

Infrastructure Funding Statement - 2021/22

December 2022



WARRINGTON
Borough Council 

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1. Introduction

- 1.1 Local Authorities are required, in accordance with The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019, to produce an Infrastructure Funding Statement (IFS) annually that sets out details about planning obligation receipts and anticipated expenditure. The purpose of this document is to provide clarity and transparency to local communities and developers on infrastructure expenditure.
- 1.2 S106 and CIL (collectively referred to as 'planning obligations') income is used to help fund the provision of infrastructure to support development and maximise the benefits and opportunities that come with growth, such as employment opportunities and new and affordable homes. Planning obligations are used to mitigate the impacts of development and to ensure that planning policy requirements are met.
- 1.3 The introduction of CIL is being considered alongside the production of the new local plan, so this document deals with S106 income only.
- 1.4 This statement sets out progress on the collection and expenditure of S106 monies over the financial year 2021/22. Section 3 briefly considers planned S106 expenditure over the next reporting period 2022/23.
- 1.5 A summary of key figures is set out below.

Figure 1: Headline Figures from 2021/22

Headline Figures from IFS 2021/22

- S106 Agreements signed over this period amount to a total of over **£4.7m** in contributions.
- Over **£5.1m** was received in S106 receipts.
- Approximately **£1m** of S106 monies was spent over the period.
- The biggest areas of spending were in the service areas of **Education – approximately £440k, Affordable Housing – approximately £232k and Transport – approximately £221k.**
- The closing balance of S106 monies at the end of the period is approximately **£11.2m** – this is the monies received by the Council but not yet spent.

2. Section 106 Collection and Expenditure 2021/22

Warrington's adopted Local Plan Core Strategy (2014) deals with planning obligations through various policies aimed to ensure the delivery of infrastructure to meet the needs of development. Planning obligations are relevant to the following policies within the Local Plan Core Strategy:

- CS1 Overall Spatial Strategy – Delivering Sustainable Development
- CS4 Overall Spatial Strategy – Transport
- PV3 Strengthening the Borough's Workforce
- SN2 Securing Mixed and Inclusive Neighbourhoods
- SN7 Enhancing Health and Wellbeing
- QE1 Decentralised Energy Networks and Low Carbon Development
- QE3 Green Infrastructure
- QE4 Flood Risk
- QE5 Biodiversity and Geodiversity
- QE6 Environment and Amenity Protection
- MP4 Public Transport
- MP7 Transport Assessments and Travel Plans
- MP10 Infrastructure

This is further supplemented by the Planning Obligations Supplementary Planning Document (SPD) (2017) which sets out Warrington Borough Council's approach to seeking planning obligations for the provision of affordable housing, biodiversity, education, flood risk, green infrastructure/open space, pitch sports/recreation, health, local job/employment opportunities, and transport/travel infrastructure required as a result of new development. Details are provided as to the nature of different obligations that may be sought from developments in the Borough, the types of development that they will apply to and the thresholds above which they will apply. Where possible, information is provided as to how contributions are calculated, for example, for education contributions. This provides a clear position to applicants and developers as to what is likely to be requested from the outset of their planning application negotiations.

2.1 Section 106 Agreements Signed

A full list of planning applications with S106 Agreements which were signed in the period 2021/22 are provided in Table 1 below. The S106 Agreements signed over this period amount to a total of **£4,721,373** in contributions.

Table 1: Section 106 Agreements Signed in 2021/22

App No	Address	Development Description	Date Signed	S106 Value	Purpose
2020/37849	Land at 248 - 250 Manchester Road	Demolition of existing building and erection of 30 apartments within a single block and associated infrastructure works	11/06/2021	30 on site affordable housing dwellings £820	To provide and construct all of the dwellings on the site as affordable (30)housing in accordance with the planning permission and make them ready for occupation Monitoring Fee
2020/37895	Land at Brookside Fisheries. Westgate, Tarporley Road	The proposed siting of a permanent rural dwelling	15.07.21	£0	Unilateral Undertaking including removal of touring caravans from the site and mobile home on the site and removal of any permission to locate caravans on the site.
2019/35711	Land at the south of Centre Park and to the north of the river Mersey	Proposed construction of 513 dwellings (Comprising 100 apartments and 413 houses), the provision of Public Open Space, the laying out of road and footways (with connections to and from the approved Centre Park Link Road), a pedestrian route along the river and hard and soft landscaping; and other associated works	6.08.21	£702,980	£300,000 Education £100,000 Healthcare £300,000 Public Transport £2,980 Monitoring 52 Affordable Homes (24 rented; 28 Shared ownership)
2020/37439	Land at Penketh Business Park, Liverpool Road, Great Sankey	Full Planning (Major) Proposed residential development comprising 12 x 3 bedroom two storey dwellings	20.08.21	£500	Affordable Housing -20% on site provision Monitoring fee - £500
2021/38459	Land at Four Acres, Stockport Road, Grappenhall	Proposed demolition of existing polytunnel building, hay store, stable and existing garage and erection of a dwelling and associated works including replacement garage/plant room and	03.09.21	£0	Unilateral Undertaking removal of caravan from site (no compensation) restriction of occupation of new dwelling and restriction to permitted uses specified in the planning permission

		change of use to equestrian.			
2020/3657	4 and 4a Museum Street Warrington	Change of use from assembly and leisure to residential including 11 apartments	02.11.21	£500	Securing of 3 affordable dwellings for rent £500 monitoring fee
2020/38198	66 Reddish Lane Lymm	Proposed external opening alterations and first floor over-sailing rear extension	15.11.21	£0	Unilateral Undertaking removing Permitted Development rights
2020/38419	107 Sankey Street, Warrington	Erection of 18 one bed apartments, access car parking and landscaping	15.12.21	£500	A 100% of the development for affordable housing £500 monitoring fee
2019/36256	Bank House, Bank Street, Warrington	Demolition of existing structures and erection of an eight to ten storey development to accommodate 80 residential dwelling units, 314 sqm of commercial/office/retail space with associated access, parking and servicing.	16.12.2021	£101,920	To secure 8 affordable housing units (4 for rent and 4 for shared ownership); £50,000 contribution to the First and Last Mile travel sustainable transport plan; and £50,000 contribution to healthcare provision. £1,920 monitoring fee
2017/30782	Willowpool Nurseries Burford Lane, Lymm.	Variation to conditions on housing plots and associated layout of the site.	DOV 22.12.21	£0	Variation to planning permission and subsequent Deed of Variation to ensure trigger for final payment for Affordable Housing contribution under original is retained
2020/37959	Land south of Stanley Street	Outline application for the construction of an 8 storey block with 39 apartments and circa 112sq metres of commercial uses (class E)	03/02/22	£9,153	£207 (£8,073) per unit for the town centre travel plan £1,080 Monitoring
2016/28492	Peel Hall	A new residential neighbourhood including C2 and C3 uses (total 1200); local employment (B1 use); local centre including food store up to 2000m2, A1-A5 (inclusive) and D1 use class units of up to 600m2 total (with no single unit of more than 200 m2) and family restaurant/ pub of up to 800m2 (A3/ A4 use); site for primary school; open	10 May 2021	£3,905,000	A49 Works £50,000 A50 Works £90,000 £117,000 Bus Service no 20 £106,000 Bus Service No 25 30% on site affordable Primary Education site Primary Education financial contribution to be reviewed following identification of onsite or offsite new school)

		space including sports pitches with ancillary facilities; means of access and supporting infrastructure			Secondary school contribution £3,492,000 Open Space and its management Community building 30% Affordable homes on each phase of the development.
					Total : £4,721,373

In relation to non-monetary contributions during the period 2021/22, a total of 110 affordable units were delivered through S106 agreements.

2.2 Section 106 financial contributions received

In 2021/22 over **£5.1 million** was received in financial contributions from S106 agreements. Full details are provided in Table 2 below.

Table 2: Section 106 Financial Contributions Received in 2021/22

App No	Address	Development Description	Date Signed	Money Received	Purpose
2017/31816	Land at, Tanyard Farm, Rushgreen Road, Lymm, Warrington, WA13 9PR	Proposed demolition of all existing structures and remediation of the site and the erection of a residential development comprising 64 dwellings with an ecological enhancement area, landscaping, open space, access from Rushgreen Road, car parking and associated infrastructure	06/09/2018	£20,564.34	Health Care
2020/38264	Lingley Mere	Proposed demolition of existing buildings and erection of a building for flexible employment purposes within Use Classes E (light industry), B2 (general industry) and B8 (storage and distribution) with ancillary offices, car parking, landscaping	13/4/2021	£12,600	Replacement habitat

		and service yard areas, and associated works.			
2017/31848	Land to the East of Stretton Road, North of Pepper Street, Appleton Thorn	Erection of 71 dwellings, public open space, landscape and associated infrastructure	23/10/2018	£319,151.01	<p>£141,542.27 - Primary Education</p> <p>£108,732.21 -Secondary Education</p> <p>£29,509.65 - Health Care</p> <p>£25,085.32 - Sustainable Transport</p> <p>£9,109.33 -Playing Pitches</p> <p>£5,172.23 - Bus shelter</p>
2015/26469	Omega	Outline Planning Application for the creation of up to 1100 residential units and mixed-use zone	20/12/2016	£70,000	Highways
2016/28534	Oakdene	Proposed Change of use and conversion of the former care facility to seven residential units Demolition of the plant building and part of Tarvin House. Construction of 1No detached dwelling. Construction of 3 detached double garages, reconfiguration of the access road and associated landscaping.	22/12/2016	£13,550.36	Affordable Housing
2020/37849	248/250 Manchester Road	Demolition of existing buildings and construction of 30 affordable dwellings	11/06/2021	£820	Monitoring
2019/35280	Unit 4 Appleton Thorn	Proposed construction of a warehouse (Use Class B8) with ancillary office space (Use Class B1a), creation of access, service yard, parking, earth remodelling to the existing bund, boundary treatment, and landscaping.	14/02/2020	£59,079.28	Sustainable Transport - To be used towards supporting a local bus route and cycle and pedestrian improvements to and from the site (includes £420 monitoring fee)

