

# Infrastructure Delivery Plan

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2021



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# 1. Introduction and Purpose

- 1.1 This Infrastructure Delivery Plan (IDP) is one of a series of evidence base documents that support and underpin Warrington's updated Proposed Submission Version Local Plan.
- 1.2 The IDP aims to aid all parties in identifying and prioritising infrastructure provision as part of an integrated approach to planning and infrastructure development. In simple terms its purpose is to ensure that infrastructure delivery keeps pace with growth. The Local Plan aims to set out Warrington's infrastructure requirements within the Borough up to 2038 and the IDP remains an essential mechanism for helping to identify funding priorities and any potential gaps. This will ensure that services can match demand and growth is sustainable for local communities. The IDP will give a clear steer on who is responsible for implementing policies and proposals, by when and the resources that will be required.
- 1.3 The National Planning Policy Framework (NPPF, 2021) clearly sets out at Paragraph 8 that the delivery of infrastructure is key to the creation of sustainable communities. Paragraph 20 requires that strategic policies within a local plan make sufficient provision for infrastructure and community facilities. Linked to this is the effective collaboration with infrastructure providers from early in the plan making process as identified within Paragraph 25.
- 1.4 The IDP has been informed by a range of programmes which impact on spatial planning. It is a 'live' document and will be reviewed and monitored regularly to ensure that it includes the most up to date information. Any identified costs are based on the best available information at the time of publication, and will be subject to change during the plan period.

## 2. Draft Local Plan Context

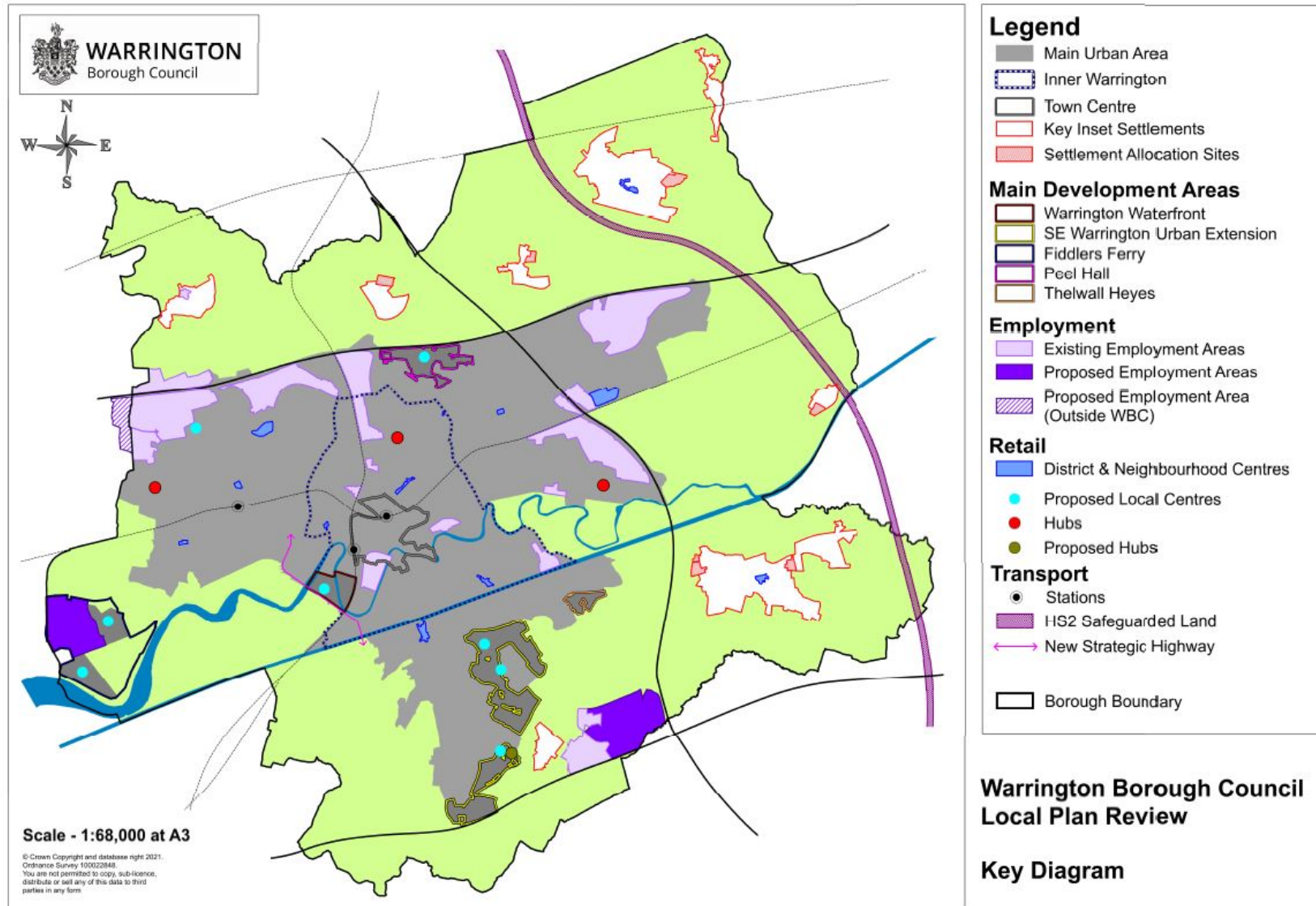
### Overall Strategy

- 2.1 Warrington's emerging Local Plan is the overarching strategic policy document which sets out the planning framework to guide the location and level of development in the Borough up to 2038.
- 2.2 The Council has worked with its partners, including service and infrastructure providers, throughout the process of preparing its draft Local Plan and will continue to engage partners to achieve the agreed outcomes. As such the updated Proposed Submission Version Local Plan (2021) sets out a number of guiding principles in the form of strategic objectives which will guide and influence future development in the Borough. Between 2021 and 2038, the Local Plan seeks to deliver a minimum of 14,688 homes and support growth in the local and sub-regional economy by ensuring provision is made for 316 hectares of employment land.
- 2.3 The Plan's main priority remains to optimise the development potential of the existing urban area. As such a number of key elements of the Adopted Local Plan Core Strategy's spatial strategy remain. This includes intensifying development in the town centre, the inner area of Warrington and opening up the Waterfront as a new urban quarter facilitated by the proposed Western Link.
- 2.4 It is not possible however to meet all of Warrington's development needs within the existing urban area. The Plan's spatial strategy has therefore been developed to meet the full need for new homes, employment land and retail supported by wide-ranging infrastructure improvements over the plan period.

### Strategic Locations

- 2.5 A number of main development areas have been identified within the Proposed Submission Version Local Plan (2021). These are locations that are of importance to the overall spatial strategy of the plan and will be a focus for development over the plan period. These are:
- Town Centre
  - Waterfront
  - Peel Hall
  - South East Warrington Urban Extension
  - Fiddlers Ferry
- 2.6 As part of the spatial strategy, some incremental development will also be directed to the outlying settlements of Croft, Culcheth, Hollins Green, Lymm, and Winwick. A further site allocation has been made adjacent to the main urban area at Thelwall Heys.

Figure 2.1: Proposed Submission Version Local Plan – Key Diagram



- 2.7 The IDP Schedule which is included at Appendix 1 details the projects required to support the delivery of the emerging Local Plan. It also demonstrates the extensive list of internal and external infrastructure providers that have been consulted in relation to the delivery of proposals within the updated Proposed Submission Version Local Plan (2021). It is important to note that at a broad Borough-wide level Warrington can accommodate the levels of development proposed by the Proposed Submission Version Local Plan (2021) as long as a comprehensive approach is taken to the provision of infrastructure, particularly on the larger development sites.
- 2.8 A plan-wide Viability Assessment has also been undertaken and this demonstrates that the delivery of necessary infrastructure to support the levels of development proposed is viable and deliverable over the plan period. As part of this work, the Council engaged with developers on infrastructure requirements and costs for sites proposed for development in the draft plan.
- 2.9 All of the main development areas require extensive infrastructure to support their development. Details of the anticipated development costs are provided at Appendix 2. The Council has identified the strategic infrastructure requirements of these allocations - over and above standard on-site infrastructure and S106 planning obligations - and included these in the Viability Assessment as a per dwelling cost.
- 2.10 It is anticipated that the strategic infrastructure figures will vary as the current data it is based upon are refined are worked up in more detail. It is also anticipated that the costs will rise in line with inflation related to cost of development.

### **Next Steps**

- 2.11 The Council and its partners recognise that the requisite levels of infrastructure can be delivered and all partners aim to adopt a proactive approach towards ensuring the timely and co-ordinated provision of appropriate high quality infrastructure to support Warrington's communities.
- 2.12 In order to co-ordinate this approach the Council aims:
- To encourage investment in and improvement of existing infrastructure.
  - To work in partnership with internal and external stakeholders to ensure the timely and co-ordinated provision of high quality infrastructure that supports future growth.
  - To continue to assess the infrastructure needs and requirements which will support growth in the Borough through the IDP.
  - To monitor and review the IDP on a regular basis to ensure that future infrastructure needs are considered and updated.

