locality of Filey'	05/11/2 021	No expiry	£2,444.00
Filey	Filey	07/00547/ OL	Mill Meadows, Muston Road, Filey	MUGA, West Avenue, Filey	15/11/2 023	15/11/ 2033	£1,780.00
Filey	Hunmanby	08/01385/ FL	47/49 Bridlington Street	Bowling Green Lane Nature Reserve	13/06/2 017	13/06/ 2027	£14,223.83
Scalby & the Coast	Newby/Scal by	15/02421/ FL	Newby Farm Road	Linden Road Neighbourhood Park	17/07/1 7, 21/08/2 017, 07/11/2 017	17/07/ 2027	£9,513.00
Scalby & the Coast	Newby/Scal by	19/00109/ FL	Lady Ediths Drive - Part 1	Throxenby Mere	20/12/2 021	31/01/ 2032	£21,082.98
Scalby & the Coast	Newby/Scal by	19/00109/ FL	Lady Ediths Drive - Part 1	In Woodlands/Newby Wards	20/12/2 021	31/01/ 2032	£43,882.75
Northstead	Scarboroug h	13/02107/ FL	Kepwick House, The Sands	The provision of plau facilities in the Borough			£5,465.71
Castle	Scarboroug h	15/01079/ FL	Salisbury Hotel	Falconers Square, Alma Square and Albermarle Crescent			£7,043.85
Weaponnes &Ramshill	Scarboroug h	17/01304/ FL	84 Filey Rd	Weaponnes/Ramshill Ward - Sports Facilities			£5,528.98

Weaponnes s&Ramshill	Scarboroug h	17/01304/ FL	84 Filey Rd	Weaponnes/Ramshill Ward - Play			£8,789.62
Castle	Scarboroug h	17/01304/ FL	84 Filey Rd	Prince of Wales Garden			£4,692.08
Falsgrave & Stepney	Scarboroug h	15/01180/ RG4	Former McCain Stadium @ Scarborough	Sensory garden or Edgehill Wood footpath	20/06/2 016	20/06/ 2026	£20,366.57
Falsgrave & Stepney	Scarboroug h	07/01917/ FL	Hinderwell Road	Open space and Play	20/11/2 007	No expiry	£214.00
Woodlands	Scarboroug h	13/02114/ FL	14 Weydale Avenue, Scarborough	Cindertrack	23/12/2 014	23/12/ 2024	£3,454.00
Falsgrave & Stepney	Scarboroug h	14/01755/ FL	Blueberry Way, Scarborough	Oliver Heights POS and footpaths			£5,336.00
Seamer	Seamer	17/00452/ FL	Beacon Rd, Seamer	Sports Facilities; Open Space	18/07/2 022 & 01/08/2 024	18/07/ 2032 and 01/08/ 2034	£4,427.08
Derwent Valley & Moor	West Ayton	15/01632/ FL or 17/00194/ DOV	Farside Rd, West Ayton	West Ayton Sports Field Changing	09/08/2 019	09/08/ 2029	£48,469.24
Whitby West	Whitby	16/00825/ FL	Former Highways Depot, The Garth, Whitby	West Cliff Parks and Gardens, White Leys Children's play facility	28/06/2 018	28/06/ 2028	£9,872.03
Whitby West	Whitby	16/00825/ FL	Former Highways Depot, The Garth, Whitby	West Cliff Parks and Gardens, White Leys Children's play facility	28/06/2 018	28/06/ 2028	£11,632.83
Whitby West	Whitby	07/01700/ OL & 09/02472/ RM	Highfield Road	Whitby - Parks and Gardens	07/11/2 018	07/11/ 2023	£3,310.86
Whitby West	Whitby	17/0148/F L	Shackleton Close, Whitby	Sports Facilities in Whitby	03/02/2 020	30/06/ 2027	£25,937.97

Whitby West	Whitby	19/02928/FL	13 - 14 Royal Crescent, Whitby	Paid towards 'the provision of new and/or improved outdoor sports facilities in Whitby'	06/09/2020	06/09/2030	£4,197.69
Whitby West	Whitby	19/02928/FL	13 - 14 Royal Crescent, Whitby	Paid towards 'improvements to existing parks and gardens (including natural and semi-natural green spaces) in Whitby'	06/09/2020	06/09/2030	£4,946.40
Whitby Steonshalh	Whitby	20/00249/FL	Broomfield Farm, Whitby	Awaiting confirmation from Legal			£73,192.72
Whitby Steonshalh	Whitby	20/00249/FL	Broomfield Farm, Whitby	Awaiting confirmation from Legal			£74,697.88
Whitby West	Whitby	21/02517/FL	the Garth @ Whitby	Sports Facilities in Whitby and accessible for the occupiers and Parks & OS in Whitby and accessible for the occupiers	09/12/2024	09/12/2034	£15,022.59
Whitby West	Whitby	21/02517/FL	the Garth @ Whitby	Sports Facilities in Whitby and accessible for the occupiers and Parks & OS in Whitby and accessible for the occupiers	09/12/2024	09/12/2034	£17,702.06
Whitby	Whitby	22/02103 FLA + 19/02258/FL	Land off Green Lane Whitby	To be paid to the Council for the provision of Parks and Gardens facilities, towards procuring new or improving existing parks and gardens facilities within the vicinity of the	25/03/2025	25/03/2035	£29,926.57