2020/36798	Former Sycamore Lane Primary School, Sycamore Lane, Great Sankey	Construction of 92 dwellings for private rent and private rent affordable	14/08/2020	£79,987.90	Monitoring Fee = £1,860 Sports Pitches = £78127.90
2020/36579	Former Fox Wood School, Chatfield Drive, Birchwood	Construction of 69 dwellings for private rent and private affordable rent	14/08/2020	£84,093.71	Built Sports = £65,621.71 Sports Pitches = £17,132 Monitoring = £1340
2016/28535	Land being known as Tithebarn, 42 Culcheth Hall Drive, Culcheth, Warrington,	Full Planning - Proposed Residential development for nine detached dwellings	26/07/2017	£40,100.00	Affordable Homes Contribution = £40,100
2017/31816	Tanyard Farm, Rushgreen Lane, Lymm	Demolition of all existing structures and remediation of the site and the erection of a residential development comprising 64 dwellings with an ecological enhancement area, landscaping, open space, access from Rushgreen Road, car parking and associated infrastructure	6/09/2018 DOV 11/02/2020	£109,947.57	Education =£91,258.79 Healthcare =£18,688.78
2017/29930	Appleton Cross, Land bounded by Green lane and Dipping Brook Avenue, Appleton Cross	Proposed Residential development comprising up to 370 dwellings, means of access to the site; local neighbourhood centre (including retail convenience store up to 500 square metres; health centre up to 1,000 square metres and place of worship/community use up to 1,000 square metres, with associated outside space, access and parking) recreational open space and related infrastructure.	18/01/2017	£1,162,943.70	Education Primary = £459,784.50 Education Secondary = £358,638.20 Built Leisure = £144,497.50 Signs = £4,769 £Vehicle Activated signs = £12,257 Sports Pitches = ££40,362 Health Contribution = £142,635
2018/33778	Land bounded by Delta Crescent, Westbrook Crescent, Cromwell Avenue and Westbrook Way	Proposed Erection of 79 residential dwellings (including 24 affordable homes), access, public open space, landscaping and associated works	18/04/2019 DOV 11/03/2020	£290,639.09	Playing Pitches = £19,709.37 Education = £238,805.61 Healthcare = £32,124.11
2017/29929	Land at Grappenhall Heyes	Residential development comprising up to 400 dwellings, including means of access,	18/01/2018	£1,654,743.79	Primary Education = £550,215.70 Healthcare = £170,689.34

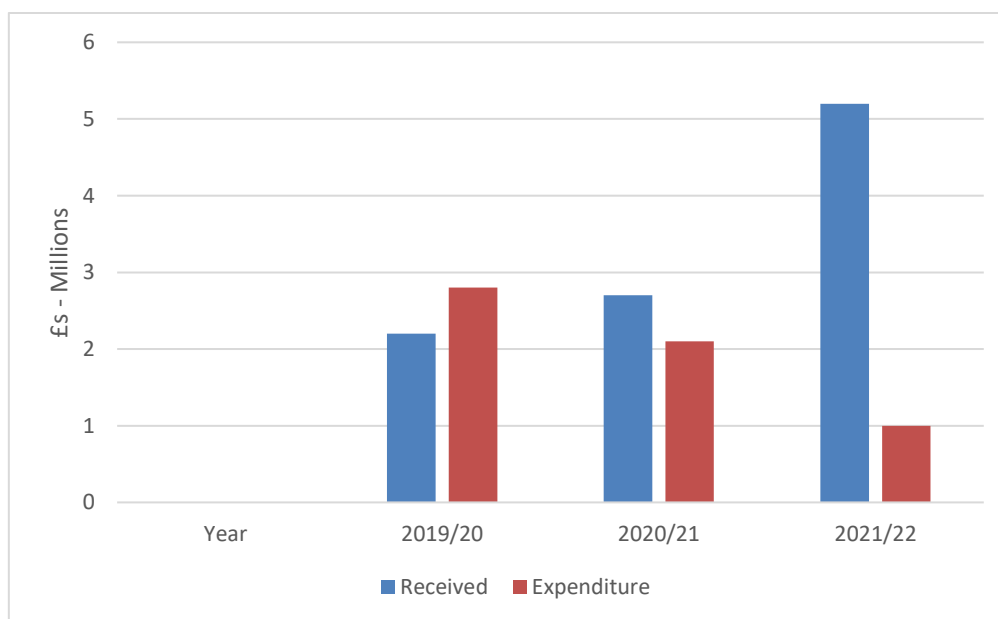
		recreational open space and related infrastructure.			Sports Pitches = £48,306.63 Bus Services = £271,143.12 Signage = £1,212.04 Bus stop signage = £11,181.16 Built Leisure = £172,819.09 Secondary Education = £429,176.21
2011/18949	Dawson House	Planning permission for residential development including demolition of existing buildings	24/04/2012	£19,600	Public Transport Contribution =£19,800
No Number	Omega West – Parkside St Helens	Redevelopment of Parkside colliery site for housing and mixed uses	17/05/2021	£1,031,000	£927,900 Highways works £103,100 Travel Plan
2020/37595	Barley Castle Trading Estate	Demolition of existing buildings, construction of employment development for B8 uses with integrated office accommodation, parking, gate house and warehouse; with associated landscaping.	14/06/2016	£73,780	£73,780 improvement of sustainable transport connections.
2017/30782	Willow Park Nurseries	14 Park Homes	14/12/2017 DOV 22/12/2021	£25,365.87	Affordable Housing
Total				£5,067,966.62	

The total figure for receipts in 2021/22 is significantly higher than that received in the previous two financial periods as demonstrated in Table 3 and also in Figure 2. It can be seen that expenditure in the period 2021/22 was approximately half that in the previous financial period, at just over £1m. This is likely to be partly linked to the ongoing impact of the Covid-19 pandemic during this reporting period. Receipts and expenditure figures are also linked to the nature and scale of projects being delivered during a specific period. Despite the fluctuating levels of expenditure, the Council remains committed to the delivery of infrastructure through the implementation of funding already secured wherever possible and practical.

Table 3: S106 Receipts and Expenditure over the last 3 years

	Received	Expenditure
Year	£	£
2019/20	2,197,576	2,807,228
2020/21	2,715,373	2,148,758
2021/22	5,168,166	1,020,272

Figure 2: Bar Chart to show S106 Income vs Expenditure Since 2019



2.3 Section 106 spending

As previously identified, expenditure in the financial period 2021/22 has been lower than in recent years at just over £1m. This is likely to be due to a number of factors relating to the delivery of larger scale projects and specific trigger points relating to the delivery of associated infrastructure. The Council continues to be focused on the spending of S106 monies to ensure the delivery of infrastructure, including affordable homes, employment, education, open space and transport improvements, amongst others. The Council recognises the importance of delivering all types of infrastructure needed to support growth and is committed to maximising the benefits secured from development.

A breakdown of expenditure across the Borough broken down by service area is shown below.

Figure 3: Summary of expenditure by service area 2021/22

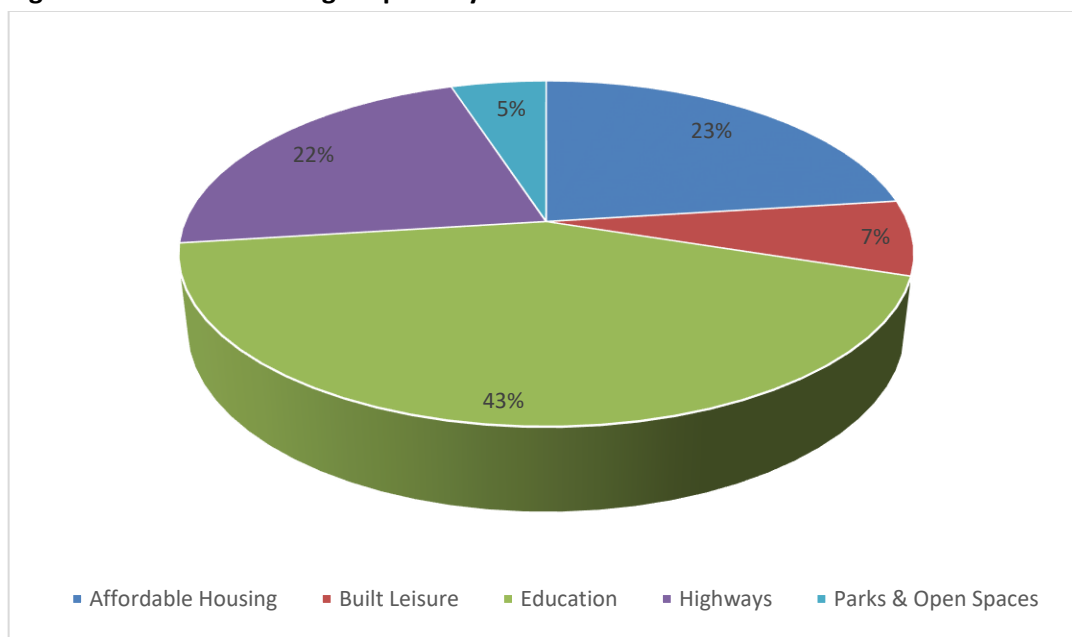
Summary of main spending in 2021/22:

- **£232,428** on affordable housing provision.
- **£72,688** on built leisure.
- **£440,269** on education provision.
- **£221,036** on transportation.
- **£53,851** on parks and open spaces.

Figure 4 provides a visual breakdown of the percentage of expenditure during this period across each service area. It can be seen that contributions towards education, affordable housing and highway infrastructure have been the most significant, with education being particularly notable making up 43% of spend during the period 2021/22.

Spending on built leisure and parks and open spaces has been much smaller at 7% and 5% respectively. Spending in areas such as open space is generally expected to be lower as it is normally provided in kind on site.

Figure 4: Pie chart showing % spend by service area



Notably there was no spending on healthcare in the period 2021/22. New healthcare facilities tend to be provided through specific large scale projects to meet needs over a significant period of time and therefore spend is generally more sporadic.

A more detailed breakdown of the expenditure within each service area is provided below, along with example projects.