## **Appendix 1 – Infrastructure Delivery Schedule**

CATEGORY	TOPIC	PROJECT	WHERE [PLACE MAKING AREA]	POLICY	INDICATIVE COST	FUNDING CONFIRMED	FUNDING GAP	FUNDING SOURCE	WHO [LEAD]	PARTNERS	DELIVERY NOTES	Short Term (2021-2025)	Medium Term (2026-2030)	Long Term (2031 +)	COMMITTED UNCERTAIN LONG TERM / ASPIRATIONAL	ADDED / UPDATED	AMENDED BY	INFORMATION SOURCE
Environmental	Flood Prevention	<a href="#">Sankey Brook Flood Risk Management Scheme</a> . Mitigation of tidal, fluvial and surface water flood risk in local area	West Warrington	ENV2	£20,200,000	£960,000	£19,240,000	Environment Agency, United Utilities, DEFRA FDGIA, RFCC, DOE, WBC Contribution (possibly from CCF Fund)	EA	United Utilities, WBC	Barrage and pumping station owned and operated by United Utilities. In development		>		Identified in Council/Partner Strategy	Aug-21	CF	Environment Agency
Environmental	Flood Prevention	<a href="#">Penketh Brook &amp; Whittle Brook</a> . Provision of tidal gates on Whittle Brook, flood wall to mitigate against fluvial flooding of properties.	West Warrington	ENV2	£4,900,000	£4,900,000	£0	Environment Agency, DERFA FCERMGIA, WBC Contribution (possibly from CCF Fund)	EA	WBC	In development	>			Identified in Council/Partner Strategy	Aug-21	CF	Environment Agency
Environmental	Open Spaces	<a href="#">Hillock Lane, Woolston</a> Park creation and drainage improvement	East Warrington	DC5	TBC			WBC capital investment, External funding sources, Developer contributions	WBC	Developers	Restoration of surplus educational land for park and sports use. Awaiting external funding.	>	>		Identified in Council/Partner Strategy	Aug-21	EG	Parks and Woodlands Manager
Environmental	Open Spaces	<a href="#">Hollinfare Park, Rixton</a> Enhancement of village green to park	East Warrington	DC5	TBC			WBC capital investment, External funding sources, Developer contributions	WBC	Friends of Hollinfare Cemetery, Developers	Awaiting external funding.	>	>		Identified in Council/Partner Strategy	Aug-21	EG	Parks and Woodlands Manager
Environmental	Open Spaces	<a href="#">Larkfield Park, Woolston</a> Access improvements and park enhancements	East Warrington	DC5	£200,000	£33,667	£166,333	WBC capital investment, External funding sources, Developer contributions	WBC	Developers	£22000 from Bruche S106, £11,667 (33% of Lilford S106). This work completed Spring 2019.	>			Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Open Spaces	<a href="#">Parkfields Park, Fearnhead</a> Park enhancements	East Warrington	DC5	£200,000	£0	£200,000	WBC capital investment, External funding sources, Developer contributions	WBC	Developers		>			Uncertain	Aug-21	EG	Parks and Woodlands Manager
Environmental	Open Spaces	<a href="#">Risley Moss</a> Phase 1 - habitat restoration and enhancement	East Warrington	DC4, DC5	£300,000	£11,667	£288,333	WBC capital investment, External funding sources, Developer contributions	WBC	Mersey Forest, Developers	£11,667 (33% of Lilford S106). Completed phase of works	>			Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Open Spaces	<a href="#">Rixton Clay Pits</a> Habitat restoration and enhancement	East Warrington	DC4, DC5	£200,000	£11,667	£188,333	WBC capital investment, External funding sources, Developer contributions	WBC	Developers	£11,667 (33% of Lilford S106). Completed phase of works	>			Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Open Spaces	<a href="#">Causeway Park</a> Site improvements	Inner Warrington	DC5	£80,000	£2,000	£78,000	Developer contributions	WBC	Developers	£2000 from Greenalls S106. Completed phase of works	>			Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Open Spaces	<a href="#">Victoria Park</a> Skate park improvements	Inner Warrington, North Warrington	DC5, INF4	TBC			WBC capital investment, External funding sources, Developer contributions	WBC	Developers		>	>		Identified in Council/Partner Strategy	Aug-21	EG	Parks and Woodlands Manager
Environmental	Open Spaces	<a href="#">Appleton</a> New equipped play facility to address local deficit of provision	South Warrington	DC5	TBC			Developer contributions	WBC	Developers	To be provided on site as part of major development	>			Identified in Council/Partner Strategy	Aug-21	EG	Parks and Woodlands Manager
Environmental	Open Spaces	<a href="#">Trans Pennine Trail</a> Access improvements and surface upgrades for walking and cycling	South Warrington	DC3, DC5	TBC			WBC capital investment, External funding sources, Developer contributions	WBC	Developers		>	>		Identified in Council/Partner Strategy	Aug-21	EG	Parks and Woodlands Manager
Environmental	Open Spaces	<a href="#">Gatewath, Sankey Bridges</a> Habitat creation and access improvements	West Warrington	DC4, DC5	£800,000	£404,104	£395,896	WBC capital investment, External funding sources, Developer contributions	WBC	Developers	£404,104k funding secured (including £104,104 from Omega South S106 and Omega Z7 S106 - £300K). Phase of works complete	>			Identified in Council/Partner Strategy	Aug-21	EG	Parks and Woodlands Manager
Environmental	Open Spaces	<a href="#">Westbrook</a> New equipped play facilities to address deficit of provision	West Warrington	DC5	TBC			WBC capital investment, External funding sources, Developer contributions	WBC	Developers		>			Identified in Council/Partner Strategy	Aug-21	EG	Parks and Woodlands Manager
Environmental	Open Spaces	<a href="#">Omega</a> New equipped play facilities to address deficit of provision	West Warrington	DC5	£120,000	£120,000	£0	Developer contributions	WBC	Developers	To be provided on site as part of major development. Currently underway.	>			Committed	Aug-21	EG	Parks and Woodlands Manager
Environmental	Open Spaces	<a href="#">Sankey Valley Park</a> Access improvements and canal restoration	West Warrington	DC3, DC5	TBC			WBC capital investment, External funding sources, Developer contributions	WBC	Halton Borough Council, St. Helens Council & United Utilities		>	>	>	Identified in Council/Partner Strategy	Aug-21	EG	Parks and Woodlands Manager
Environmental	Open Spaces	<a href="#">Warrington Play and Playing Areas</a> Improvements to Play Areas, LAPS, LEAP, NEAP	Borough wide	DC5	TBC	£0	TBC	WBC capital investment, External funding sources, Developer contributions	WBC	WBC, Developers, External Funders		>	>	>	Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Open Spaces	<a href="#">South East Warrington Urban Extension</a> Provision of open space	South Warrington	MD2, DC5	TBC			Private sector, developers	WBC		Proposed allocation in Draft Local Plan. Accounted for as part of wider strategic infrastructure costs for site allocations.		>	>	Identified in Council/Partner Strategy	Aug-21	EG	Draft Local Plan
Environmental	Open Spaces	<a href="#">Fiddlers Ferry</a> Provision of open space	South Warrington	MD3, DC5	TBC			Private sector, developers	WBC		Proposed allocation in Draft Local Plan. Accounted for as part of wider strategic infrastructure costs for site allocations.		>	>	Identified in Council/Partner Strategy	Aug-21	EG	Draft Local Plan
Environmental	Open Spaces	<a href="#">Waterfront</a> Provision of open space	Inner Warrington	MD1, DC5	TBC			Private sector, developers	WBC		Proposed allocation in Draft Local Plan. Accounted for as part of wider strategic infrastructure costs for site allocations.		>	>	Identified in Council/Partner Strategy	Aug-21	EG	Draft Local Plan
Environmental	Open Spaces	<a href="#">Peel Hall</a> Provision of open space	North Warrington	MD4, DC5	TBC			Private sector, developers	WBC		Proposed allocation in Draft Local Plan. Accounted for as part of wider strategic infrastructure costs for site allocations.		>	>	Identified in Council/Partner Strategy	Aug-21	EG	Draft Local Plan
Environmental	Sport and Leisure	<a href="#">Birchwood Forest Park</a> New 3G pitch provision to provide sports participation capacity	East Warrington	INF4	£900,000	£0	£900,000	WBC capital investment, Developer contributions, FA funding, External funding	WBC	FA, Developers	Delivery programme TBC as part of Council's Playing Pitch Strategy.	>	>	>	Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Sport and Leisure	<a href="#">Birchwood Forest Park</a> Pitch drainage improvements and upgrading of changing facilities.	East Warrington	INF4	£340,000	£340,000	£0	WBC capital investment, Developer contributions, FA funding	WBC	Birchwood Junior AFC, FA, Developers	As individual projects - Sports pitch drainage / construction (£240k), upgrading of changing facilities (£100k). Phase 1 to commence 2019.	>			Committed	Aug-21	CF	Parks and Woodlands Manager
Environmental	Sport and Leisure	<a href="#">Crab Lane Playing Fields, Fearnhead</a> Replacement of changing facilities and development of 3G sports training facilities	East Warrington	INF4	£1,200,000	£0	£1,200,000	WBC capital investment, Developer contributions, FA funding	WBC	Fife Rangers FC, FA, Developers	As individual projects - Replacement of changing facilities (£200k), development of 3G sports training facilities (£500k). Delivery Programme TBC as part of Council's Playing Pitch Strategy.	>			Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager



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Environmental	Sport and Leisure	<b>Shaw Street Recreation Ground, Culcheth</b> New 3G pitch provision to provide sports participation capacity	East Warrington	INF4	£600,000	£0	£600,000	WBC capital investment, Developer contributions, FA funding, External funding	WBC	FA, Developers	Delivery programme TBC as part of Council's Playing Pitch Strategy.	>	>	>	Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Sport and Leisure	<b>Shaw Street Recreation Ground, Culcheth</b> Pitch improvements	East Warrington	INF4	£200,000	£0	£200,000	WBC capital investment, Developer contributions	WBC	FA, Developers	Delivery programme TBC as part of Council's Playing Pitch Strategy.	>			Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Sport and Leisure	<b>Woolston, Hillock Lane</b> 1 New RFL 3G pitch senior 11v11 Floodlit 3G AGP	East Warrington	INF4	£1,235,000	£0	£1,235,000	WBC capital investment, Developer contributions, External funding	WBC	External Funders, Developers	Delivery programme TBC as part of Council's Playing Pitch Strategy.	>	>	>	Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Sport and Leisure	<b>Woolston, Hillock Lane</b> 1 new 11v11 Floodlit 3G FTP	East Warrington	INF4	£1,010,000	£0	£1,010,000	WBC capital investment, Developer contributions, FA, External funding	WBC	FA, Developers, External Funders	Delivery programme TBC as part of Council's Playing Pitch Strategy.	>	>	>	Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Sport and Leisure	<b>Woolston, Hillock Lane</b> Grass pitch improvements(3 xFA Adults)	East Warrington	INF4	£300,000	£0	£300,000	WBC capital investment, Developer contributions, FA, External funding	WBC	FA, Developers, External Funding	Delivery programme TBC as part of Council's Playing Pitch Strategy.	>	>	>	Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Sport and Leisure	<b>Woolston, Hillock Lane</b> Grass pitch improvements(3x FA mini 5v5)	East Warrington	INF4	£75,000	£0	£75,000	WBC capital investment, Developer contributions, FA, External funding	WBC	FA, Developers, External Funding	Delivery programme TBC as part of Council's Playing Pitch Strategy.	>	>	>	Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Sport and Leisure	<b>Woolston, Hillock Lane</b> Grass pitch improvements(3x FA Youth 9v9)	East Warrington	INF4	£150,000	£0	£150,000	WBC capital investment, Developer contributions, FA, External funding	WBC	FA, Developers, External Funders	Delivery programme TBC as part of Council's Playing Pitch Strategy.	>	>	>	Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Sport and Leisure	<b>Woolston, Hillock Lane</b> Grass pitch improvements(3 xRFL Senior)	East Warrington	INF4	£330,000	£0	£330,000	WBC capital investment, Developer contributions, RFL, External funding	WBC	RFL, Developers, External Funders	Delivery programme TBC as part of Council's Playing Pitch Strategy.	>	>	>	Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Sport and Leisure	<b>Woolston, Hillock Lane</b> Grass pitch improvements(1 xRFL Junior)	East Warrington	INF4	£50,000	£0	£50,000	WBC capital investment, Developer contributions, RFL, External funding	WBC	RFL, Developers, External Funders	Delivery programme TBC as part of Council's Playing Pitch Strategy.	>	>	>	Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Sport and Leisure	<b>Woolston, Hillock Lane</b> Grass pitch improvements(1 xRFL Primary)	East Warrington	INF4	£35,000	£0	£35,000	WBC capital investment, Developer contributions, RFL, External funding	WBC	RFL, Developers, External Funders	Delivery programme TBC as part of Council's Playing Pitch Strategy.	>	>	>	Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Sport and Leisure	<b>Woolston, Hillock Lane</b> Refurbish changing rooms	East Warrington	INF4	£680,000	£0	£680,000	WBC capital investment, Developer contributions,FA, RFL, External funding	WBC	RFL, Developers, External Funders	Delivery programme TBC as part of Council's Playing Pitch Strategy.	>	>	>	Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Sport and Leisure	<b>Dallam &amp; Bewsey</b> New 3G pitch provision to provide sports participation capacity	Inner Warrington, North Warrington	INF4	£600,000	£0	£600,000	WBC capital investment, Developer contributions, FA funding, External funding	WBC	FA, Developers	Delivery programme TBC as part of Council's Playing Pitch Strategy.	>	>	>	Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Sport and Leisure	<b>Loushers Lane Playing Fields, Latchford</b> Sports pitch drainage / construction, changing facilities and car park upgrade / extension	Inner Warrington, North Warrington	INF4	£680,000	£0	£680,000	WBC capital investment, Developer contributions, FA funding	WBC	Warrington Town JFC, FA, Developers	As individual projects - sports pitch drainage / construction (£280k), Changing facilities (£250k), car park upgrade / extension (£150k). Delivery Programme TBC as part of Council's Playing Pitch Strategy.	>	>	>	Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Sport and Leisure	<b>Morley Common</b> New pitch provision (including 3G) to provide sports participation capacity	Inner Warrington, North Warrington	INF4	£600,000	£100,000	£500,000	WBC capital investment, Developer contributions, FA funding, External funding	WBC	FA, Developers	£90,000 from Greenalls S106, £10000 from Ship Inn S106. Delivery Programme TBC as part of Council's Playing Pitch Strategy	>	>	>	Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Sport and Leisure	<b>Radley Common, Houghton Green</b> Pitch drainage improvements and replacement changing facilities	Inner Warrington, North Warrington	INF4	£600,000	£0	£600,000	WBC capital investment, FA funding, Developer contributions	WBC	Winwick FC, FA, Developers	Relates to Peel Hall Allocation in Draft Local Plan.	>	>		Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Sport and Leisure	<b>Victoria Park Bowling Green</b> Extend bowling pavilion, installation of shelters.	Inner Warrington, North Warrington	INF4	£2,000,000	£2,000,000	£0	WBC, Developer contributions	WBC	Developers	Currently underway.	>			Committed	Aug-21	CF	Parks and Woodlands Manager
Environmental	Sport and Leisure	<b>Victoria Park</b> Improvements to athletics spectator infrastructure	Inner Warrington, North Warrington	INF4	£300,000	£300,000	£0	WBC, Developer contributions	WBC	Developers	Due to commence 2019/2020.	>			Committed	Aug-21	CF	Parks and Woodlands Manager
Environmental	Sport and Leisure	<b>Appleton Thorn Field, New Lane</b> Development of site as community parkland: sports pitches, changing facilities, car park upgrade / extension, access improvements, equipped play facilities	South Warrington	INF4	£970,000	£0	£970,000	FA / RU funding, Developer contributions	Appleton Boys & Warrington RU Club	HCA, Grappenhall AFC, Warrington Town Juniors, RFU, Developers	Land in HCA ownership. Individual project breakdown - sports pitches (£200k), Changing facilities (£250k), car park upgrade / extension (£100k), access improvements (£100k), equipped play facilities (£120k).	>			Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Sport and Leisure	<b>Appleton</b> New 3G pitch provision to provide sports participation capacity	South Warrington	INF4	£600,000	£0	£600,000	WBC capital investment, Developer contributions, FA funding, External funding	WBC	FA, Developers	Precise location TBC. Delivery Programme TBC as part of Council's Playing Pitch Strategy.	>	>	>	Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Sport and Leisure	<b>Lymm</b> New 3G pitch provision to provide sports participation capacity	South Warrington	INF4	£600,000	£0	£600,000	WBC capital investment, Developer contributions, FA funding, External funding	WBC	FA, Developers	Precise location TBC. Delivery Programme TBC as part of Council's Playing Pitch Strategy.	>	>	>	Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Sport and Leisure	<b>Ridgway Grundy, Lymm</b> Sports pitch drainage / construction & upgrading of changing facilities	South Warrington	INF4	£300,000	£0	£300,000	WBC capital investment, FA funding, Developer contributions	WBC	FA, Developers	As individual projects - sports pitch drainage / construction (£100k), upgrading of changing facilities (£200k). Delivery Programme TBC as part of Council's Playing Pitch Strategy	>			Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Sport and Leisure	<b>Sandy Lane, Lymm</b> Changing facilities	South Warrington	INF4	£300,000	£0	£300,000	WBC capital investment, FA funding, Developer contributions	WBC	FA, Developers	Delivery programme TBC as part of Council's Playing Pitch Strategy.	>			Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Sport and Leisure	<b>Sow Brook Playing Field, Lymm</b> Development of underutilised sports facilities to include sports pitch drainage / construction, changing facilities and car park upgrade / extension	South Warrington	INF4	£980,000	£0	£980,000	WBC capital investment, FA funding, Developer contributions	WBC	Lymm Piranhas JFC, FA, Developers	As individual projects - development of underutilised sports facilities to include sports pitch drainage / construction (£280k), Changing facilities (£250k), car park upgrade / extension (£150k). Delivery programme TBC as part of Council's Playing Pitch Strategy.	>			Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Sport and Leisure	<b>Crosfields / Hood Lane Recreation Ground</b> Car park upgrade / extension and development of 3G sports training facilities	West Warrington	INF4	£950,000	£0	£950,000	WBC capital investment, Developer contributions, FA funding, External funding	WBC	FA, Developers	As individual projects - car park upgrade / extension (£250k) and development of 3G sports training facilities (£500k). Delivery programme TBC as part of Council's Playing Pitch Strategy.	>	>	>	Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Sport and Leisure	<b>Doe Green Playing Fields, Penketh</b> Pitch drainage improvements	West Warrington	INF4	£120,000	£0	£120,000	WBC capital investment, Developer contributions, FA funding	WBC	Penketh United JFC, FA, Developers	Delivery programme TBC as part of Council's Playing Pitch Strategy.	>			Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Sport and Leisure	<b>Mary Ann Meadows, Westbrook</b> Pitch drainage improvements	West Warrington	INF4	£185,000	£35,630	£149,370	WBC capital investment, Environment Agency investment, FA funding	WBC	Cromwell Athletic AFC, FA, Developers	Works commenced on phase 1 of drainage improvements funded by FA (£35,000). £630 from Whittle Hall 16 S106.	>			Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Sport and Leisure	<b>Omega</b> Changing facilities, development of 3G sports training facilities and sports turf playing facilities	West Warrington	INF4	£1,100,000	£0	£1,100,000	WBC capital investment, Developer contributions, FA funding, External funding	WBC	FA, Developers	Currently subject to development proposals.	>	>	>	Committed	Aug-21	CF	Parks and Woodlands Manager
Environmental	Sport and Leisure	<b>Thornton Road Recreation Ground, Great Sankey</b> Pitch improvements and upgrade of changing facilities	West Warrington	INF4	£500,000	£73,586	£426,414	WBC capital investment, FA funding, Developer contributions	WBC	Eagles Football Club, FA, Developers	Phase 1 pitch improvements commenced (£20k capital investment). Further £53,586 from Saxon Park East S106.	>			Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager

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Environmental	Sport and Leisure	<b>Closed Road Cycle Circuit</b> Location to be determined.	Borough wide	INF4	£650,000	£0	£650,000	WBC capital investment, Sport England, developer contributions, External funding	WBC	Sport England, Developers		>			Identified in Council/Partner Strategy	Aug-21	CF	Parks and Woodlands Manager
Environmental	Sport & Leisure	<b>Cardinal Newman Catholic HS</b> extension and redevelopment of AGP to 3G surface and improvement of grass pitches to develop a strategic football hub	Central Warrington		£900,000	£0	£900,000	WBC	WBC	FA, Town Deal	Project going to feasibility ahead of Football Foundation grant application	>			Identified in Council/Partner Strategy	Aug-21	CF	sports Infrastructure development Manager
Environmental	Sport and Leisure	<b>Waterfront</b> Provision of playing pitches	Inner Warrington	MD1, DC5	£1,042,969	£0	£1,042,969	Developers, private sector	WBC	Livewire, developers	Proposed allocation in Draft Local Plan. Accounted for as part of wider strategic infrastructure costs for site allocations.		>		Identified in Council/Partner Strategy	Aug-21	EG	Draft Local Plan
Environmental	Sport and Leisure	<b>South East Warrington Urban Extension</b> Provision of playing pitches	South Warrington	MD2, DC5	£4,093,558	£0	£4,093,558	Developers, private sector	WBC	Livewire, developers	Proposed allocation in Draft Local Plan. Accounted for as part of wider strategic infrastructure costs for site allocations.		>		Identified in Council/Partner Strategy	Aug-21	EG	Draft Local Plan
Environmental	Sport and Leisure	<b>South East Warrington Urban Extension</b> Provision of new leisure facilities/hub	South Warrington	MD2, DC5, INF4	£20,000,000	£0	£20,000,000	Developers, private sector, WBC	WBC	Livewire, developers	Proposed allocation in Draft Local Plan. Accounted for as part of wider strategic infrastructure costs for site allocations.		>		Identified in Council/Partner Strategy	Aug-21	EG	Draft Local Plan
Environmental	Sport and Leisure	<b>Fiddlers Ferry</b> Provision of playing pitches or contribution towards off-site provision.	West Warrington	MD3, DC5	£623,806	£0	£623,806	Developers, private sector	WBC	Livewire, developers	Proposed allocation in Draft Local Plan. Accounted for as part of wider strategic infrastructure costs for site allocations.		>		Identified in Council/Partner Strategy	Aug-21	EG	Draft Local Plan
Environmental	Sport and Leisure	<b>Peel Hall</b> Provision of new sports pitches and ancillary changing facilities (including relocation of pitches at Mill Lane)	North Warrington	MD4, DC5	£1,169,589	£0	£1,169,589	Developers, private sector	WBC	Livewire, developers	Proposed allocation in Draft Local Plan. Accounted for as part of wider strategic infrastructure costs for site allocations.		>		Identified in Council/Partner Strategy	Aug-21	EG	Draft Local Plan
Social	Affordable Housing	<b>Social Affordable Housing</b> S106 Contributions	Borough wide	DEV2	TBC	TBC	£0	Developer contributions	WBC	Registered providers	In instances where WBC accept a commuted sum in lieu of on-site provision. This money is pooled and will be used to assist registered providers in delivering schemes of affordable homes in various locations around the borough.	>	>	>	Identified in Council/Partner Strategy	Aug-21	EG	Section 106 Monitor
Social	Community Facilities	<b>Dallam Regeneration Programme</b> New Community Hub on Longshaw Street; replacement changing rooms on Longshaw Street Playing Fields and regeneration of Harrison Square	Inner Warrington, North Warrington	INF4	TBC	TBC	TBC	WBC	WBC		Due to complete autumn 2021	>			Identified in Council/Partner Strategy	Aug-21	EG	Leisure Community Services
Social	Community Facilities	<b>Heritage Hub</b> Create a new community heritage and learning hub in the current Central Library and Museum building to be a key visitor destination. The hub will provide accessible spaces for learning and improved digital access. The town centre attraction will be a central hub and be linked to LiveWire's network of libraries and community hubs to create an inclusive offer across the neighbourhoods.	Town Centre and borough wide	INF4	£12,000,000	£1,000,000	£11,000,000	Heritage Lottery Fund; ACE; other grant making bodies; WBC as owner of the building and collections; Developer contributions	WBC	Heritage Lottery Fund, Developers	Ongoing as funding becomes available. Roof refurbishment currently underway.	>	>		Identified in Council/Partner Strategy	Aug-21	CF	Culture Warrington/WBC
Social	Community Facilities	<b>Walton Hall &amp; Estate Upgrading (Phase 2)</b> Project to reinstate the listed glasshouses into a learning centre and college.	South Warrington	DC1	£3,500,000	£3,500,000	£0	WBC, HLF Grant	WBC	Myerscough College / Walton Lea Partnership / Community	Nearing completion.	>			Committed	Aug-21	EG	WBC estates/ infrastructure
Social	Community Facilities	<b>Walton Hall &amp; Estate Upgrading (Phase 3)</b> Project to enhance the financial viability of the estate, including repair of riding school, repair of heritage units and strategic investments in energy, water and drainage across the estate.	South Warrington	DC1	£4,000,000	£0	£4,000,000	WBC, Developer contributions	WBC	Various	Riding School Roof completed together with heritage yard and stables. The drainage is being reviewed and a proposal for the drainage to be repaired will be implemented. Investments in electricity and water are still to be addressed.	>	>		Longer term / aspirational	Aug-21	EG	WBC estates/ infrastructure
Social	Community Facilities	<b>Upgrade of existing library in Culcheth</b>	Culcheth	INF4	TBC			Developer contributions, WBC	WBC	Livewire		>	>		Identified in Council/Partner Strategy	Aug-21	EG	Leisure/Community services
Social	Community Facilities	<b>South East Warrington Urban Extension Community Hub</b> New community facility comprising leisure and health services (see above in Sport and Leisure)	South Warrington	MD2, INF4	See above in Sport and Leisure	£0	TBC	Developer contributions, WBC	WBC	Livewire			>	>	Identified in Council/Partner Strategy	Aug-21	EG	Leisure/Community services, Livewire, Draft Local Plan