				Development and to provide evidence that the monies have been so applied.				
							Overall Total	£798,213.8 5

Ryedale Parks and open space S106

Division	Parish	Planning Ref Number	Development Name	Spend Site	Date Received	Spend by	TOTAL
Thornton Dale and Wolds	Foxholes with Butterwick	02/00092/ REM	West End Mews, Kirkbymoorside	Awaiting confirmation from Legal			£66.00
Helmsley and Sinnington	Nawton	14/00020/ FUL	Land To the West of Station Road Nawton Helmsley	Awaiting confirmation from Legal			£363.20
Pickering	Pickering	03/00658/ OUT	Land To The Rear Of 7 Eastgate Pickering	for the provision and enhancement of public open space in the vicinity of the property			£960.13
Thornton Dale and Wolds	Kirby Grindalythe	99/00939/ 73	Low Farmhouse, Main Street, Kirkbygrindalythe, Malton	towards provision of public open space in the locality of Duggleby			£1,449.00
Sheriff Hutton and Derwent	Acklam	14/00350/ FUL	Scamperdale Farm, Main Street, Acklam	In lieu of the provision on the land for public open space - Check legal	19/06/2023	19/06/2028	£2,150.00

				agreement for for further details			
Thornton Dale and Wolds	Thornton Le Dale	14/00980/MFUL	Ryelands Care Home, Hurrell Lane, Thornton Le Dale	Awaiting confirmation from Legal	09/11/2016	No expiry	£2,479.00
Amotherby and Ampleforth	Hovingham and Scackleton	15/01214/FUL	Building Adjacent to Brinkburn Barn, Brookside, Hovingham	Towards the provision of public open space within the vicinity of the site	11/02/2022	11/02/2027	£2,518.00
Amotherby and Ampleforth	Kirby Misperton	02/00116/OUT	The Builders Yard, Kirby Misperton	for enhancing and providing open spaces in the near vicinity of the property			£3,412.00
Sheriff Hutton and Derwent	Scrayingham	06/01232/FUL	Land at Rectory Farm, Scrayingham, York	Awaiting confirmation from Legal	08/06/2016	No expiry	£6,000.00
Malton	Malton	19/00781/MREM/ 14/00428/MOUTE	Land South of Westgate, Old Malton (Part of Malton Cluster)	For youth and adult sport and leisure in Malton/Old Malton	11/07/2022	10/07/2032	£6,386.00
Amotherby and Ampleforth	Ampleforth	12/00618/MFUL	Land to Station Road, Ampleforth	Towards the provision or and/or improvements to youth and/or adult sports and leisure facilities within the villages of Ampleforth and Gilling East.			£9,115.56

Thornton Dale and Wolds	Foxholes with Butterwick	03/00344/OUT 07/00676/REM	Land at Manor Rise, Main Street, Foxholes	for providing and enhancing public open space in the vicinity of the site	04/10/2022	04/10/2027	£19,500.00
Norton	Norton on Derwent	15/00098/MOUT	Land at Langton Road, Norton	1st of 2 instalments - Check legal agreement for spend site			£27,444.00
Sheriff Hutton and Derwent	Claxton and Sand Hutton	15/00014/MFUL	Claxton Grange, Claxton, York	Towards the provision of public open space within the vicinity of the site 26/01/23	26/01/2023	26/01/2028	£28,500.00
Norton	Norton on Derwent	10/00977/MFUL	Cheesecake Farm, Beverley Road, Norton, Malton	Towards the provision of adult and youth open space in the vicinity of the site			£53,691.88
Malton	Malton	14/00427/MOUTE	Land at Pasture Lane, Malton (Showfield site) (Part of Malton Cluster)	For youth and adult sport and leisure in Malton/Old Malton			£89,184.00
Malton	Malton	16/00013/MOUT	Land at Pasture Lane, Malton (Showfield site) (Part of Malton Cluster) (VISTRY)	Towards the cost of providing or enhancing the open space in or in the vicinity of Malton or Old Malton within 5 years of receipt - For Riverside View Play area improvement?	01/05/2023	01/05/2028	£100,311.00