2.3.1 Housing – affordable housing expenditure 2021/22

Policy SN2 of the Local Plan Core Strategy (2014) (as updated by the requirements of the National Planning Policy Framework) requires affordable housing to be provided on sites of 10 units or more. A minimum of 20% of units should be affordable, this increases to 30% on sites of 15 or more dwellings outside of Inner Warrington or on greenfield sites anywhere in the Borough. Affordable housing should be provided on-site in the first instance, although off-site contributions or a payment in lieu will be allowed in exceptional circumstances. During 2021/22 around £232,400 of funding was spent on affordable housing. Section 106 spend during this period has included:

- Affordable housing provision (approx. £170,667 at Rhinewood Hotel)
- Supported housing provision (approx. £61,760 at Land at Dawson House)

In addition, during 2021/22 a total of 110 homes were delivered on site.

2.3.2 Education

The Council's Planning Obligations SPD requires that residential developments of 11 or more units (or with a maximum combined gross floorspace of more than 1,000sqm) will be required to provide a contribution in order to secure delivery of appropriate enhancements to existing education facilities in the local area where there is insufficient capacity to meet the increase in school age children generated by the development. The contribution is calculated by multiplying the number of school age children arising from a development for which capacity does not currently exist against the cost of providing primary and secondary school places. For large scale development proposals where the unmet need justifies the delivery of a new school, the Council will seek to secure land as part of the overall development proposal.

During 2021/22, over £440,000 of funding was spent on the provision of school places to meet the needs of the Borough's residents. Section 106 spend during this period has included:

- Expansion of Great Sankey High School – funding towards new science block and multipurpose sports building (approx. £304,800)
- Provision of additional primary school places at Barrowhall Primary School (approx. £92,500)
- Expansion of Grappenhall Heys Primary School (approx. £42,900)

2.3.3 Healthcare

The Planning Obligations SPD requires that residential developments of 50 or more units will be required to provide a contribution in order to secure delivery of appropriate enhancements to existing health facilities where there is insufficient capacity to meet the needs of the increase in population generated by the development. A standard charge per residential dwelling has been defined based on average household size and the catchment and cost of a new health facility. For large scale development proposals, which will generate a level of population increase which justifies the delivery of a new health facility, the Council will seek to secure a new facility as part of the overall development proposal.

There was no significant spending on healthcare from Section 106 funding in the period 2021/22.

2.3.4 Parks and Open Spaces

The Planning Obligations SPD sets out a range of requirements relating to open space provision and contributions towards playing pitches. Open space will be sought for residential developments of 40 units or more. The Council seeks to secure provision on site as a priority, based on Warrington's open space standards and taking into account the existing quantity and quality of different categories of open space in the surrounding local area. Where it is not possible to provide sufficient open space on site, or where there is sufficient quantity of open space but it is not of a high enough quality, the Council will seek a financial contribution to provide off-site open space or improve existing open space. The level of contribution will be related to the scale of the development proposals and the opportunities to provide or improve open space in the surrounding area.

During 2021/22, over £53,000 of S106 monies was spent on improving parks and open spaces. Section 106 spend during this period has included:

- Sports pitch, play area and ecology provision at Bruche Park, Larkfield Park, Ecology Park and Woolston Park (Over £8,500)
- Improvements relating to Omega developments (Bericote Land) (Approx. £11,600)

2.3.5 Built Leisure

The Planning Obligations SPD sets out that where an improvement is required to an existing facility, the level of financial contribution sought will be defined based on the specific improvement the Council is seeking to implement taking into account the scale of increased use likely to arise from the development proposal and secured through S106 Agreement. Where major development sites of a strategic nature would result in an increase in demand which could not be accommodated within an existing facility (or facilities) and it is of such a level that it would require the delivery of a completely new

facility, the Council will seek to secure the delivery of the new facility as part of the overall development proposal.

During 2021/22, over £72,000 of S106 monies was spent on built leisure facilities. This expenditure related to the Bewsey and Dallam Hub which officially opened during this period.

2.3.6 Transportation

Planning obligations relating to site specific highway and transport works will be sought for all types of developments where there is an impact on the transport network. Planning obligations to address the cumulative impacts of a development on the wider transport network will be sought for town centre and major development sites of a strategic nature where necessary. Planning obligations relating to transport are considered to fall into three categories: highway infrastructure, public transport infrastructure and influencing travel behaviour.

During 2021/22, over £220,000 of S106 monies was spent on key transport improvements to offset the impact of development on the highway and public transport network. Section 106 spend during this period has included:

- Improvements to local transport network relating to development at Riverside Point, Farrell Street (Approx. £11,900)
- Works relating to development at Lingley Mere Business Park (Approx. £160,000)

2.4 **Current Section 106 balances**

As a result of the income and expenditure set out above, the closing balance at the end of the period 2021/22 is £11,225,871. This can be broken down by service area as shown below.

Table 4: Current S106 balances by service area

Service Area	Current Balance
Affordable Housing	£2,211,321
Built Leisure and Sports Facilities	£521,340
Education	£3,835,271
Healthcare	£687,849

Service Area	Current Balance
Highways	£3,312,965
Parks & Open Spaces	£657,125
Total	£11,225,871

For a detailed breakdown of committed spend please refer to Appendix A – ‘Schedule of S106 Agreements’ where a full schedule of contributions, scheme details and timescales for expenditure can be seen.

Whether, of the total balances detailed above, monies are committed to a specific project or are currently unallocated varies depending on the nature of the contribution and the service area within which it sits. For example, within Appendix A, it is clear that affordable housing development is mostly linked to a specific development site and is delivered as part of a wider scheme. In this instance, a financial contribution is not specifically paid to the Council but the builder delivers the affordable housing units on-site as agreed. Where a financial contribution is sought for off-site provision this is often not allocated until a specific need is identified.

For Built Leisure and Education contributions, these are mostly committed to a specific project or facility which will require investment or expansion as a direct result of the proposed development. This is also generally the case with contributions relating to healthcare. For example, residential development at the former Sycamore Lane school site in Great Sankey led to an identified need for investment at Great Sankey Medical Centre, contributions towards primary and secondary schools (at Great Sankey Primary and Penketh High School) and contributions towards local sports pitches and leisure facilities.

By contrast, contributions towards highway improvements often involve off-site works. For example, development proposed on Land bounded by Lingley Mere Business Park, Great Sankey included a contribution towards improvements at Junction 8 of M62 motorway, amongst other improvements. Again all currently secured contributions and details of their implementation are included at Appendix A.

2.5 Monitoring Fees Received in 2021/22

Authorities can charge a monitoring fee through S106 Agreements to cover the cost of monitoring and reporting on delivery of that S106 obligation. Monitoring fees can be used to monitor and report on any type of planning obligation, for the lifetime of that obligation. Monitoring fees received in the period 2021/22 are detailed in Table 5 below. Of the fees identified, a total of £4,440 was received in this financial year.

Table 5: Monitoring Fees received in 2021/22

Application Number	Address	Date 106 Signed	Triggers / Instalment	Amount received to date
2020/37849	Land at 248 - 250 Manchester Road	11/06/2021	Monitoring Contribution - £820.00	£820.00
2019/35280	Unit 4 Appleton Thorn	14/02/2020	Monitoring Contribution - £420.00	£420.00
2020/36798	Former Sycamore Lane Primary School, Sycamore Lane, Great Sankey, WA5 1LA	14/08/2020	Monitoring Contribution - £1,860.00	£1,860
2020/36579	Former Fox Wood School, Chatfield Drive, Birchwood	14/08/2020	Monitoring Contribution - £1,340.00	£1,340
2019/35711	Land at the south of Centre Park and to the north of the river Mersey	06/08/2021	Monitoring Contribution - £2,980.00	n/a
2020/37439	Land at Penketh Business Park, Liverpool Road, Great Sankey	20/08/21	Monitoring Contribution - £500	n/a
2020/36657	4 and 4a Museum Street Warrington	20/08/2021	Monitoring Contribution - £500	n/a
2020/38419	107 Sankey Street, Warrington	15/12/21	Monitoring Contribution - £500	n/a
2019/36256	Bank House, Bank Street, Warrington	16/12/21	Monitoring Contribution - £1,920	n/a
2020/37939	Land south of Stanley Street	03/02/22	Monitoring Contribution - £1,080	n/a
			Total	£4,440

3. Planned Expenditure 2022/23

This section of the statement sets out how S106 income will be spent and prioritised over the next reporting period 2022/23 and beyond, as required by planning practice guidance and the CIL regulations.

S106 funding must be spent in accordance with the terms of the legal agreement agreed during the planning application process. The heads of terms can include a clause to spend the S106 contribution within a specified time period, often between five and ten years of the agreement. S106 funding is closely tied to the phasing of development set out in the terms of the legal agreement.

S106 income varies on a site-by-site basis depending on a range of factors, such as the viability of development and site-specific considerations. This makes it difficult to accurately forecast future S106 income and expenditure and therefore the Council ensures it regularly monitors the status of all S106 agreements.

3.1 Planned S106 Expenditure

Full details of planned expenditure for 2022 and beyond are captured in the Schedule of S106 Agreements (updated to the position as at 30 September 2022) included at Appendix A.

With reference to Appendix A, there is in excess of £5 million of planned expenditure in place which has already been secured by S106 agreement but the triggers for payments have not yet been reached.

Much of our planned spending is focused on improvement works to directly mitigate the impact of development; for example:

- Improving facilities at Broomfields Leisure Centre (various contributions)
- Improving primary and secondary school facilities across the Borough (various contributions)
- Provision of a new healthcare facility at Appleton Cross (various contributions).
- Improvements to Westbrook Medical Centre (£63,000)
- Improvements to medical facilities at either Brookfield Surgery (Whitbarrow road) or Lakeside Surgery (£54,500)
- Contribution towards native mixed woodland/scrub creation for the provision of habitat at Gateworth Phase 1 site at Sankey Bridges (£12,600)
- Improvements or enhancements to the existing pitches/facilities at Lymm High School /Ridgeway Grundy Park and Mary Queen Field (over £15,500)
- Ongoing maintenance and improvement of capacity at New Lane Playing fields (over £18,000)
- Highway improvements and enhanced public transport provision including increased bus services and new bus stops (various contributions).