CATEGORY	TOPIC	PROJECT	WHERE [PLACE MAKING AREA]	POLICY	INDICATIVE COST	FUNDING CONFIRMED	FUNDING GAP	FUNDING SOURCE	WHO [LEAD]	PARTNERS	DELIVERY NOTES	Short Term (2021-2025)	Medium Term (2026-2030)	Long Term (2031 +)	COMMITTED UNCERTAIN LONG TERM / ASPIRATIONAL	ADDED / UPDATED	AMENDED BY	INFORMATION SOURCE
Social	Community Facilities	<a href="#">New Community Recycling Centre within South East Warrington Urban Extension</a>	South Warrington	INF4, ENV1	TBC				WBC				>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Waste Services
Social	Education (Primary)	<a href="#">Grappenhall Heys</a> primary expansion to 2 forms of entry	South Warrington	INF4	£3,000,000	£3,000,000	£0	Developer contributions	WBC	Developers	S106 contribution secured as part of Homes England planning consent. In progress - scheduled for completion 2022	>			Committed	Aug-21	EG	S106 monitor
Social	Education (Primary)	<a href="#">South East Warrington Urban Extension</a> Provision of two new primary schools comprising 2 forms of entry capable of expansion to 3 forms of entry.	South Warrington	MD2, INF4	£15,500,000	£0	£15,500,000	Developer contributions and additional funding	WBC	Developers	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	Education Service
Social	Education (Primary)	<a href="#">Fiddlers Ferry</a> New primary school providing a minimum of 2 forms of entry.	West Warrington	MD3, INF4	£5,000,000	£0	£5,000,000	Developer contributions and additional funding	WBC	Developers	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	Education Service
Social	Education (Primary)	<a href="#">Waterfront</a> New primary school providing a minimum of 2 forms of entry.	Inner Warrington	MD1, INF4	£5,000,000	£0	£5,000,000	Developer contributions and additional funding	WBC	Developers	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	Education Service/ Warrington & Co
Social	Education (Primary)	<a href="#">Peel Hall</a> New primary school of 1 form entry with capacity to expand to 2 form entry. Also provision of additional half form entry off-site.	North Warrington	MD4, INF4	£5,000,000	£0	£5,000,000	Developer contributions and additional funding	WBC	Developers	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	Education Service/ Warrington & Co
Social	Education (Secondary)	<a href="#">Bridgewater High School</a> increase capacity by 300 places	South Warrington	INF4	£4,500,000	£4,500,000	£0	Developer contributions	WBC	Developers	S106 contributios secured as part of Homes England planning consent. Work in progress.	>			Committed	Aug-21	EG	S106 monitor/ Education Service
Social	Education (Secondary)	<a href="#">St Gregorys High School</a> Replacement of existing buildings and expansion by 240 places	West Warrington	INF4	£4,500,000	£4,500,000	£0	DfE/ WBC, Developer contributions	WBC	Developers	Work underway.	>			Committed	Aug-21	EG	Education Service
Social	Education (Secondary)	<a href="#">Sir Thomas Boteler High School</a> Increased capacity to accommodate nearby development	Inner Warrington	INF4	TBC	TBC		Developer contributions	WBC	Developers	Increased provision from 825 to 900 places agreed with TCAT to accommodate increased demand from development at Chester Road.	>			Committed	Aug-21	EG	Education Service
Social	Education (Secondary)	<a href="#">South East Warrington Urban Extension</a> Provision of new secondary school providing a minimum of 4 forms of entry.	South Warrington	MD2, INF4	£9,000,000	£0	£9,000,000	Developer contributions	WBC	Developers	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	Education Service/ Warrington & Co
Social	Transit Site for Travellers	<a href="#">Transit Site Accommodation for Travellers</a> To identify a site and bring forward a managed transit site for travellers.	Borough wide	DEV3	£2,000,000	£2,000,000	£0	WBC	WBC			>			Committed	Aug-21	EG	Warrington & Co
Transport	Strategic Road Network	<a href="#">Junction 20 M6 - improvements</a>	South Warrington	INF1	£18,000,000	£0	£18,000,000	Developers / private sector	WBC/ Highways England	Developers / private sector	Business case development subject of a study led by WBC in partnership with Highways England	>	>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Strategic Road Network	<a href="#">Junction 10 M56 - improvements</a>	South Warrington	INF1	£5,000,000	£0	£5,000,000	Developers / private sector	Highways England	Developers / private sector	Subject of a HE study		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Strategic Road Network	<a href="#">M6 Junctions 21A-26 Smart Motorway</a>	South Warrington	INF1	TBC			Highways England (RIS)	Highways England		On site. Completion expected by 2022/23.	>			Committed	Aug-21	EG	WBC Transport for Warrington
Transport	Strategic Road Network	<a href="#">M62 capacity &amp; junction improvements</a>	North/West/ East Warrington	INF1	TBC				Highways England			>	>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Strategic Road Network	<a href="#">M6 Capacity Improvements</a>		INF1	TBC				Highways England			>	>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	<a href="#">Western Link</a> - plus complementary junctions, eg Canons Rd/ Cromwell Ave, Stag Inn etc	West Warrington / South Warrington	INF2	£220,000,000	£142,500,000	£77,500,000	DfT and WBC	WBC	Other	Planning application to be submitted summer 2021. Start on site 2023, complete by 2025/26.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	<a href="#">Omega Local Highways Ph 1 (Omega Boulevard)</a>	West Warrington	INF1	£4,500,000	£4,500,000	£0	WBC, developers and Local Growth Fund (LGF)	WBC	Developers / private sector	On site. Completion Autumn 2021.	>			Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	<a href="#">Omega Local Highways Ph 2B (A57/ Lingley Green Av junction)</a>	West Warrington	INF1	£2,350,000	£2,350,000	£0	WBC, DfT and Local Growth Fund	WBC	Developers / private sector	On site. Completion Autumn 2021.	>			Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	<a href="#">Omega Local Highways Ph 3C (Zones 3-6 junction improvements)</a>	West Warrington	INF1	£4,000,000	£4,000,000	£0	WBC and developers	WBC	Developers / private sector	Planned 2022.	>			Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	<a href="#">Warrington East ph 4</a>	East Warrington	INF1, INF2	TBC				WBC	Developers / private sector	Concept only.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	<a href="#">Future Bridgewater Canal Crossing</a>	South Warrington	INF1, MD2	TBC			Developers / private sector / public sector	WBC	Developers / private sector			>	>	Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	<a href="#">South East Warrington Urban Extension - On site strategic highways - Interim Cat &amp; Lion Relief scheme</a>	South Warrington	MD2	£11,979,183	£0	£11,979,183	Developer	Developer	Developers / private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	<a href="#">South East Warrington Urban Extension - On site strategic highways - Stretton East Link Road / Distributor</a>	South Warrington	MD2	£7,343,530	£0	£7,343,530	Developer	Developer	Developers / private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	<a href="#">South East Warrington Urban Extension - On site strategic highways - Completion of the main spine route</a>	South Warrington	MD2	£13,442,760	£0	£13,442,760	Developer	Developer	Developers / private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	<a href="#">South East Warrington Urban Extension - On site strategic highways - A50 link and Barleycastle Lane</a>	South Warrington	MD2	£15,085,936	£0	£15,085,936	Developer	Developer	Developers / private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington

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Transport	Local Road Network	South East Warrington Urban Extension - On site strategic highways - Blackcap Road Upgrade	South Warrington	MD2	£4,258,685	£0	£4,258,685	Developer	Developer	Developers / private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	South East Warrington Urban Extension - On site strategic highways - Transit Enabled Route from spine road to Stockton Lane	South Warrington	MD2	£16,964,545	£0	£16,964,545	Developer	Developer	Developers / private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	South East Warrington Urban Extension - Off site strategic highways - Lyon's Lane Junction improvement	South Warrington	MD2	£2,631,250	£0	£2,631,250	Developer	Developer	Developers / private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	South East Warrington Urban Extension - Off site strategic highways - Longwood Road Junction Improvement	South Warrington	MD2	£1,052,500	£0	£1,052,500	Developer	Developer	Developers / private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	South East Warrington Employment site - Offsite Strategic Highways - A50 / Cliff Lane	South Warrington	MD6	£4,400,000	£0	£4,400,000	Developer	Developer	Developers / private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	South East Warrington Employment site - Off site junction works (other)	South Warrington	MD6	£74,413	£0	£74,413	Developer	Developer	Developers / private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	Peel Hall - On site strategic highways - Bus gate on Poplars Avenue	North Warrington	MD4	£628,316	£0	£628,316	Developer	Developer	Developers/ private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	Peel Hall - On site strategic highways - Peel Hall Spine Road	North Warrington	MD4	£955,731	£0	£955,731	Developer	Developer	Developers/ private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	Peel Hall - On site strategic highways - Bus gate on Internal Spine Road	North Warrington	MD4	£385,275	£0	£385,275	Developer	Developer	Developers/ private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	Peel Hall - On site strategic highways - Bus gate onto Poplars Avenue	North Warrington	MD4	£2,176,879	£0	£2,176,879	Developer	Developer	Developers/ private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	Peel Hall - On site strategic highways - New junction onto Mill Lane	North Warrington	MD4	£8,444,900	£0	£8,444,900	Developer	Developer	Developers/ private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	Peel Hall - Off site strategic highways - Traffic calming scheme on Poplars Ave	North Warrington	MD4	£2,720,000	£0	£2,720,000	Developer	Developer	Developers/ private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	Fiddlers Ferry - Off site strategic highways - A562 / A5080 Roundabout	West Warrington	MD3	£3,210,000	£0	£3,210,000	Developer	WBC	Developers / private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	Fiddlers Ferry - Off site strategic highways - A562 / Liverpool Road Junction (Lane End junction)	West Warrington	MD3	£321,000	£0	£321,000	Developer	WBC	Developers / private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	Fiddlers Ferry - Off site strategic highways - A562 / A57 Roundabout	West Warrington	MD3	£1,872,500	£0	£1,872,500	Developer	WBC	Developers / private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	Fiddlers Ferry - Off site strategic highways - A57(W) and other local improvements (including Widnes Road along site frontage)	West Warrington	MD3	£1,605,000	£0	£1,605,000	Developer	WBC	Developers / private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	Fiddlers Ferry - Off site strategic highways - A562 / A557 Junction	West Warrington	MD3	£2,140,000	£0	£2,140,000	Developer	WBC	Developers / private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	Fiddlers Ferry - Off site strategic highways - Local junctions and mitigation measures - Halton	West Warrington	MD3	£2,675,000	£0	£2,675,000	Developer	WBC	Developers / private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Strategic Road Network	Fiddlers Ferry - Off site strategic highways - M62 Junction 7	West Warrington	MD3	£2,675,000	£0	£2,675,000	Developer	WBC	Developers / private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Strategic Road Network	Fiddlers Ferry - Off site strategic highways - M62 J8	West Warrington	MD3	£267,500	£0	£267,500	Developer	WBC	Developers / private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	Fiddlers Ferry - Off site strategic highways - Sustainable travel works and bus service upgrade measures	West Warrington	MD3	£4,280,000	£0	£4,280,000	Developer	WBC	Developers / private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	Waterfront - On site strategic highways - Major junction with Western Link	Inner Warrington	MD1	£1,271,721	£0	£1,271,721	Developer	WBC	Developers / private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	Waterfront - Internal roads	Inner Warrington	MD1	£829,722	£0	£829,722	Developer	WBC	Developers / private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	Waterfront - New all purpose bridges across Mersey x 2	Inner Warrington	MD1	£11,330,200	£0	£11,330,200	Developer	WBC	Developers / private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	Bridfoot link and Brian Bevan island	Central/ Inner Warrington	INF2	£7,200,000	£0	£7,200,000	DIT and WBC	WBC	Developers / private sector	Concept only. LTP4 recommends study work required.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington

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Transport	Local Road Network	High Level cantilever bridge crossing replacement	Inner Warrington/ South Warrington	INF2	£55,000,000	£0	£55,000,000		WBC	Developers / private sector	Concept only. LTP4 recommends study work required.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	Southern Gateway Development Access Framework	Inner Warrington	INF1	TBC				WBC		Concept only. LTP4		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	Warrington North Pinchpoints (A49 corridor)	Inner Warrington/ North Warrington	INF1	TBC				WBC		Concept only. LTP4		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	Stadium Quarter Highway Improvement Package (Warrington Transport Improvements Package)	Town Centre	TC1	TBC				WBC		Concept only. LTP4		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Local Road Network	Town Centre Vision Access Package (Last Mile)	Various	INF1	TBC				WBC		First and Last Mile Masterplan complete. Scheme and projects to be developed for future funding bids	>	>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Public Transport	Warrington Bank Quay station	Town Centre	INF1	£50,000,000	£0	£50,000,000	DfT and WBC	WBC	Network Rail	Depends on HS2 and Northern Powerhouse Rail. LTP4		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Public Transport	HS2/NPR interchange	Town Centre	INF1	TBC		TBC	DfT and WBC	WBC	Network Rail			>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Public Transport	CLC station and service enhancement	Various	INF1	TBC		TBC	DfT	Network Rail	Network Rail			>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Public Transport	Mass Transit Network	Various	LTP4	TBC		TBC	DfT and WBC	WBC	Developers / private sector	Several routes identified in LTP4, detailed study work to follow.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Public Transport	Bus Priority / corridor improvements	Various	INF1	£25,000,000	£0	£25,000,000	DfT and WBC	WBC	Developers, private sector	Work ongoing on short term (5 years) Bus priority measures and development of Bus Services Improvement Plan	>			Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Public Transport	Birchwood station access strategy including P&R	East Warrington	INF1	£37,000,000	£0	£37,000,000	DfT and WBC	WBC	Developers, private sector			>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Public Transport	South East Warrington Urban Extension - bus service pump priming	South Warrington	INF1, MD2	£2,200,000	£0	£2,200,000	Developer	WBC	Developer	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Public Transport	Peel Hall - bus service pump priming	North Warrington	MD4	£1,000,000	£0	£1,000,000	Developer	WBC	Developer	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Public Transport	Waterfront - bus service pump priming	Inner Warrington	MD1	£750,000	£0	£750,000	Developer	WBC	Developer	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Public Transport	South East Warrington Employment site - bus service pump priming	South Warrington	MD6	£1,339,435	£0	£1,339,435	Developer	WBC	Developer	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Cycling and Walking	LCWIP Primary Route A57 Liverpool Road/Sankey Way to Town Centre	Various	INF1	£5,000,000	£0	£5,000,000	DfT	WBC		Included in the Local Cycling and Walking Infrastructure Plan (LCWIP)		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Cycling and Walking	LCWIP Primary Route A5061/A50 Knutsford Road to Town Centre	Various	INF1	£3,500,000	£0	£3,500,000	DfT	WBC		Included in the Local Cycling and Walking Infrastructure Plan (LCWIP)		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Cycling and Walking	LCWIP Neighbourhood Route Bewsey Road to Town Centre	Various	INF1	£1,000,000	£0	£1,000,000	DfT	WBC		Included in the Local Cycling and Walking Infrastructure Plan (LCWIP)	>			Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Cycling and Walking	LCWIP Primary Route A49 Winwick Road to Town Centre	Various	INF1	£3,000,000	£0	£3,000,000	DfT	WBC		Included in the Local Cycling and Walking Infrastructure Plan (LCWIP)		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Cycling and Walking	LCWIP Primary Route A57 Manchester Road to Town Centre	Various	INF1	£4,000,000	£0	£4,000,000	DfT	WBC		Included in the Local Cycling and Walking Infrastructure Plan (LCWIP)		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Cycling and Walking	LCWIP Primary Route A49 Wilderspool Causeway to Town Centre	Various	INF1	£3,000,000	£0	£3,000,000	DfT	WBC		Included in the Local Cycling and Walking Infrastructure Plan (LCWIP)		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Cycling and Walking	LCWIP Neighbourhood Route A49 Newton Road to Winwick/ Parkside	Various	INF1	£1,500,000	£0	£1,500,000	DfT	WBC		Included in the Local Cycling and Walking Infrastructure Plan (LCWIP)		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Cycling and Walking	LCWIP Neighbourhood Route A574 Warrington Road to Culcheth	Various	INF1	£2,500,000	£0	£2,500,000	DfT	WBC		Included in the Local Cycling and Walking Infrastructure Plan (LCWIP)		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Cycling and Walking	LCWIP Strategic Greenways Sankey Valley	West Warrington	INF1	£2,000,000	£0	£2,000,000	DfT	WBC		Included in the Local Cycling and Walking Infrastructure Plan (LCWIP)	>	>	>	Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Cycling and Walking	LCWIP Strategic Greenways Trans Pennine Trail (NCN62)	West Warrington	INF1	£5,000,000	£0	£5,000,000	DfT	WBC		Included in the Local Cycling and Walking Infrastructure Plan (LCWIP)	>	>	>	Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Cycling and Walking	Strategic greenways within South East Warrington Urban Extension	South Warrington	MD2	£15,180,723	£0	£15,180,723	Developer	Private Sector	Developers, private sector	Included in the Local Cycling and Walking Infrastructure Plans within LTP4 (LCWIP)		>	>	Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Cycling and Walking	Warrington Waterfront Riverside Walkway	Inner Warrington	MD1	£870,167	£0	£870,167	Developer	Private Sector	Developers, private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington

CATEGORY	TOPIC	PROJECT	WHERE [PLACE MAKING AREA]	POLICY	INDICATIVE COST	FUNDING CONFIRMED	FUNDING GAP	FUNDING SOURCE	WHO [LEAD]	PARTNERS	DELIVERY NOTES	Short Term (2021-2025)	Medium Term (2026-2030)	Long Term (2031 +)	COMMITTED UNCERTAIN LONG TERM / ASPIRATIONAL	ADDED / UPDATED	AMENDED BY	INFORMATION SOURCE
Transport	Cycling and Walking	Waterfront - Riverside path on both sides of Mersey	Inner Warrington	MD1	£538,381	£0	£538,381	Developer	Private Sector	Developers, private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Cycling and Walking	Waterfront - Link to Town centre via Slutchers Lane	Inner Warrington	MD1	£3,013,750	£0	£3,013,750	Developer	Private Sector	Developers, private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Cycling and Walking	Mini Holland neighbourhood treatment	Various	INF1	£20,000,000	£0	£20,000,000	DfT	WBC	Developers, private sector	LTP4	>	>	>	Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Cycling and Walking	Strategic greenways/ neighbourhoods extensions/upgrades	Various	INF1, DC3	£10,000,000	£0	£10,000,000	DfT	WBC	Developers, private sector	LTP4	>	>	>	Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Cycling and Walking	South East Warrington Employment site - Footway/cycle way along Grappenhall Lane (Broad Lane to Cliffe Lane)	South Warrington	MD6	£892,957	£0	£892,957	Developer	Private Sector	Developers, private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Cycling and Walking	South East Warrington Employment site - Footway/cycle way Grappenhall Lane/Barleycastle Lane (south of Broad Lane)	South Warrington	MD6	£386,948	£0	£386,948	Developer	Private Sector	Developers, private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Cycling and Walking	South East Warrington Employment site - Public Right of Way	South Warrington	MD6	£223,239	£0	£223,239	Developer	WBC	Developers, private sector	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Cycling and Walking	River Mersey Footbridge (Waterfront) New footbridge to improve access for cycling and pedestrians	Town Centre	TC1	£2,000,000	£0	£2,000,000	DfT	WBC	Developers, private sector	Included in the Local Cycling and Walking Infrastructure Plan (LCWIP)		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Cycling and Walking	Riverside (North of Mersey) Access improvements for cycling and pedestrians, including new walkways	Town Centre/ Inner Warrington	TC1	£2,500,000	£0	£2,500,000	DfT	WBC	Developers, private sector	LTP4		>		Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Asset Management	Asset Management of Structures Essential investment to tackle deterioration of structures (bridges, retaining walls, etc.)	Borough wide	INF1	TBC	TBC	TBC	WBC and DfT	WBC	Highways England, Network Rail, private sector.	In addition to providing for current needs, investment will need to be prioritised where changes in traffic type and volume will impact on levels of deterioration - for example increased freight movements will have implications for the load bearing capacity of weak bridges.	>	>	>	Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Asset Management	Highways Structural Improvement and Asset Management Schemes (0-15yrs) Essential investment to tackle deterioration of the highway network. Priorities identified in network condition survey drawings.	Borough wide	INF1	TBC	TBC	TBC	WBC and DfT	WBC		Various individual schemes between £50-£350k currently progressed each year. Current LTP budget allocations insufficient to prevent on-going network deterioration. [Source of figures: Depreciation Values taken from MARCH pms Report March 2018 - Annual Depreciation - Carriageways, Yotta DCL ]	>	>	>	Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Transport	Asset Management	Street Lighting Programme of investment to ensure appropriate levels and environmental efficiency of street lighting.	Borough wide	INF1	£16,000,000	£0	£16,000,000	WBC	WBC		The Completion of the Street Lighting Capital Replacement Project of approximately 18,000 Units over a core investment period will be completed by 2020/21. It is planned to refresh the lantern technology in future years following the completion of the project.	>	>	>	Identified in Council/Partner Strategy	Aug-21	EG	WBC Transport for Warrington
Utilities	General	South East Warrington Urban Extension - network reinforcement	South Warrington	INF3, MD2	£39,159,808	£0	£39,159,808	Developer	WBC	Developer	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	Warrington & Co
Utilities	General	Fiddlers Ferry - network reinforcement	West Warrington	INF3, MD3	£2,580,000	£0	£2,580,000	Developer	WBC	Developer	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	Warrington & Co
Utilities	General	South East Warrington Urban Extension - Employment site - network reinforcement	South Warrington	INF3, MD6	£22,525,000	£0	£22,525,000	Developer	WBC	Developer	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	Warrington & Co
Utilities	General	Waterfront - network reinforcement	Inner Warrington	MD1	TBC				WBC	Developer	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	Warrington & Co