Malton	Malton	13/01141/ MFUL	Land at Allotments, Broughton Road, Malton	For youth and adult sport and leisure in Malton/Old Malton			£112,586.25	
Kirkbymoorside and Dales	Kirkbymoorside	01/00028/ FUL	West End Mews, Kirkbymoorside	Awaiting confirmation from Legal			£30,000.00	
Norton	Norton on Derwent	13/00005/ FUL	Land at Westfield Nurseries, Scarborough Road, Norton	Awaiting confirmation from Legal			£2,730.78	
							Overall Total	£498,846.80

Hambleton Public Open Space S106

Division	Parish	Planning Ref Number	Development Name	Spend Site	Date Received	Spend by	TOTAL
Northallerton North & Brompton	Brompton	12/01338/ FUL	58 Northallerton Road	Brompton			£0.45
Bedale	Pickhill	13/00503/ FUL	7 Hillcrest	TBC			£0.60
Northallerton South and Northallerton North & Brompton	Northallerton	14/00601/ FUL	79A Ainderby Road	TBC			£3.00
Hillside and Raskelf	Raskelf	13/01986/ FUL	Three Tuns Inn	for the provision of public open space or the provision of rec facilities or equipment facilities within Hambleton District. This is remaining money			£19.51

Hillside and Raskelf	Raskelf	11/01373 /FUL	Land to rear of Hilltop Cott	For the provision of public open space or the provision of rec facilities or equipment facilities within Hambleton District. This is remaining money			£31.30
Morton-on-Swale & Appleton Wiske	Deighton	11/01725 /OUT	The Oaks	Deighton			£41.70
Stokesley	Great Broughton	10/02377 /FUL	Land adj 14-16 The Holme	Towards the provision & improvement of POS and rec facilities			£86.34
Bedale	Pickhill	14/01434 /OUT	Pumping station Pickhill	to the provision maintenance and/or improvement of one or more of the following - amenity green space, children's play area, young people's facilities, outdoor sports facilities, allotment gardens within the Hambleton district			£124.73
Huby and Tollerton	Huby	14/00615 /FUL	Cobblestones	for the provision of public open space or the provision of recreational facilities or equipment on leisure facilities within Hambleton District			£993.20

Easingwold	Easingwold	14/00406 /FUL	Land adj to Paddock Riase & Oxenby Place, Easingwold	Towards procuring the provision of and /or improvements to footpaths/cycleways and /or leisure, sport or recreation facilities within the vicinity of the site	12/08/2 014	12/08/2 019	£1,268.20
Morton-on- Swale & Appleton Wiske	Little Fencote	12/01402 /FUL	Stud Farm, Low St, Little Fencote				£1,483.20
Northallerton South	Northallerton	13/02282 /OUT	Former Arla Foods, Romanby Rd, Northallerton	provision and/or improvement of open space facilities within the Northallerton sub-region	02/04/2 016	02/04/2 021	£1,511.00
Northallerton South	Northallerton	11/02264 /FUL	Oak Mount, Northallerton	For the provision of maintenance and/or improvement of one or more of the following - amenity green space, children's play area, young people's facilities, outdoor sports facilities, allotment gardens within Hambleton district			£1,527.43
Hutton Rudby & Osmotherley	Ingleby Cross	11/02569 /FUL	Cherry Tree	For the provision of public open space or the provision of recreational facilities or equipment on leisure facilities within the Hambleton District			£2,227.45
Hillside and Raskelf	Felixkirk	12/01888 /FUL	Mount St John, Felixkirk	Former Hambleton district			£2,680.00

Easingwold	Easingwold	14/00630 /FUL	Clayhithe, York Road, Easingwold	Former Hambleton District			£2,795.00	
Stokesley	Stokesley	14/00714 /OUT	White House Farm	Awaiting confirmation from Legal			£10,003.72	
Thirsk	Thirsk	13/02397 /OUT	St Mary's Close, Thirsk	No spend site – it was Thirsk Muga which is no longer proceeding	04/10/2 019	04/10/2 024	£11,035.03	
Easingwold	Easingwold	20/02538 /FUL	Easingwold School, Thirsk Road	Requests have been received for funding to be allocated to Galtres Centre Padel Tennis Court Project	02/09/2 024		£15,000.00	
Hutton Rudby & Osmotherle y	Sowerby	15/02243 /REM	Sowerby Gateway (Phase 3)	Awaiting confirmation from Legal	12/02/2 019	12/02/2 029	£30,000.75	
Hutton Rudby & Osmotherle y	Sowerby	12/02401 /MRC	Sowerby Gateway (Phase 3)	Awaiting confirmation from Legal			£63,893.44	
							Overall Total	£144,726.0 5