In terms of the unallocated remaining balance, careful consideration will be given to how to allocate monies according to the legal definition within the corresponding S106 agreements as well as the wider funding and policy context. The wider funding context is considered in detail within the Council's [Infrastructure Delivery Plan - September 2021 \(warrington.gov.uk\)](https://www.warrington.gov.uk/infrastructure-delivery-plan-september-2021).

In addition, further S106 contributions will be secured in the next financial year. The precise details of these contributions will be dependent on individual development proposals coming forward. The Council continually monitors development that is projected to come forward in the short, medium and long term as part of its Local Plan and wider infrastructure planning work.

4. Conclusion

Warrington Borough Council is committed to working with the local community, service providers and other stakeholders to ensure that planning contributions are used in a fair and transparent way to maximise the benefits and opportunities arising from development.

The Council recognises the importance of ensuring the timely delivery of infrastructure to support new development and this is a crucial part of the local plan process.

The Council is further committed to improving the collection and delivery of planning obligations and the monitoring of income and expenditure to align with the requirements of this Infrastructure Funding Statement. The Council will also consider whether it is necessary to update its Planning Obligations SPD to facilitate a clear and co-ordinated approach to allocation and negotiation of funding between different service areas within the Council.

If you have any further queries or comments about this statement please contact the Planning Policy and Programmes Team on 01925 442826 or via email at LDF@warrington.gov.uk.

Appendix A:

Schedule of S106 Agreements (position as at 30 September 2022)

Affordable Housing Contributions

Application Number	Address	Ward	Date 106 Signed	Current Site Activity	Number of Affordable	Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Spend and where	Expenditure Date
2011/18949 (Renewal)	Land at Dawson House, Liverpool Road, Great Sankey	Great Sankey North & Whittle Hall	07/12/2010	Complete	Commuted sum - £1,995,760	<p>£498,940 to be paid within 45 working days of commencement date.</p> <p>£498,940 to be paid within 45 working days of the 51st occupation</p> <p>£498,940 to be paid within 45 working days of occupation of the 100th dwelling on land.</p> <p>£498,940 to be paid within 45 working days of occupation of the last dwelling on land.</p>	£1,995,760.00	£754,000.00	£583,880.00		5 years from the date of each receipt of funds
2016/27453	Land between Cedarfield Road and Farmers Arms, Lymm, Warrington	Lymm North & Thelwall	02/08/2016	Complete	Unilateral Undertaking £23,510.00	To be used only for the provision of affordable housing in Lymm, if not used for that purpose within 30months then it will be used for the provision of affordable housing with the borough of Warrington	£23,510.00		£23,510.00		15/05/2023
2016/27809	The Rhinewood Country House Hotel, Glazebrook Lane	Rixton & Woolston	21/02/2017	Complete	Commuted sum - £405,000.00	<p>To pay 50% of the affordable housing contribution to the council on or before the occupation of the fifth individual dwelling unit on the development. (£202,500.00)</p> <p>To pay the remaining 50% of the affordable housing contribution to the council on or before the occupation of the seventeenth individual dwelling unit on the development (£202,500.00)</p>	£405,000.00		£405,000.00		04/09/2023
2017/31426	365 Warrington Road, Culcheth, Warrington	Culcheth, Glazebury & Croft	24/01/2018	Complete	Commuted Sum - £300,762.00	Off site Affordable Housing Contribution £300,762.00 towards the provision of off-site affordable housing within the borough 50% prior to the first occupation of the dwellings 50% prior to the occupation of the 8th dwelling	£300,762.00	£0	£300,762.00		27/05/2024

Affordable Housing Contributions

Application Number	Address	Ward	Date 106 Signed	Current Site Activity	Number of Affordable	Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Spend and where	Expenditure Date
2013/22322	Gemini 16, Land to the South of Westbrook Crescent, Warrington (Willowwale)	Westbrook	22/12/2014	Complete	Commuted Sum - £425,000. Additional Affordable Housing Contribution £850,000.	£425,000 before the commencement of the development and £850,000 (additional affordable contribution – see S106) In the event that the owner elects to pay the additional affordable housing contribution pursuant to clause 1.4 of this schedule to pay the additional affordable housing contribution to the council on or (at the owner's absolute discretion) prior to occupation of 50% of the open market units. Clause 1.4 – The owner may elect to pay the Affordable housing additional contribution to the council pursuant to and in accordance with clause 3.1 of this schedule.	£1,275,000.00	£38,716.30	£550,000.00		22/07/2025
2013/22491	Former M & S Discount Store, Warrington Road, Glazebury	Culcheth, Glazebury & Croft	04/06/2014	Complete	Commuted sum - £105,000.00	£52,500 prior to the occupation of the 7th dwelling and £52,500 prior to the occupation of the 14th dwelling	£106,864.02	£10,633.39	£0		22/02/2026
2015/26442	Willowpool Nurseries and Garden Centre, Burford Lane, Lymm	Lymm South	16/05/2016	Under Construction	Commuted Sum - £70,530.00	An initial payment of £25,250 on occupation of the first unit Second payment of £25,250 on occupation of the 6th unit Final payment of £20,030 on occupation of the 11th unit.	£76,095.87 indexed		£50,500.00		01/01/2029
2016/28534	Oakdene nursing home, Twiss Green Lane, Culcheth and Glazebury, Warrington, WA3 4DJ	Culcheth, Glazebury & Croft	22/12/2016	Complete	Commuted Sum - £12,298.00	To apply the Affordable Housing contribution solely towards the provision of Affordable Housing within the Borough of Warrington and for no other purpose	£13,550.36		£13,550.36		23/05/31
2016/28535	Land at 42 Culcheth Hall Drive	Culcheth, Glazebury & Croft	11/09/2017	Under Construction	UU - £120,304.00	First instalment £40,104.00 on occupation of the 3 rd dwelling £40,100.00 occupation of the 6 th dwelling £40,100.00 upon the occupation of the 9 th dwelling	£120,304.00		£120,304.00		n/a

Affordable Housing Contributions

Application Number	Address	Ward	Date 106 Signed	Current Site Activity	Number of Affordable	Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Spend and where	Expenditure Date
2017/31102	Barsbank Lane, Lymm	Lymm North & Thelwall	11/01/2018	Under Construction	Commuted Sum - £78,792.00	On or before 1st occupation of any dwelling	£88,122.21 (indexed)				05/06/32
£4,404,968.46	£463,349.69	£2,033,956									
2016/28807	Land bounded by Pewterspear Green Road, Ashford Drive, Stretton, Warrington	Appleton	11/10/2018	Complete	52 complete = 40% of 180 approved	Starter homes / Discount market units - 40% (72 units) of residential units are constructed, marketed and sold as starter homes/discount market units.	n/a		n/a		n/a
2015/26469	Zones 3 to 6, Omega South, Warrington	Great Sankey North & Whittle Hall	20/12/2016	Under Construction	20% of each residential phase - Starter Homes 88 Completions	To ensure that 20% of the residential units within each phase are constructed, marketed and sold as starter homes/discount market units	n/a		n/a		n/a
2007/10238	Land at Navigation Street, Howley, Warrington	Fairfield & Howley	06/09/2007 & 26/08/2009	Not yet started	Commuted sum - £390,440.00	50% on or before 1st occupation 50% on 1st Anniversary (Council to provide housing within 5 years.)	n/a		n/a		n/a
2016/28521	Land at Lymm Rugby Club, Lymm, WA13 0AT	Lymm South	02/07/2018	Not yet started	UU – MAX £236,376.00	An affordable housing contribution will be payable if the development makes a surplus following completion of the sports facilities and the residential development, up to a maximum of £236,376.00	n/a		n/a		n/a

Affordable Housing Contributions

Application Number	Address	Ward	Date 106 Signed	Current Site Activity	Number of Affordable	Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Spend and where	Expenditure Date
2017/31816 (APP/M0655/W)	Land at Tanyard Farm, Rushgreen Road, Lymm, Warrington, WA13 9PR	Lymm North & Thelwall	06/09/2018	Complete	24 dwellings complete (50:50 affordable rent housing : shared ownership)	<p>Prior to 50% of the market dwellings, to construct and practically complete 50% of the affordable dwellings in accordance with the planning permission and not to occupy more than 50% of the market dwellings until this has been done.</p> <p>Prior to the occupation of 75% of the market dwellings, to construct and practically complete the remaining 50% of the affordable dwellings in accordance with the planning permission and to make them available for residential occupation and not to occupy more than 75% of the market dwellings until this has been done.</p> <p>Prior to the occupation of 75% of the market dwellings, to transfer the affordable dwellings to one of more registered providers, such transfer to contain covenants to ensure that the Affordable dwellings shall be retained for the lifetime of the development and made available to qualifying persons and not to occupy more than 75% of the market dwellings until this has been done.</p> <p>Following the transfer of the affordable dwellings to a registered providers in accordance with paragraphs 1.1 and 1.4 of this schedule, to procure that the registered provider(s) shall enter into the nominations agreement with the council and the avoidance of doubt all nominations made in respect of qualifying persons for those affordable dwellings which are made available as affordable rent housing</p>	n/a		n/a		n/a
2019/34877	Land at Delph Farm, Winwick	Burtonwood & Winwick	27/11/2019	Not yet started	6 dwellings 50:50 (affordable rent housing dwellings: discount for sale dwellings)	Affordable Housing Not to occupy more than 50% of the market dwellings until the affordable dwellings have been constructed and made ready for occupation	n/a		n/a		n/a
2020/36579	Former Fox Wood School, Chatfield Drive, Birchwood, Warrington	Birchwood	14/08/2020	Under Construction	Affordable Housing - on site	Affordable Housing 21 units to be provided at an affordable rent	n/a		n/a		n/a