CATEGORY	TOPIC	PROJECT	WHERE [PLACE MAKING AREA]	POLICY	INDICATIVE COST	FUNDING CONFIRMED	FUNDING GAP	FUNDING SOURCE	WHO [LEAD]	PARTNERS	DELIVERY NOTES	Short Term (2021-2025)	Medium Term (2026-2030)	Long Term (2031 +)	COMMITTED UNCERTAIN LONG TERM / ASPIRATIONAL	ADDED / UPDATED	AMENDED BY	INFORMATION SOURCE
Utilities	General	Peel Hall - network reinforcement	North Warrington	MD4	TBC				WBC	Developer	Proposed allocation in Draft Local Plan.		>		Identified in Council/Partner Strategy	Aug-21	EG	Warrington & Co
Utilities	Electricity	Network Re-inforcement Provision of new substation at Antrim Road to reinforce network in Winwick Road corridor.	Town Centre, Inner Warrington, North Warrington	INF3	TBC	TBC	TBC	Private investment	Scottish Power Energy Networks		Lawful development certificate granted and land tenant given notice to quit.	>			Committed	Mar-19	EG	Scottish Power
Utilities	Electricity	Town Centre Network Re-inforcement Provision of new infrastructure/capacity in the Town Centre.	Town Centre	INF3, TC1	£26,000,000	£0	£26,000,000	Subject of HIF Bid	WBC	Scottish Power Energy Networks	Early stage feasibility costs.		>		Identified in Council/Partner Strategy	Mar-19	EG	Scottish Power/ WBC Infrastructure
Utilities	Electricity	North Warrington network upgrades Removal of existing substation and provision of a new upgraded substation at Waterworks Lane, Winwick to reinforce network in North Warrington.	North Warrington	INF3	TBC	TBC	TBC	Private investment	Scottish Power Energy Networks		Planning permission granted.	>			Committed	Mar-19	EG	Scottish Power
Utilities	Electricity	Omega Upgrades New substation to support the development of Omega.	West Warrington	INF3	TBC	TBC	TBC	Private investment	Developer	Scottish Power Energy Networks	Planning permission granted.	>			Committed	Mar-19	EG	Scottish Power
Utilities	Electricity	Warrington Bus Depot	North Warrington	INF3	£780,000	TBC	TBC	Subject to Zero emissions Bus Regional reas Scheme	WBC	Scottish Power Energy Networks	Early stage feasibility costs.	>			Identified in Council/Partner Strategy	Aug-21	CF	Scottish Power
Utilities	Electricity	Relocation of Thames Board Mill primary sub-station	Central/ Inner Warrington	INF3	£600,000	Yes	N/A	Scottish Powe Energy Networks	Scottish Power Energy Networks		Early stages in design, planning permission required	>			Committed	Aug-21	CF	Scottish Power
Utilities	Renewable Energy	Large scale renewable technology and district heating schemes To be developed across the borough initiated in the Strategic Locations and Opportunity Areas	Borough wide	ENV7	Not yet identified	£0	Not yet identified	Not yet identified	WBC	Private Sector	The long term ambition is to deliver a strategic district heating network across the borough. The Council recognises that the opportunities for installing such a network across existing communities is, for the most part, beyond the scope of planning. Therefore, Policy QE1 requires development to be able to connect to a scheme once such a network is in place and to be designed to be compatible with future networks, in terms of site layout, heating and site-wide infrastructure design. The policy requires larger more strategic new developments to install their own network, which can later be connected up to a larger network. In order to minimise costs the Council will undertake further, more detailed work to assess the feasibility of opportunities for decentralised energy networks in the strategic locations and opportunity areas identified in the strategic policies and on the key diagram.			>	Longer term / aspirational	Aug-21	EG	WBC
Utilities	Telecommunications	Connecting Cheshire Project (Contract 1) Provide superfast broadband to areas of Warrington in which there is no provision or future plans for this by the private sector	Borough wide	INF3	£28,500,000	£28,500,000	£0	BIDUK Programme, EDFR grant funding, Openreach, Connecting Cheshire Partnership	WBC, Cheshire Authorities, Halton BC	Openreach	Contract 1 complete deployment in November 2016 with over 68,400 premises accessing superfast broadband speeds (>24 Mbps) across the project area with 10,255 in Warrington.	>			Committed	Aug-21	EG	Connecting Cheshire
Utilities	Telecommunications	Connecting Cheshire Project (Contract 2) Provide superfast broadband to areas of Warrington in which there is no provision or future plans for this by the private sector	Borough wide	INF3	£9,340,000	£9,340,000	£0	BIDUK Programme, Openreach, Connecting Cheshire Partnership	WBC, Cheshire Authorities, Halton BC	Openreach	Contract 2 complete deployment in June 2019 with over 17,600 premises accessing superfast broadband speeds (>24 Mbps) with 2939 in Warrington.		>		Committed	Aug-21	EG	Connecting Cheshire
Utilities	Water Supply	Improvements to Trunk Main Further improvements to the trunk main which supplies west and east Warrington	Inner Warrington, West Warrington, East Warrington	INF3	TBC	TBC	TBC	AMP6	United Utilities		On-going project, due for delivery in AMP6 (by 31 March 2020). This is being re-modelled currently, due to lots of changes to Warrington's water network configuration as part of the work during the dry weather contingency plans (Summer/Autumn 2018). So the solution needs re-modelling. Anticipated completion still by 31 March 2020.	>			Identified in Council/Partner Strategy	Aug-21	EG	United Utilities
Utilities	Water Supply	Network Reinforcement Reinforce network into central Warrington with focus on the Manchester Ship Canal	Town Centre, Inner Warrington, South Warrington	INF3	TBC	TBC	TBC	AMP6	United Utilities			>	>		Identified in Council/Partner Strategy	Aug-21	EG	United Utilities
Social	Health	Expansion of Fearnhead and Padgate GP Practices	Inner and North Warrington	INF4	£1M	No	TBC	ETTF (NHSE) NHSE premises improvement	CCG/NHSE	NHS England NHSPS	Both schemes being developed by the practices. Exact requirements to be determined based on the outcome of the Peel Hall planning application. Strategic Outline Case completed.	>	>		Identified in Council/Partner Strategy	Aug-21	EG	Via the Warrington Strategic Estates Group
Social	Health	New Primary Health Facility at Omega Local Centre	West Warrington	INF4	£2M	No	TBC	NHSPS Customer Capital route, or other NHSE funding	CCG/NHSE	NHS England CHP/Renova Developments NHSPS	Strategic Outline Case completed. CCG and GP practice working with Omega on delivery model and timescales.	>			Identified in Council/Partner Strategy	Aug-21	EG	Via the Warrington Strategic Estates Group
Social	Health	New Primary Health Facility at Appleton Cross	South Warrington	INF4	£2M	£789,504	£210,496	ETTF (NHSE) NHSPS Customer Capital or NHSE funding source	CCG/NHSE	NHS England CHP/Renova Developments NHSPS	Development part of wider neighbourhood plan and to meet the increased demand in the area resulting from housing developments	>	>		Identified in Council/Partner Strategy	Aug-21	EG	Via the Warrington Strategic Estates Group
Social	Health	Waterfront - New Health Facility	Inner Warrington	MD1, INF4	TBC				CCG/NHSE		Health facility to be provided on site as part of development.		>		Identified in Council/Partner Strategy	Aug-21	EG	CCG/NHSE, Draft Local Plan
Social	Health	Fiddlers Ferry - New Health Facility	South Warrington	MD3, INF4	£1,049,177	£0	£1,049,177		CCG/NHSE		Space to be provided within the development for a potential branch GP surgery.		>		Identified in Council/Partner Strategy	Aug-21	EG	CCG/NHSE, Draft Local Plan
Social	Health	South East Warrington Urban Extension - New Health Facility	South Warrington	MD2, INF4	TBC		TBC	Developer	CCG/NHSE	Developer	New health provision to be made as part of a central 'hub' facility. See line 65 of schedule.		>		Identified in Council/Partner Strategy	Aug-21	EG	CCG/NHSE, Draft Local Plan

CATEGORY	TOPIC	PROJECT	WHERE [PLACE MAKING AREA]	POLICY	INDICATIVE COST	FUNDING CONFIRMED	FUNDING GAP	FUNDING SOURCE	WHO [LEAD]	PARTNERS	DELIVERY NOTES	Short Term (2021-2025)	Medium Term (2026-2030)	Long Term (2031 +)	COMMITTED UNCERTAIN LONG TERM / ASPIRATIONAL	ADDED / UPDATED	AMENDED BY	INFORMATION SOURCE
Social	Health	<a href="#">New Primary Health Care Facility - Lymm (Rushgreen Road / Tanyard Farm)</a>	South Warrington	OS5, INF4	£5.3m	TBC	TBC		CCG/NHSE		New primary health care facility to be provided on site. Strategic Outline Case completed and approved by CCG.		>		Identified in Council/Partner Strategy	Aug-21	EG	CCG/NHSE, Draft Local Plan
Social	Health	<a href="#">Cockhedge Medical Centre</a>	Town Centre	INF4	TBC				CCG/NHSE		Expansion needed to accommodate projected growth.	>	>		Identified in Council/Partner Strategy	Aug-21	EG	CCG/NHSE
Social	Health	<a href="#">Causeway Medical Practice</a>	Inner Warrington	INF4	TBC				CCG/NHSE		Practice exploring options for relocation to a new or existing facility due to expansion pressures.	>			Identified in Council/Partner Strategy	Aug-21	EG	CCG/NHSE
Social	Health	<a href="#">Health and Wellbeing Hub</a>	Town Centre	INF4	£6,510,000	£0	£6,510,000	Towns Fund - MHCLG, WHH, WBC, Bridgewater, Warrington CCG	WBC / Warrington and Halton NHS Trust	WHH WBC Bridgewater WCCG	£3.09m provisional Town Deal funding tbc on acceptance of business case - rest from partners mainly as service relocation	>			Identified in Council/Partner Strategy	Aug-21	EG	CCG/WBC
Social	Health	<a href="#">New Warrington Hospital</a>	TBC	INF4	TBC	TBC	TBC		WHHFT	TBC	Development of new hospital campus to replace existing Warrington Hospital build.	>	>	>	Longer term / aspirational	Aug-21	EG	NHS



