

RICHMOND (Yorks) AREA PLANNING COMMITTEE
SUPPLEMENTARY TO COMMITTEE REPORTS

19 February 2026

Agenda Item	Application number and Division	Respondent	
4	ZB25/00840/OUT Great Ayton	Officer Updates	<p>Deletion and new paragraph 10.128 NHS Contribution:</p> <p>Paragraph 10.128 of the committee report states: <i>The NHS North Yorkshire Integrated Care Board (ICB) have identified that the planning application will give rise to a need for additional primary healthcare provision to mitigate the impact arising from the population associated with the proposed development. The ICB calculate the level of contribution required in this instance to be £63,020. However, healthcare is covered by the Hambleton Regulation 123 List. Therefore, the CIL will need to be used to fund development of this sought.</i></p> <p>However, this is incorrect, and the following paragraph is to be read as inserted into the report to replace 10.128 as follows:</p> <p>The NHS North Yorkshire Integrated Care Board (ICB) have identified that the planning application will give rise to a need for additional primary healthcare provision to mitigate the impact arising from the population associated with the proposed development. This contribution is recommended to be secured in the S106 agreement. This is because it is not currently a committed CIL Funding Project in the North Yorkshire Infrastructure Business Plan, 2025 – 2030 (published December 2025).</p> <p>Highway Safety and Connectivity</p> <p>Paragraph 10.95 to be deleted: <i>Highways have requested a contribution towards the Stokesley – Great Ayton Cycleway, however, this cannot be required as it duplicates the Community Infrastructure Levy Charging Schedule (123 List) which specifically lists this project.</i></p>

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.

Category/Type	Contribution	Amount & Trigger
Highways	Travel Plan Contribution Traffic Regulation Order Contribution for the 40mph speed limit on the B1292	£2,500 Payable 1st Occupation £5,000 Payable 1st Occupation
Allotments	Creation of 3,840sqm of allotments including allotment car parking Allotment Scheme including any soil remediation (if any needed), setting out, paths, hardstanding, car parking and boundary treatments	Allotment Scheme to be submitted and approved Prior to Commencement. 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 th 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 20th dwelling.</p> <p>Young people's facilities: payment prior to occupation of the 20th dwelling (estimate £15,419.35)</p> <p>Outdoor Sports Facility: payment prior to occupation of the 30th dwelling (estimate £184,903.32)</p>
			Healthcare mitigation	Primary healthcare Contribution	£63,020

					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