Affordable Housing Contributions

Application Number	Address	Ward	Date 106 Signed	Current Site Activity	Number of Affordable	Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Spend and where	Expenditure Date
2020/36798	Former Sycamore Lane Primary School, Sycamore Lane, Great Sankey, WA5 1LA	Great Sankey North & Whittle Hall	14/08/2020	Under Construction	28 dwellings	Affordable Housing 28 dwellings to be provided for Affordable Rent	n/a		n/a		n/a
2019/35549	Broomfields, Bridge Lane	Appleton	21/09/2020	Under construction	45 dwellings	Affordable Housing = 45 dwellings (affordable rent) On completion	n/a		n/a		n/a
2019/36241	Omega South Zone 4-7	Great Sankey North & Whittle Hall	24/12/2020	Not yet started	Not less than 25%		n/a		n/a		n/a
2020/37849	Land at 248 - 250 Manchester Road		11/06/2021	Not yet started			n/a		n/a		n/a
2019/35711	Land to the S. Centre Park and N. of the River Mersey Warrington		06/08/2021	started		Affordable Housing 52 Affordable dwellings comprising of: Affordable Rent - 24 x 2 bd apartments Shared ownership – 18 x 2 bd houses and 10 x 3 bd houses	n/a		n/a		n/a
2020/37439	Land at Penketh Business Park, Liverpool Road, Great Sankey		20/08/2021	Not yet started	20% on site provision	Full Planning (Major) Proposed residential development comprising 12 x 3 bedroom two storey dwellings	n/a		n/a		n/a
2020/37959	Land south of Stanley Street and North of Wilson Pattern Street		03/02/22	Not yet started	20% on site	Affordable Housing – not less than 20% of Dwellings on Site to be affordable housing units of which 50% for Affordable Rent and 50% for Intermediate Housing (either Discount Market Unit or Shared Ownership).	n/a		n/a		n/a

Affordable Housing Contributions

Application Number	Address	Ward	Date 106 Signed	Current Site Activity	Number of Affordable	Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Spend and where	Expenditure Date
2020/38419	107 Sankey Street	Bewsey and whitecross	15/12/2021	Not yet started	100% affordable	Erection of 18 One Bed apartments, access, car parking and landscaping 100% Affordable	n/a				
2021/39378	The sportsman Arms 181 Warrington Road, Penketh		9/06/2022		100% affordable	Proposed erection of 16 affordable dwellings (use class c3), comprising of one detached house, ten semi-detached houses following demolition of existing public house. 100% affordable	n/a				
2022/41087	Land at Holy Trinity, Palmyra Square North			24/08/2022			23 Affordable dwellings				
2016/28492	Peel Hall		10/05/21		30% on each phase	Approval of reserved matters plan with affordable indicated in the phase	n/a				n/q

Built Leisure Contributions

Application Number	Address	Ward	Date 106 Signed	Current Site Activity	POS Contribution	Amount received to date	Committed	Remaining Balance	Expenditure Date
2017/31848	Land at Stretton Road, Appleton Thorn	Appleton	23/10/2018	Complete	Built sports facilities - £61,892.00 Towards the cost of improving the facilities at Broomfields Leisure Centre 50% on first occupation 50% on or before occupation 30 th dwelling	£63512.72 (inc RPI)		£63512.72 (inc RPI)	27/07/30
2018/33778	Delta Crescent, Westbrook Crescent, Cromwell Avenue and Westbrook Way	Westbrook	08/04/2019	Under construction	Bewsey and Dallam Hub Projection - £71,570 towards the councils costs in providing facilities as part of the Bewsey and Dallam Hub to include a swimming pool and/or community rooms 100% on or before the 1 st occupation of the 1 st dwelling	£72,687.51 (inc RPI)	£72,687.51 (inc RPI)		19/08/30
2016/28807	Pewterspear Green	Appleton	27/09/2017	Complete	Built Leisure £140,510.00 towards the costs of enhancing built sports facilities at Broomfields Leisure Centre to mitigate the impact of the proposed development Occupation of the 90 th dwelling	£140,510.00		£140,510.00	01/03/31
2017/29929	Grappenhall Heyes	Appleton	18/01/2018	Under construction	Built Leisure £780.62 per dwelling (£312,246 maximum) Towards works to improve capacity of facilities at Broomfields Leisure Centre 50% prior to occupation of 1 st dwelling 50% prior to occupation of 201 st dwelling	£172,819.09			10 years from receipt of payment
2017/29930	Appleton Cross	Appleton	18/01/2018	Under construction	Built Leisure £781.07 per dwelling (£288,995 maximum) Towards works to improve capacity of facilities at Broomfields Leisure Centre Occupation of the 1 st dwelling – 50% Occupation of the 186 th dwelling – 50%	£144,497.5			10 years from receipt of payment
2019/36241	Omega South Zone 4-7	Great Sankey North & Whittle Hall	24.12.20	Under Construction	Sport Facilities (approx.) £237,732.00 Towards the provision of off site sports facilities in the locality of the land. On the 318 th dwelling occupation	n/a			n/a
2020/36579	Former Fox Wood School, Chatfield Drive, Birchwood, Warrington	Birchwood	14/08/2020	Under construction	Sports Contribution - £79,841.00 £63,312.00 Built sports facilities and £16,529.00 Sports pitches in the vicinity of the development.	£17,132 Sports Pitches £65,621 Built Sport (plus RPI)		£17,132 Sports Pitches £65,621 Built Sport (plus RPI)n/a	By 5 th Anniversary of date of receipt 15/07/2026
2016/28492	Peel Hall		10/05/2021	Not Started	Community Building A community building for community, leisure and sports related uses up to a maximum gross internal floor space of 700 metres squared GIA shall be provided in close proximity to the Sports Pitches on the Council's land. These should be of sufficient size to accommodate a minimum of 4 and maximum of 6 sports teams. The owner will not allow occupation of more than 400 dwellings until the Community building is complete. The Council will provide written evidence to the completion of the facilities and will maintain the facilities in the future.	n/a		n/a	n/a

Education Contributions

Application Number	Address	Ward	Date 106 Signed	Current Site Activity	Education Contribution	Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
2017/31426	365 Warrington Road	Culcheth, Croft & Glazebury	24.01.18	Complete	£48,513.00	Education Contribution to be used by the Council only as a contribution towards secondary education school places at Culcheth High School 50% prior to first occupation of the dwellings 50% prior to occupation of the 8 th dwelling	£48,513.00	£48,513.00	£0	27/05/2024
2016/27313	Land bounded at Lingley Mere Business Park,	Great Sankey North & Whittle Hall	07.10.16	Under Construction	£1,925,419.00	Primary Education - £1,011,203 <ul style="list-style-type: none"> Towards the delivery of a new primary school (Barrow Hall Lane Primary) in the vicinity of the site Secondary Education - £914,216 <ul style="list-style-type: none"> Towards the costs of providing additional capacity at St Gregorys High School and/or Great Sankey High School 30% of dwellings = 40% of contribution 60% of dwellings = 30% of contribution 90% of dwellings = Rest of contribution	Primary School - £1,091,625.52 plus RPI Secondary School - £986,921.77 Plus RPI	Primary School - £92,504.66 Secondary School - £304,819.22	?	27/06/25 21/12/26
2016/28807	Land at Pewterspear Green	Appleton	27.09.17	Complete	£1,195,646	Grappenhall Heyes Primary School - £671,706 Bridgewater High School - £523,940 Payable on occupation of 90 th dwelling	£1,195,646	£671,706.00 (Grappenhall Heyes Primary School)	£0	01/03/31
2017/31816	Tanyard Farm, Rushgreen Road, Lymm	Lymm North & Thelwall	06.09.18	Under construction	£177,881.00	Towards the councils costs in providing improvements or enhancements to the education facilities at Lymm High School, Oughtrington Lane 50% on the 1 st occupation 50% on the 32 nd occupation	£186,392.60 (RPI against original figure plus late payment interest)	£0	£186,392.6	10/12/30

2017/31848	Land at Stretton Road, Appleton Thorn	Appleton	23.10.18	Complete	<p>Primary Education - £273,658.00</p> <p>Secondary Education - £210,223.00</p>	<p>Primary Education - £273,658.00 Towards the provision of additional classroom facilities for primary education at Grappenhall Heys community primary school to meet the additional demands placed upon the said schools classroom facilities resulting from the development. 50% on or before occupation of the 30th dwelling 50% on or before occupation of the 60th dwelling</p> <p>Secondary Education - £210,223.00 Towards the provision of additional classroom facilities for secondary education at Bridgewater High School to meet the additional demands placed upon the said schools classroom facilities resulting from the development. 50% on or before occupation of the 35th dwelling 50% on or before occupation of the 65th dwelling</p>	<p>Primary £282,074.55</p> <p>Secondary £216,688.56</p>	<p>Primary £268,574.55</p> <p>Secondary £216,688.56</p>	10/05/31
2017/29929	Grappenhall Heyes	Appleton	18.01.18	Under construction	<p>Primary Education – Max - £1,492,680.00</p> <p>Secondary Education – Max - £1,164,312.00</p>	<p>Primary Pupil Places Required (Pupils expected to be resident less places expected to be available) x cost</p> <p>Primary Pupil Places Required (Pupils expected to be resident less places expected to be available) x cost</p> <p>33.3% prior to 1st occupation 33.3% prior to 201st occupation 33.4% prior to 301st occupation</p>	<p>£550,215.70 received for Primary</p> <p>£429,176.21 for secondary (both Indexed)</p>	£0	7/11/31

2017/29930	Appleton Cross	Appleton	18.01.18	Under construction	<p>Primary Education - Max £1,380,729.00</p> <p>Secondary Education Max £1,076,988</p>	<p>Primary Pupil Places Required (Pupils expected to be resident less places expected to be available) x cost</p> <p>Secondary Pupil Places Required (Pupils expected to be resident less places expected to be available) x cost</p> <p>33.3% prior to 1st occupation 33.3% prior to 186th occupation 33.4% prior to 278th occupation</p>	<p>£459,782.75 received for primary</p> <p>£358,637.20 received for Secondary</p>	£0		29/10/31
2018/33778	Land bounded by Delta Crescent, Westbrook Crescent, Cromwell Avenue and Westbrook Way	Westbrook	08.04.19	Under Construction (37 complete)	<p>Secondary Education - £226,394</p>	<p>£226,394 towards the councils cost in providing improvements and/or enhancements to the education facilities at Penketh High School, Heath Road, WA5 2BY</p> <p>100% on or before the 1st occupation of 41 dwellings</p>	<p>£238,805.66 + indexing</p>	£238,805.66	n/a	n/a