## **Appendix 2 – Development Costs for Main Development Areas**

Fiddler's Ferry - Developer Infrastructure Costs and Contributions

PROVISIONAL AND FOR INFORMATION ONLY

CONFIDENTIAL AND WITHOUT PREJUDICE

Housing Split

860 Phase 1 (North)

900 Phase 2 (South)

1,760 Total

1,310 Within Plan Period

Item	Construction Phase	Category	Type	Description	Required by	Total Cost	£/unit	Who will deliver this?	Method of provision	Source of information	Notes
<b>Developer Delivery items</b>											
Whole site	Highways & Transport	Off-Site Highways	A562 / A5080 Roundabout		2026	3,210,000	1,823.86	Developer Group	TBC	SSE / WBC	Capacity works and bus priority measures. Key junction adjacent to site. Widening for capacity works likely to have utilities costs, also requires pedestrian facilities, based on works carried out recently in NW Warrington
Whole site	Highways & Transport	Off-Site Highways	A562 / Liverpool Road Junction (Lane End junction)		2026	321,000	182.39	Developer Group	TBC	SSE / WBC	Review and potential upgrade to signal operating system if no scheme identified
Whole site	Highways & Transport	Off-Site Highways	A562 / A57 Roundabout		2026	1,872,500	1,063.92	Developer Group	TBC	SSE / WBC	Capacity works and priority bus measures
Whole site	Highways & Transport	Off-Site Highways	A57(W) and other local improvements (including Widnes Road along site frontage)		2028	1,605,000	911.93	Developer Group	TBC	SSE / WBC	Non-car accessibility works and bus measures. Junction improvements may be needed on connections to A57 and a number of residential roads may require mitigation measures, predominantly non car accessibility or traffic management measures.
Whole site	Highways & Transport	Off-Site Highways	A562 / A557 Junction		2031	2,140,000	1,215.91	Developer Group	TBC	SSE / WBC	Review and potential upgrade to signal operating system if no scheme identified. Local widening may need to be considered
Whole site	Highways & Transport	Off-Site Highways	Local junctions and mitigation measures - Halton		2031	2,675,000	1,519.89	Developer Group	TBC	SSE / WBC	Roundabout capacity works and traffic management measures. Scope to be agreed and to include bus priority measures. Initial modelling suggested impact west of A557 also. Finer grain model may introduce vehicle movement through residential routes between A562 and A5080 which need mitigation.
Whole site	Highways & Transport	Off-Site Highways	M62 Junction 7		2038	2,675,000	1,519.89	Developer Group	TBC	SSE / WBC	Junction improvement works
Whole site	Highways & Transport	Off-Site Highways	M62 J8		2038	267,500	151.99	Developer Group	TBC	SSE / WBC	Based on other contributions made by other development in Warrington to motorway junctions
Whole site	Utilities & Drainage	Utilities & drainage - off-site costs	Network reinforcement and connections			2,760,600	1,568.52	Developer Group	Developer cost	To be provided with site developments	Figure provided by Aspinall Verdi
Phase 1	Demolition	Demolition	Demolition & remediation of existing power station			37,513,699	43,620.58	Developer Group	Developer cost	SSE	
Phase 1	Construction Abnormals	Residential Abnormals	Abnormal costs associated with construction, inc remediation			-	-	Developer Group	Developer cost	N/A	Already covered in C&W viability analysis
Phase 1	Construction Abnormals	Commercial abnormals	Abnormal costs associated with construction, inc remediation			32,100,000	37,325.58	Developer Group	Developer cost	SSE	
Phase 2	Utilities & Drainage	Utilities & drainage - off-site costs	Utilities & drainage - off-site costs	To be provided with site developments		9,148,500	10,165.00	Developer Group	Developer cost	SSE	
Phase 2	Construction Abnormals	Residential Abnormals	Abnormals	To be provided with site developments		-	-	Developer Group	Developer cost	SSE	
Phase 2	Construction Abnormals		Bridge over railway	To be provided with site developments		16,050,000	17,833.33	Developer Group	Developer cost	SSE	
Phase 2	Legal & agreements		Network Rail Ransom	To be provided with site developments		5,350,000	5,944.44	Developer Group	Developer cost		Estimate only, would be dependent upon the overall profit position for the development
Phase 2	Construction Abnormals		Country Park	To be provided with site developments		5,350,000	5,944.44	Developer Group	Developer cost	SSE	
<b>Total</b>						<b>123,038,799</b>					

<b>s106 items</b>											
Phase 1	Education	Primary School & Early Years	Primary school		TBC	3,639,303	4,231.75	WBC	S106	WBC Education forecasts; Planning Obligations SPD	
Phase 1	Education	Education - Secondary School	Secondary school		TBC	2,838,709	3,300.82	WBC	S106	WBC Education forecasts; Planning Obligations SPD	
Phase 1	Health	GP and Dental Surgery			TBC	751,910	874.31	WBC	S106	CCG forecasts; Planning Obligations SPD	
Phase 1	Leisure	Sports Pitches	TBC		TBC	623,806	725.36	WBC	S106	WBC Leisure estimate; Planning Obligations SPD	
Phase 1	Leisure	Built sport facilities	TBC		TBC	500,167	581.59	WBC	S106	WBC Leisure estimate; Sport England calculator	
Phase 2	Education	Primary School & Early Years	Primary school		TBC	3,808,573	4,231.75	WBC	S106	WBC Education forecasts; Planning Obligations SPD	
Phase 2	Education	Education - Secondary School	Secondary school		TBC	2,970,742	3,300.82	WBC	S106	WBC Education forecasts; Planning Obligations SPD	
Phase 2	Health	GP and Dental Surgery			TBC	786,883	874.31	WBC	S106	CCG forecasts; Planning Obligations SPD	
Phase 2	Leisure	Sports Pitches	TBC		TBC	652,820	725.36	WBC	S106	WBC Leisure estimate; Planning Obligations SPD	
Phase 2	Leisure	Built sport facilities	TBC		TBC	523,430	581.59	WBC	S106	WBC Leisure estimate; Sport England calculator	
Whole Site	Highways & Transport	Sustainable travel works and bus service upgrade measures	Pump priming bus services - 5yrs		TBC	4,000,000	2,272.73	WBC	S106	WBC Highways estimate	Off-site and on-site non-car accessibility works, upgrade to off-site cycleway works, bus services pump priming
<b>Total</b>						<b>21,096,343</b>					

Peel Hall - Developer Infrastructure Costs and Contributions

PROVISIONAL AND FOR INFORMATION ONLY  
 CONFIDENTIAL AND WITHOUT PREJUDICE

1,200 Residential Units  
 1,200 of which to be delivered within plan period

Item	Category	Type	Description	Required by	Total Cost	£/unit	Who will deliver this?	Method of provision	Source of information	Notes
<b>Developer Delivery items</b>										
D	Highways & Transport	On-Site Strategic Highways	Peel Hall Spine Road	TBC	955,731	796	Developer	Developer delivery	Balfour Beatty costings in conjunction with WBC Highways	30 m boulevard style corridor: 10m carriageway, 3 m cycle lane x2, 2m pavement x2 + 5m verge x2. Main bus corridor. No frontages - all vehicular access to rear
C	Highways & Transport	Off-Site Highways	Bus gate on Poplars Avenue	TBC	628,316	524	Developer	Developer delivery	Balfour Beatty costings in conjunction with WBC Highways	Bus gate on Poplars Avenue allowing existing services to continue No vehicular access to A49 from Poplars road east of this point except for buses/cycle/pedestrians
E	Highways & Transport	Off-Site Highways	Bus gate on Internal Spine Road	TBC	385,275	321	Developer	Developer delivery	Balfour Beatty costings in conjunction with WBC Highways	No through route from Mill Lane to A49 except for buses/cycles/pedestrians
F	Highways & Transport	Off-Site Highways	Bus gate onto Poplars Avenue	TBC	2,176,879	1,814	Developer	Developer delivery	Balfour Beatty costings in conjunction with WBC Highways	No through route from Peel Hall site onto Poplars Avenue except for buses/cycles/pedestrians
G	Highways & Transport	Off-Site Highways	New junction onto Mill Lane	TBC	8,444,900	3,614	Developer	Developer delivery	Balfour Beatty costings in conjunction with WBC Highways	New signalised junction onto Mill Lane from new section of Poplars' Avenue
	Highways & Transport	Off-Site Highways	Traffic calming scheme on Poplars Ave	TBC	2,720,000	2,267	Developer	Developer delivery	Balfour Beatty costings in conjunction with WBC Highways	Added following PI proceedings. Estimate of elements agreed
	Utilities & Drainage	General	Network Reinforcement	TBC	4,800,000	4,000	Developer	Developer delivery		Site is an infill between existing development to the South, East and West. In the absence of information to the contrary we have allowed a provisional allowance of £4,000/dwelling.
<b>Total</b>					<b>20,111,101</b>	<b>13,336</b>				

<b>s106 items</b>										
	Highways & Transport	Sustainable transport	Pump priming bus services - 5yrs	TBC	1,000,000	833	WBC	S106	WBC Highways estimate	
	Education	Primary School & Early Years	Primary school	TBC	5,078,097	4,232	WBC	S106	WBC Education forecasts; Planning Obligations SPD	
	Education	Education - Secondary School	Secondary school	TBC	3,960,989	3,301	WBC	S106	WBC Education forecasts; Planning Obligations SPD	
	Health	GP and Dental Surgery		TBC	1,049,177	874	WBC	S106	CCG forecasts; Planning Obligations SPD	
	Highways & Transport	Residential travel plan	£10.6k per 150 homes	TBC	84,800	71	WBC	S106	WBC Highways estimate	
	Leisure	Sports Pitches	TBC	TBC	1,169,589	975	WBC	S106	WBC Leisure estimate; Planning Obligations SPD	
	Leisure	Built sport facilities	TBC	TBC	937,775	781	WBC	S106	WBC Leisure estimate; Sport England calculator	
<b>Total</b>					<b>13,280,428</b>	<b>11,067</b>				