Application Number	Address	Ward	Date 106 Signed	Current Site Activity	Education Contribution	Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
2019/34685	Station Goods Yard, Green Lane, Poulton-With-Fearnhead, Warrington, WA1 4JR	Poulton North	21.11.19	Not yet started	Education - £116,361.00	<p>Education - £116,361.00 Towards the councils costs in providing additional classroom facilities at Christ Church CE Primary School or any other primary school within one mile radius of the site 34% 7 days after commencement of development 33% occupation of the 12th dwelling 33% occupation of the 24th dwelling</p>	n/a	n/a	n/a	n/a
2020/36798	Former Sycamore Lane Primary School, Sycamore Lane, Great Sankey, WA5 1LA		14.08.20	Under Construction	<p>Primary School Contribution - £261,219</p> <p>Secondary School Contribution - £210,223</p>	<p><u>Primary School Contribution - £261,219</u></p> <p>Primary places at Great Sankey Primary School Prior to occupation of the 13th unit and not to allow more than 30 units to be occupied until contribution has been paid</p> <p><u>Secondary School Contribution - £210,223</u></p> <p>Secondary places at Penketh High School Prior to occupation of the 13th unit and not to allow more than 30 units to be occupied until the contribution has been paid.</p>	n/a	n/a	n/a	31/11/31
Application Number	Address	Ward	Date 106 Signed	Current Site Activity	Education Contribution	Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date

2019/36241	Omega South Zone 4-7	Great Sankey North & Whittle Hall	24.12.20	Not yet started	Primary (approx.) £1,119,510.00 Secondary (approx.) £873,234.00	Primary (approx.) £1,119,510.00 Towards facilitating improvements to Barrow Hall Primary School Secondary (approx.) £873,234.00 Towards facilitating improvements to Great Sankey High School On the 318 th occupation	n/a	n/a	n/a	n/a
2019/35711	Land to the S. Centre Park and N. of the River Mersey Warrington		06/08/21	Commenced Oct 2022	Education - £300,000.00 To be applied to Sir Thomas Boteler Church of England school	Education £300,000.00 on or before occupation of the 256 th dwelling	n/a	n/a	n/a	n/a
2016/28492	Peel Hall		101/05/21	Not yet started	£3,492,000	Primary Education site – to reserve a site within the development for a primary school with services and access to prior commencement of the development. Secondary Capped contribution at £3,492,000 12.5 % - 100 th occupation, further 12% at 200 th , 300 th etc. occupations	n/a	n/a	n/a	n/a

Healthcare Contributions

Application Number	Address	Ward	Date 106 Signed	Current Site Activity	Health Contribution	Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
2015/26469	Zone 3 to 6, Omega South, Warrington	Great Sankey North & Whittle Hall	20.12.16	Under Construction	-	Premises 1,500 square metres located within a standalone building or part of a larger building or development on open market terms	-		-	-
2017/31816	Tanyard Farm, Rushgreen Road, Lymm	Lymm North & Thelwall	06.09.18	Under construction	£49,344.00	Towards the council's costs in providing improvements or enhancements to health facilities at either Brookfield Surgery (Whitbarrow road) or Lakeside Surgery 30% on the first occupation of the 1 st dwelling 40% on the occupation of the 20 th dwelling 30% on the occupation 45 th dwelling	54,587.75 (inc RPI against original figure and late payment interest)		£54,587.75 (Inc RPI and late payment interest)	15/06/26
2018/33778	Delta Crescent, Westbrook Crescent, Cromwell Avenue and Westbrook Way	Westbrook	08.04.19	Complete	£60,909.00	Healthcare - £60,909 towards the Councils costs in providing improvements and/or enhancements to health facilities at Westbrook Medical Centre 50% on or before the 1 st occupation of the 1 st dwelling 50% on or before the 1 st occupation of the 41 st dwelling	£30,930.02 +£32,124.11 (Inc RPI) = £63,054.13		£63,054.13 (Inc RPI)	19/08/30
2016/28807	Land at Pewterspear Green	Appleton	27.09.17	Complete	£138,780.00	Towards primary healthcare facilities Payable on occupation of 90 th dwelling	£138,780.00		£138,780.00	01/03/31
2017/31848	Land at Stretton Road, Appleton Thorn	Appleton	23.10.18	Complete	£57,054.00	Towards a new health care facility which will form part of the new neighbourhood centre at Appleton Cross or such other healthcare facility as shall be agreed between the owner and the council 50% on or before occupation of 35 th dwelling 50% on or before occupation of 65 th dwelling	£58,808.73 (Inc RPI)		£58,808.73 (Inc RPI)	10/05/31
2017/29929	Grappenhall Heyes	Appleton	18.01.18	Under construction	£771 (per dwelling) up to max £308,400.00	Towards the purchase and/or construction of a new healthcare facility within Appleton 50% prior to 1 st occupation 50% prior to 201 st occupation	£170,689.34 received		£170,689.34	7/11/2031
2017/29930	Appleton Cross	Appleton	18.01.18	Under construction	£771 (per dwelling) up to max £285,270.00	Towards the purchase and/or construction of a new healthcare facility within Appleton 50% prior to 1 st occupation 50% prior to 186 th occupation	£142,635		£142,635	3/12/2031

Healthcare Contributions

Application Number	Address	Ward	Date 106 Signed	Current Site Activity	Health Contribution	Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
2020/36579	Former Fox Wood School, Chatfield Drive, Birchwood, Warrington	Birchwood	14.08.20	Under construction	£53,199.00	Improvements at Birchwood Medical Centre Prior to occupation of the 23 rd unit and not to allow more than 23 units to be occupied	n/a	n/a	n/a	n/a
2020/36798	Former Sycamore Lane Primary School, Sycamore Lane, Great Sankey, WA5 1LA		14.08.20	Under construction	£70,932.00	Improvements at Great Sankey Medical Centre (Hood Manor) Prior to occupation of the 30 th unit and not to allow more than 30 units to be occupied until contribution has been paid	n/a	n/a	n/a	n/a
2019/36241	Omega South Zone 4-7	Great Sankey North & Whittle Hall	24.12.20	Not yet started	£231,300.00	Towards facilitating improvements to local health services in Warrington	n/a	n/a	n/a	n/a
2019/35711	Land to the S. Centre Park and N. of the River Mersey Warrington		06/08/21	Under Construction Oct 21	£100,000.00	Healthcare - £100,000.00 To be applied towards the provision of medical facilities at Wilderspool Causeway	n/a	n/a	n/a	n/a

Parks and Open Space Contributions

Application Number	Address	Ward	Date 106 Signed	Current Site Activity	POS Contribution	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
2012/20721	Total Fitness, Winwick Road, Warrington, WA2 8HQ	Bewsey and Whitecross	18/04/2013	-	£10,000.00 - Towards the costs of providing improvements to the A49 corridor within the vicinity of the site in accordance with Policy QE6 of the Warrington Local Plan Core Strategy and paragraph 61 NPPF.	£10,000.00	£441.00		28/03/2018
2013/22143	Land to the south of the M62, west of Junction 8, Omega South, Warrington, Cheshire (Bericotte Land)	Burtonwood & Winwick	26/04/2013		Ecological Measures Contribution The contribution is for the sum of £104,104.00 and is in accordance with Schedule 1 of the agreement dated the 29th August 2013. Expenditure of the contribution is set out under Schedule 2 of the signed agreement and clearly states that the Council will utilise such monies to create and maintain the ground nesting bird habitat on the Council's Gateworth site in accordance with the specifications set out in Schedule 4.	£104,104.00	£33850.52		19/01/2019
2012/20175	Land at Doeford Close, Culcheth, Warrington, WA3 4DL	Culcheth, Glazebury & Croft	22/03/2013	Site complete	Off site contribution for POS (£42,886.00) This is to be divided between: £18,576.00 – Upgrading of the existing children's play space (Culcheth Village Green) underway £24,310.00 – Sports facilities at the Culcheth Villages Shaw St Recreational Ground.next year	£42,886.00	£42,473.19		17/01/2022
2011/18949 (Renewal)	Land at Dawson House, Liverpool Road, Great Sankey	Great Sankey North & Whittle Hall	07/12/2010	Complete	NEAP contribution £63.03 per dwelling (£11,219.34) Actual receipt £8,824 Towards the provision of play and recreation facilities within a 5 mile radius of the land Open Space - £16,324 Towards the provision of POS (and maintenance) within a 5 mile radius of the land Mersey Forest - £40,000.00 To increase tree planting within the councils administrative area to be administered by the Mersey forest	£65,148.20	£56,324.00 (£40k – Mersey Forrest are to administer the works)		27/06/2023
2014/23290	Zone 7, Omega South, Land to the south of M62, near Junction 8, Burtonwood, Warrington, Cheshire	Great Sankey & Whittle Hall	21/10/2014	Under construction	Ecological Contribution - £300,000	£150,000.00	£150,000.00		17/12/2024
					Ecological Measures means the acquisition, development and conversion of land as grassland into habitat for ground nesting birds and farmlands The creation and long term management of the ground nesting and farmland bird habitat Such measures as considered necessary to preserve and protect any ground nesting and farmland birds whose environment has been disturbed by the development. Such other measured connected with the preservation of flora and fauna disrupted by the Development as shall be agreed in writing by the parties or their successors in title.	£150,000.00	£32,000.00 for 21/22 spend	£54,000.00	17/12/2024
2017/31816	Tanyard Farm, Rushgreen Road, Lymm	Lymm North & Thelwall	06/09/2018	Under construction	Playing pitch strategy - £15,232.00 Towards the councils costs in providing improvements or enhancements to the existing pitches/facilities at Lymm High School / Ridgeway Grundy Park and Mary Queen Field also mentioned in s106 First occupation of the 1st dwelling	£15778.83		£15778.83	09/12/25
2019/35964	Land at Richmond Recreation and Social Club	Latchford West	09/07/2020	Under construction	Bench contribution £9000 towards the provision of 6 benches located in the vicinity of site the need which arises directly from the development Bench contribution – prior to commencement	£9000.00		£9000.00	04/01/31
2017/31848	Land at Stretton Road, Appleton Thorn	Appleton	23/10/2018	Complete	Playing Pitch - £17,612.00 Towards the ongoing maintenance and improvement of capacity at New Lane Playing fields including sports pitch drainage car park improvements and other sports related infrastructure 50% on first occupation 50% on or before occupation 60 th dwelling	£18,138.19 (indexed)		£18,138.19	10/05/2031
2020/36797	Moss Brow Cottages		20.11.20	Complete	Towards additional habitat restoration at Risley Moss - £1500	£1500		£1500	No expiry date
2020/38264	Lingley Mere (Unilateral Undertaking)		09/04/21	Not yet started	Habitat - £12,600.00 Towards the native mixed woodland/scrub creation for the provision of habitat at the Gateworth Phase 1 site at Sankey Bridges	£12600.00		£12600.00	No expiry date
2013/22598	Land at Arpley Landfill Site	Penketh & Cuerdley / Bewsey & Whitecross			1) No more than 3 business days after the commencement date 3CWL shall service on the Council in writing the Commencement Notice 2) Moore Nature Reserve committee meets at least once a year until 31 October 2021 • Between 31 October 2020 and 31 October 2021 3CWL & Moore Nature Reserve will set up a Successor body to meet after 31 October 2021 (See schedule 2 para 2-5 if failure to meet this deadline)	-		-	See POS contribution column