South East Urban Extension - Developer Infrastructure Costs and Contributions

PROVISIONAL AND FOR INFORMATION ONLY

CONFIDENTIAL AND WITHOUT PREJUDICE

4,200 Residential Units

2,400 of which to be delivered within plan period

Item	Category	Type	Description	Required by	Total Cost	£/unit	Who will deliver this?	Method of provision	Timing of cost incurred	Source of information	Notes
<b>Developer Delivery Items</b>											
A1	Highways & Transport	On-Site Strategic Highways	Interim C&L Relief scheme	2026	11,979,183	2,852	Developer	Developer delivery	2025-2026	Sweco drawings; WSP costings	Revised costs being prepared by WSP for agreement with WBC
A2	Highways & Transport	On-Site Strategic Highways	Stretton East Link Road / Miller Distributor (24m corridor)	2038	7,343,530	1,748	Developer	Developer delivery	2025-2026	Sweco drawings; WSP costings	Revised costs being prepared by WSP for agreement with WBC
A3	Highways & Transport	On-Site Strategic Highways	Completion of the D (33m corridor)	2028	13,442,760	3,201	Developer	Developer delivery	2025-2028	WSP POC; WSP costings	Revised costs being prepared by WSP for agreement with WBC
A4	Highways & Transport	On-Site Strategic Highways	A50 link and Barleycastle Lane (33m corridor)	2031	15,085,936	3,592	Developer	Developer delivery	2028-2031	WSP POC; WSP costings	Revised costs being prepared by WSP for agreement with WBC
A5	Highways & Transport	Off-Site Highways - Enabling Works	Lyon's Lane Junction improvement	2026	2,631,250	626	Developer	Developer delivery	2025-2026	WSP POC; WSP costings	Revised costs being prepared by WSP for agreement with WBC
A6	Highways & Transport	Off-Site Highways - Enabling Works	Longwood Road Junction Improvement	2026	1,052,500	251	Developer	Developer delivery	2026-2026	WSP POC; WSP costings	Revised costs being prepared by WSP for agreement with WBC
A7	Highways & Transport	On-Site Greenways	Off road walking and cycling facilities within the development	TBC	15,180,723	3,614	Developer	Developer delivery	TBC	WBC Highways estimate	WBC to provide further clarification on what is included
A8	Highways & Transport	On-Site Strategic Highways	Blackcap Road Upgrade	TBC	4,258,685	1,014	Developer	Developer delivery	TBC	WSP POC; WSP costings	Still to be established whether this is required within the plan period
A9	Highways & Transport	On-Site Strategic Highways	Transit Enabled Route from D to Stockton Lane	TBC	16,964,545	4,039	Developer	Developer delivery	TBC	WSP Costings	through Homes England site to Stockton Lane
A10	Utilities & Drainage	Electricity	TBC - high level assessment only at this stage.	TBC	24,859,425	5,919	Developer	Developer delivery	TBC	WSP high level assessment only (grossed up HE Scenario 3)	WSP cost assumptions could be used - will be high level
A11	Utilities & Drainage	Gas	TBC - high level assessment only at this stage.	TBC	4,785,439	1,139	Developer	Developer delivery	TBC	WSP high level assessment only (grossed up HE Scenario 3)	WSP cost assumptions could be used - will be high level
A12	Utilities & Drainage	Potable Water	TBC - high level assessment only at this stage.	TBC	2,019,828	481	Developer	Developer delivery	TBC	WSP high level assessment only (grossed up HE Scenario 3)	WSP cost assumptions could be used - will be high level
A13	Utilities & Drainage	Foul Water	TBC - high level assessment only at this stage.	TBC	3,635,691	866	Developer	Developer delivery	TBC	WSP high level assessment only (grossed up HE Scenario 3)	WSP cost assumptions could be used - will be high level
A14	Utilities & Drainage	Surface Water	TBC - high level assessment only at this stage.	TBC	3,859,425	919	Developer	Developer delivery	TBC	WSP high level assessment only (grossed up HE Scenario 3)	WSP cost assumptions could be used - will be high level
A15	Utilities & Drainage	Telecoms	TBC	TBC	TBC	TBC	Developer	Developer delivery	TBC	TBC	WSP cost assumptions could be used - will be high level
A16	Retail and commercial	Convenience retail	Up to 4,500sqm (Lumb Brook Green - 500sqm, Grappenhall Heys - 1,000sqm, Appleton Cross -2,500sqm + 500sqm)	TBC	TBC	TBC	Developer	Developer delivery	TBC	OPEN Masterplan	Could be cost or benefit depending on land values
<b>Total</b>					<b>127,098,920</b>	<b>30,262</b>					
<b>s106 items</b>											
B1	Highways & Transport	Sustainable transport	Pump priming bus services - 5yrs	TBC	2,200,000	524	WBC	S106	TBC	WBC Highways estimate	
B2	Education	Primary School & Early Years	2FE Primary school, capable of expanding to 3FE - North	TBC	8,887,200	2,116	WBC	S106	TBC	WBC Education forecasts; Planning Obligations SPD	Requires review of evidence linked to trajectory
B3	Education	Primary School & Early Years	2FE Primary school, capable of expanding to 3FE - South	TBC	8,887,200	2,116	WBC	S106	TBC	WBC Education forecasts; Planning Obligations SPD	Requires review of evidence linked to trajectory
B4	Education	Education - Secondary School	4FE Secondary school	TBC	13,864,200	3,301	WBC	S106	TBC	WBC Education forecasts; Planning Obligations SPD	Requires review of evidence linked to trajectory
B5	Health	GP and Dental Surgery	Appleton Cross OR new location on site	TBC	3,670,800	874	WBC	S106	TBC	CCG forecasts; Planning Obligations SPD	HE reviewing delivery of Appleton Cross scheme; liaison with CCG required
B6	Highways & Transport	Residential travel plan	£10.6k per 150 homes	TBC	296,800	71	WBC	S106	TBC	WBC Highways estimate	
B7	Leisure	Sports Pitches	TBC	TBC	4,093,558	850	WBC	S106	TBC	WBC Leisure estimate; Planning Obligations SPD	Requires review of evidence linked to trajectory
B8	Leisure	Built sport facilities	TBC	TBC	3,282,209	883	WBC	S106	TBC	WBC Leisure estimate; Sport England calculator	Requires review of evidence linked to trajectory
B9	Highways & Transport	Off-Site Highways - Local Road Network	Schemes TBC - off site highways improvements	TBC	1,000,000	238	WBC	S106	TBC	WBC Highways estimate	
B10	Highways & Transport	Off-Site Highways - Highways England	Scheme TBC - M6 J20 and surroundings	TBC	4,000,000	952	Highways England	S106	TBC	WBC Highways estimate	
B11	Highways & Transport	Off-Site Highways - Highways England	Scheme TBC - M56 J10 and surroundings	TBC	4,000,000	952	WBC	S106	TBC	WBC Highways estimate	
B12	Highways & Transport	Off-Site Highways - Canal Crossing	Scheme TBC crossing Bridgewater Canal	TBC	10,000,000	2,381	WBC	S106	TBC	WBC Highways estimate	
<b>Total</b>					<b>64,181,967</b>	<b>15,258</b>					

Waterfront - Developer Infrastructure Costs and Contributions

PROVISIONAL AND FOR INFORMATION ONLY

CONFIDENTIAL AND WITHOUT PREJUDICE

1,335 Residential Units

1,070 of which to be delivered within plan period

Item	Category	Type	Description	Required by	Total Cost	£/unit	Who will deliver this?	Method of provision	Source of information	Notes
<b>Developer Delivery items</b>										
D	Highways & Transport	On-Site Strategic Highways	Site highways infrastrucure	TBC	829,722	622	Developer	Developer delivery	Balfour Beatty costings in conjunction with WBC Highways	30 m boulevard style corridor - circa 2155m: 10m carriageway, 3 m cycle lane x2, 2m pavement x2 + 5m verge x2. Main bus corridor. No frontages - all vehicular access to rear
E	Highways & Transport	On-Site Strategic Highways	New all purpose bridges across Mersey x 2	TBC	11,330,200	8,487	Developer	Developer delivery	Balfour Beatty costings in conjunction with WBC Highways	Required to unlock Eastern land parcel. Wide bridges to accommodate veicle/bus and segregated cycle/ped routes. Or consider two vehicular bridges and two smaller ped/cycle bridges which could link directly into the ped/cycle network.
C	Highways & Transport	Off-Site Highways	Major junction W link giving access to residential and employment areas.	TBC	1,271,721	953	Developer	Developer delivery	Balfour Beatty costings in conjunction with WBC Highways	4 arm signalised. Part of WWL, limited access needed for PQ Silicas access and to maintain access for methane chimneys. Provisional allowance made for upgrade to roundabout to accommodate 1,300 resi units
A	Highways & Transport	Off-Site Highways - Walking and Cycling	Riverside walkway	TBC	870,167	652	Developer	Developer delivery	Balfour Beatty costings in conjunction with WBC Highways	4m wide ped/cycle tarmac path alongside R Mersey - 1925 lin.m. Exclude area S of WWL - outside of development area
F	Highways & Transport	Off-Site Highways - Walking and Cycling	Riverside path on both sides of Mersey.	TBC	538,381	3,614	Developer	Developer delivery	Balfour Beatty costings in conjunction with WBC Highways	To west of WCML to edge of river and northern extent of proposed development. Upgrade to full 3.5m shared use surfaced path - 950 lin.m. Exclude path outside development area
J	Highways & Transport	Off-Site Highways - Walking and Cycling	Link to Town centre via Slutchers Lane	TBC	3,013,750	2,257	Developer	Developer delivery	Balfour Beatty costings in conjunction with WBC Highways	Required for connectivity to town centre. Upgrade of existing PROW utilising rail subways to a bus route and segreated ped/cycleway - circa 680lin.m. Re-use existing height restricted underbridge, with allowance for NwR maintenance works
	Utilities & Drainage	General	Network Reinforcement	TBC	8,010,000	6,000	Developer	Developer delivery		Site is an infill between existing development to the South, East and West. In the absence of information to the contrary we have allowed a provisional allowance of £6,000/dwelling.
<b>Total</b>					<b>25,863,941</b>	<b>22,585</b>				

<b>s106 items</b>										
	Highways & Transport	Sustainable transport	Pump priming bus services - Syrs	TBC	750,000	562	WBC	S106	WBC Highways estimate	£150k for 5 years to introduce a new service
	Education	Primary School & Early Years	Primary school	TBC	5,649,383	4,232	WBC	S106	WBC Education forecasts; Planning Obligations SPD	
	Education	Education - Secondary School	Secondary school	TBC	4,406,601	3,301	WBC	S106	WBC Education forecasts; Planning Obligations SPD	
	Health	GP and Dental Surgery		TBC	1,076,376	806	WBC	S106	CCG forecasts; Planning Obligations SPD	
	Highways & Transport	Residential travel plan	£10.6k per 150 homes	TBC	94,340	71	WBC	S106	WBC Highways estimate	
	Leisure	Sports Pitches	TBC	TBC	1,301,274	975	WBC	S106	WBC Leisure estimate; Planning Obligations SPD	
	Leisure	Built sport facilities	TBC	TBC	1,043,361	782	WBC	S106	WBC Leisure estimate; Sport England calculator	
<b>Total</b>					<b>14,321,335</b>	<b>10,728</b>				

South East Employment Area - Developer Infrastructure Costs and Contributions

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**Gross site areas (ha)**

Langtree (Six56) 92  
 Liberty (Stobart & 5 smaller sites) 44.92  
 Total 136.92

**Costs attributable to the employment land:**

Total sq. ft. = 4,349,086

Item	Category	Type	Description	Required by	Total Cost	£/psf	Who will deliver this?	Method of provision	Timing of cost incurred	Source of information	Notes
<b>Developer Delivery items</b>											
	Highways & Transport	Off-Site Strategic Highways	M6 J20	TBC	4,000,000	0.92	Developer	Developer delivery	TBC	WBC Highways	To be charged to first consented scheme
	Highways & Transport	Off-Site Strategic Highways	A50 / Cliff Lane	TBC	4,400,000	1.01	Developer	Developer delivery	TBC	Pro-rata of the payment previously agreed with Six56 developer	
	Highways & Transport	Off-Site Strategic Highways	Mova junction improvement	TBC	74,413	0.02	Developer	Developer delivery	TBC	Pro-rata of the payment previously agreed with Six56 developer	
	Highways & Transport	Off-Site Highways - Walking and Cycling	Footway/cycle way along Grappenhall Lane (Broad Lane to Cliffe Lane) by condition	TBC	892,957	0.21	Developer	Developer delivery	TBC	Pro-rata of the payment previously agreed with Six56 developer	
	Highways & Transport	Off-Site Highways - Walking and Cycling	Footway/cycle way Grappenhall Lane/Barleycastle Lane (south of Broad Lane)	TBC	386,948	0.09	Developer	Developer delivery	TBC	Pro-rata of the payment previously agreed with Six56 developer	
	Highways & Transport	Off-Site Highways - Walking and Cycling	PROW agreed by condition – value to be agreed	TBC	223,239	0.05	Developer	Developer delivery	TBC	Pro-rata of the payment previously agreed with Six56 developer	
	Utilities & Drainage	Electricity	New grid supply point (potentially at Thelwall)	To be provided with site developments	2,500,000	0.57	Developer	Developer delivery	To be provided with site developments	Values calculated from quotations to the residential developers for the wider Garden Suburb (as per original intent 2019 / 2020 iteration) and costs allocated between the residential and the employment development	
	Utilities & Drainage	Electricity	New 33KV cable route (approx. 15km)	To be provided with site developments	7,500,000	1.72	Developer	Developer delivery	To be provided with site developments		
	Utilities & Drainage	Electricity	7 no. primary (33/11kV) substations with WGS	To be provided with site developments	8,750,000	2.01	Developer	Developer delivery	To be provided with site developments		
	Utilities & Drainage	Gas	7.5km extension to medium pressure network and 5 no. gas governors	To be provided with site developments	3,230,000	0.74	Developer	Developer delivery	To be provided with site developments		
	Utilities & Drainage	Potable Water	Provisional allowance for 7.5km of new water main.	To be provided with site developments	170,000	0.04	Developer	Developer delivery	To be provided with site developments		
	Utilities & Drainage	Foul Water	Provisional allowance for 6 new pumping stations, 22.5km of rising mains & 7.5km of new gravity sewers	To be provided with site developments	375,000	0.09	Developer	Developer delivery	To be provided with site developments		
			<b>Total</b>		<b>32,502,557</b>	<b>7.47</b>					
<b>s106 items</b>											
	Highways & Transport	Sustainable transport	Pump priming bus services	TBC	1,339,435	0.31	WBC	S106	TBC	Pro-rata of the payment previously agreed with Six56 developer	
	Highways & Transport	Travel plan		TBC	74,413	0.02	WBC	S106	TBC	Pro-rata of the payment previously agreed with Six56 developer	
			<b>Total</b>		<b>1,413,848</b>	<b>0.33</b>					