Parks and Open Space Contributions

Application Number	Address	Ward	Date 106 Signed	Current Site Activity	POS Contribution	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
					<p>3) Within 10 weeks of the commencement date 3CWL shall submit to WBC in writing for approval a draft Moore Nature Reserve Management Plan – By 28th July 2015</p> <p>4) No later than 31 October 2018 3CWL shall submit to the Council in writing for approval a draft extended aftercare scheme (See schedule 2 para 2-8 if failure to meet this deadline)</p> <p>5) Not less than 12 months after the date of this deed 3CWL shall submit to the Council in writing approval of a draft permissive paths scheme – 15th May 2016. (See schedule 2, Para 2-8 if failure to meet this deadline),</p> <ul style="list-style-type: none"> • Para 9 for changes to the path at any time. • Para 10 for closure of the path on the 31 December every year <p>6) Within 3 months of the commencement date – 12th August 2015 3CWL shall submit to the council in writing the Arpley Community Liaison Group scheme. (See schedule 2, Para 2-6).</p>				
2007/10646	Walton Locks, Chester Road, Warrington	Bewsey & Whitecross	27/09/2007	Complete	Waters Meet Linear Park – Developer to implement the works in line with the Waters Meet Linear Park Specification defined in Schedule 7	-		-	
2007/10550	Bewsey Old Hall (UU)	Chapelford & Old Hall	29/09/2009	7 complete	<p>Completion of a ranger station (£30,000) (Before completion of the development)</p> <p>Ongoing monitoring of bat roost structures - payment of £2000 to be paid to the management company of the site. (Development completion)</p> <p>Before completion of the development</p>	n/a			n/a
2015/26469	Zones 3 to 6, Omega South, Warrington	Great Sankey North & Whittle Hall	20/12/2016	Under Construction	<p>The Developer, Management Company's and Owner's covenants:</p> <p>Not to occupy or permit the occupation of the 200th or final (whichever comes sooner) residential unit within phase 1 until LEAP 1 has been provided at the development.</p> <p>Not to occupy the occupation of the 500th Residential unit until LEAP 2 has been provided at the development.</p> <p>Not to occupy the occupation of the 800th Residential unit until LEAP 3 has been provided at the development.</p> <p>To Manage and maintain the LEAPs in perpetuity in accordance with the LEAP site plan</p>	n/a			n/a
2017/29930	Appleton Cross	Appleton	18/01/2018	Under construction	<p>Sport Pitches £218.18 per dwelling (£80,725 maximum) Towards works to improve capacity of facilities at New Lane, Appleton Thorn 50% prior to occupation of 1st dwelling 50% prior to occupation of 186th dwelling</p>	£40,362			10 years from date of payment
2017/29929	Grappenhall Heyes	Appleton	18/01/2018	Under construction	<p>Sport Pitches £218.20 per dwelling (£87,280 maximum) Towards works to improve capacity of facilities at New Lane, Appleton Thorn 50% prior to occupation of 1st dwelling 50% prior to occupation of 201st dwelling</p>	£48,306.63			10 years from date of payment
2018/33778	Delta Crescent, Westbrook Crescent, Cromwell Avenue and Westbrook Way	Westbrook	08/04/2019	Under construction	<p>Playing pitch and facilities - £18,685 towards the Councils costs in providing improvements or enhancements to the existing pitches/changing facilities at Mary Ann Meadows Recreation Ground.</p> <p>100% on or before the 1st occupation of the 41st dwelling</p>	£19,709 (indexed)			31/11/31
2020/36672	1 Green Street, Warrington	Bewsey & Whitecross	06/11/19	Not yet started	<p>Sport Facilities - £50,000</p> <p>Improvements or enhancements to the sports facilities at Hood Lane recreation ground, Great Sankey</p>	n/a	n/a	n/a	n/a
2020/36579	Former Fox Wood School, Chatfield Drive, Birchwood, Warrington	Birchwood	14/08/2020	Under construction	<p>Sports Contribution - £79,841.00</p> <p>£63,312.00 Built sports facilities and £16,529.00 Sports pitches in the vicinity of the development.</p>	£17,132 Sports Pitches £65,621 Built Sport (plus RPI)		£17,132 Sports Pitches £65,621 Built Sport (plus RPI)n/a	By 5 th Anniversary of date of receipt 15/07/2026
2020/36798	Former Sycamore Lane Primary School, Sycamore Lane, Great Sankey, WA5 1LA		14/08/2020	Under construction	<p>Sports Pitch Contribution - £75,378.00</p> <p>£47,878.00 to the Mary Anne Meadows playing fields, Bristow Close, Great Sankey – football pitch improvement programme in partnership</p>	Sports Pitch £78,127.90 (plus RPI)		Sports Pitch £78,127.90 (plus RPI)	Within 12 months of receipt 15/7/2022

Parks and Open Space Contributions

Application Number	Address	Ward	Date 106 Signed	Current Site Activity	POS Contribution	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
					with the Football Association to meet the needs of the development AND £27,500 to the enhancement and maintenance of the pitch at Chapelford Village primary school by the removal of the existing playing surface and kick about are to a depth of 50mm and build up with new topsoil surface to a depth of 150mm with seeding and drainage works to provide new 43m by 33m and 36m by 19m surfaces for school and community use. <u>Pool and Hall Contribution - £70,227</u> Towards improvements at Penketh Parish Council Pool and sports hall				
2019/36241	Omega South Zone 4-7	Great Sankey North & Whittle Hall	24/12/20	Under construction	Open Space (approx.) £292,011.00 Towards the provision of off-site playing pitches in the locality of the land. Contribution due on the occupation of the 318 th dwelling	n/a	n/a	n/a	n/a
2019/35711	Land to the S. Centre Park and N. of the River Mersey Warrington			Under construction	Open Space Setting out the delivery and phasing of POS within the site as well as its future management and maintenance to be undertaken by the developer or a private management company in perpetuity	n/a	n/a	n/a	n/a
2022/41189	Land at Plot 9000 Lingley Mere Business Park	Great Sankey North & Whittle Hall	15/08/2022	Under Construction	Habitat Contribution to be paid for off-site replacement of habitat £9,144 (Indexed from time to time until payment is due)	£9,144			
2016/28492	Peel Hall		10/05/2021	Not started	<u>Open space</u> Open Space Management Company No dwellings should be occupied prior to the submission of: <ul style="list-style-type: none"> - details of the identity and structure of the management company that will maintain any existing and proposed open space and SUDs; - Submitted proposed funding streams to be secured by the Management company to fund management and maintenance of open spaces and SUDS - Secured necessary arrangements with the approved Management Company to the Council's reasonable satisfaction that it can carry out the works and take responsibility existing, proposed Open Space and SUDs provided they remain outside of the Council's or a statutory bodies control. Management of Public Open Space (POS) No later than 10 working days after the completion of the POS to: <ul style="list-style-type: none"> - to the Council for a certificate to allow public use; - Submit a management plan; and - the Council is to provide a certificate if they are of the opinion that the works for the POS have been carried out in accordance with any Approved Details. The Council may reasonably direct remedial works if it requires to meet the Approved Standards - The above will not apply to replacement Sports Pitches and/or replacement Playing Fields, or that which is located on Council Land. The Council shall manage these from the owners transfer date and will allow public access as required. 	n/a	n/a	n/a	n/a

Transportation Contributions

Application Number	Address	Ward	Date 106 Signed	Current Site Activity (Triggers)	Transportation Contribution Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
2009/15420	Land/building south side of Farrell Street	Fairfield & Howley	28/09/2011	Complete	To apply the highways contribution solely towards the provision of improvements to the highways network in the vicinity of the site	£318,000.00	£242,588.53	£0	£159,00.00 12/05/2018 — £79,500.00 11/08/2018 — £39,750.00 08/08/2019 — £39,750.00 08/04/2020
2003/01449	Phases 1 & 2 Omega site	Burtonwood & Winwick	Various agreement	Under construction	Trigger 2A (Schedule 4) Contribution to measures on the Walking and Cycling Pedestrian Network — in accordance with WSP Drawing Ref: 0160/GA/01 Rev F	£300,000.00	£75,752.61	£0	30/06/2019
2003/01449	Phases 1 & 2 Omega site	Burtonwood & Winwick	Various agreement	Under construction	Trigger 2B (Schedule 4) Contribution to Traffic Calming/Measures for Burtonwood Village (Part)	£500,000.00			
2003/1461	Vulcan Works	St Helens	25/01/2007		£350,000.00 Improvement works to the junction of Alder Root Lane with Hollins Lane and also the A49 Newton Road between the junction of the A49 and Hollins Way and the junction of the A49 with the A5738 Golbourne Road within the Borough of Warrington shown for the purposes of illustration only on drawing number 1 annexed to this deed	£350,000.00		£350,000.00	01/07/2021
2011/18949	Land at Dawson House, Liverpool Road, Great Sankey	Great Sankey North & Whittle Hall	07/12/2010	Complete	Bus pass contribution £168 per dwelling (29,904) £35,000 to Warrington Borough Transport for an initial contribution for 2 bus stops. £98,000 Subsequent public transport contribution Within 45 days of the 1st occupation to pay to the Council the bus pass contribution. Within 45 days of the 1st occupation to pay the Council the initial Public Transport Contribution and thereafter within 45 working days of the date of first occupation and on the four subsequent anniversaries thereof to pay to WBT the subsequent public transport.	£162,904		£115,320.00	Bus pass contribution (£23,520.00) 14/06/2023 Warrington Borough Transport for an initial contribution (35,000.00) 14/06/2023 Subsequent public transport contribution received annually Total =£98,000 Overall Total £162,904

Transportation Contributions

Application Number	Address	Ward	Date 106 Signed	Current Site Activity (Triggers)	Transportation Contribution Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
2016/27313	Land bounded at Lingley Mere Business Park, Great Sankey, Warrington	Great Sankey North & Whittle Hall	07/10/2016	Under Construction	<p>Highways Works - £460,000 Before occupation of any dwellings on site To be used towards the following purposes:</p> <ul style="list-style-type: none"> - Provision of a controlled crossing on Lingley Green Avenue (to/from the Great Sankey Hub) - Provision of a controlled crossing on Omega Boulevard (to/from Barrow Hall Primary School) - Provision of a footway/cycleway along the frontage of the site on Lingley Green Avenue and Omega Boulevard - Provision of a dropped kerb at the Omega Boulevard/Lingley Green Avenue/Barrow Hall Lane roundabout junction; and - Improvements to junction 8 of the M62 <p>(Owner covenant – Not to build on the Highway widening land and in the event that the Council request it, to transfer the Highway Widening Land to the Council for £1 such as land to be used by the Council only for the purpose of future highway widening PROVIDED THAT this paragraph shall cease to apply if the Council have not requested such a transfer by the date that is 5 years from Commencement of Development.)</p>	£483,451.62	£0	£323,451.62	01/05/2024
2017/31816	Tanyard Farm, Rushgreen road, Lymm	Lymm North & Thelwall	06/09/2018	Under construction	TRO - £5000.000 Towards the councils costs in pursuing the need for TRO in respect of Rushgreen road in connection with the access arrangements to the development.	£5000.00	£5000.00		01/08/2024
2017/31394	Land at Winwick Street / John Street, Warrington, WA2 7UB	Bewsey & Whitecross	27/07/2018	Under construction	Costs in connection with the Town Centre Travel plan - £75,000.00	£75,000.00	£24,000.00	£51,000.00	01/02/2029
2018/33778	Land bounded by Delta Crescent, Westbrook Crescent, Cromwell Avenue and Westbrook Way	Westbrook	08/04/2019	Under construction	Cycleway – means the construction of the cycleway by the Council on the Cycleway land	£84,000.00		£0	09/07/2029
2017/31148	Land on Former Kwik Save (now Skate Academy) and adjacent car park, Academy Street, Warrington, WA1 2NP	Bewsey & Whitecross	20/11/2018	Under construction	Town Centre Travel Plan Contribution – £70,000.00 towards the Council's costs in connection with the Town Centre Travel Plan	£70,000.00		£35,000.00	30/07/30 03/09/30
2016/28807	Land at Pewterspear Green	Appleton	27/09/2017	Complete	<p>Bus Shelters - £10,000</p> <p>Sustainable Transport (Bus Sevice) - £110,000</p> <p>Payable on occupation of 90th dwelling</p>	£120,000.00		£120,000.00	01/03/31

Transportation Contributions

Application Number	Address	Ward	Date 106 Signed	Current Site Activity (Triggers)	Transportation Contribution Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
2017/31848	Land at Stretton Road, Appleton Thorn	Appleton	23.10.18	Complete	<p>Sustainable Transport - £48,500.00 To enhance bus service number 8 or such other replacement bus service(s) from time to time as shall be determined by the Council.</p> <p>Bus shelter and Associated Works - £10,000.00 Towards the provision of two bus shelters and associated hard standing on Stretton Road adjacent to the Site shown dotted red on plan 4 or such other location on Stretton Road to be agreed with the owner</p> <p>50% on or before occupation of 35th dwelling</p> <p>50% on or before occupation of 65th dwelling</p>	<p>£49,991.65</p> <p>£10,307.56</p>		<p>£49,991.65</p> <p>£10,307.56</p>	10/05/31
2019/35280	Unit 4 Appleton Thorn	Grappenhall	14.02.2001	Not yet started	<p>Sustainable Transport - £57,333</p> <p>To be used towards supporting a local bus route and cycle and pedestrian improvements to and from the site</p>	£59079.28		£59079.28	13/06/31
2016/29425	Land at and to the north of, Alban Retail Park, Winwick Road, Warrington, WA2 8TW	Bewsey & Whitecross	18/10/2017	Not yet Started	Travel Plan contribution towards the funding of the Travel Choices Team - £25,000.00	£25,000.00		£25,000.00	n/a (5 years and 2 months from the date of first occupation)
2010/17091	Eagle Ottawa Warrington Ltd, Thelwall Lane, Warrington, Wa4 1nq	Latchford East	25/05/2011	Complete	£35,000.00 Towards highways works – Traffic Regulation Order	£35,000.00		£34,623.44	No date specified
2017/29929	Grappenhall Heyes	Appleton	18/01/2018	Under Construction	<p>Bus Service - £242,500 to enhance No. 8 service – Prior to 1st occupation of dwelling</p> <p>Bus Stop - £10,000 for two bus stops on Witherwin Ave – Prior to 1st occupation of dwelling</p> <p>Pedestrian Crossing - £70,000 towards signalised pedestrian crossing on Witherwin Ave – Prior to 100th occupation of dwelling</p> <p>Signage - £1,084 towards provision of new signs for Grappenhall Heyes Walled Garden parking – Prior to 1st occupation of dwelling</p>	<p>£271,143.12 (indexed) received for Bus Services</p> <p>£1,212.04 (indexed) received for site directional signage</p> <p>£11,181.16 (indexed) received for Bus Stop signage</p> <p>Total = £283,536.32</p>			10 years from receipt
2017/29930	Appleton Cross	Appleton	18/01/2018	Under Construction	<p>Bus Stop - £10,000 towards provision of two stops adjacent to local centre – Prior to 1st occupation of local centre</p> <p>Signs - £4,769 towards additional road safety / speed control signage on Lumb Brook Road – Prior to 1st occupation of dwelling</p> <p>Vehicle Activated Signs - £12,257 towards provision of 3 permanent vehicle activated signs to reinforce 30mph speed limit – Prior to 1st occupation of dwelling</p>	<p>£4,769 received for safety and speed control signs</p> <p>£12,257 received for Vehicle Activated signs</p>		n/a	10 years from receipt n/a
2020/37595	Barley Castle Trading Estate Appleton	Appleton	14/06/2016 Payment received Jan 2022	Under Construction	£70,000 for the provision and improvement of pedestrian, bus and cycle improvements in Barley Lane and within the vicinity of the Development	£73,780plus indexing			

Transportation Contributions

Application Number	Address	Ward	Date 106 Signed	Current Site Activity (Triggers)	Transportation Contribution Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
	Omega West St Helens		17/05/2021	Under construction	To pay the Highways contribution prior to commencement on site - £900,000 (plus indexing) for diversion /enhancement of the B52" service and other suitable bus service - To pay £100,000 index linked for the co-ordination of Travel Planning for the development and alignment with the existing Omega Travel Plan.	£979,900 - Highway contribution with indexing £103,100 Travel Plan with indexing			31/1/2032
2019/40716	Land at Sarah Parker Redmond House (AKA Mersey Bank House)	Bewsey and whitecross	06/06/2022		£65,500 Town Centre Travel Plan contribution	£65,500 (June 2022)			None Specified
2007/10646	Walton Locks, Chester Road, Warrington	Bewsey & Whitecross	27/09/2007	Complete	£602,097.00 towards the cost of improving highways within the vicinity of the site	n/a		n/a	n/a
2007/11662	Forest Way Business Park, Forest Way	Great Sankey South	30/04/2008	Not yet started	£450,000.00 To pay the highways contribution to the council: £150,000 on the commencement date £150,000 on first occupation £150,000 on completion of the final unit Spending should be complete within 5 years of the date on which the council received the contribution.	n/a		n/a	n/a
2012/19459	Building 109, Birchwood Dalton Ave, Birchwood Park, Warrington	Birchwood	20/03/2009	Not yet started	£100,000.00 – Towards the purposes of highway and sustainable transport improvements within a 1 mile radius.	n/a		n/a	n/a
2012/19826	Plot 4, Barleycastle Trading Estate, Lyncastle Road, Appleton, Warrington, WA4 4SN	Grappenhall	13/11/2014	Site cleared	19,301 to be paid within 2 months of commencement 19,300 to be paid within 4 months of the commencement date 19,300 to be paid within 6 months of the commencement date	n/a		n/a	n/a
2016/28521	Land at Lymm Rugby Club	Lymm South	02/07/2018	Not yet started	TRO - £3,900.00 - Production of TRO plan - Consultation with existing residents and ward members - Drafting and advertisement of all relevant legal documents; and - Production of works instruction plan, - Instructing contractors to undertake the works required by the TRO Prior to first use of the AGP to pay to the Council the TRO contribution	n/a		n/a	n/a
2019/35549	Broomfields, Bridge Lane, Appleton	Appleton	21/09/2020	Under Construction	Car park management strategy The owner shall not permit occupation until the Car Park Management Strategy at the development is agreed. The owner shall thereafter use reasonable endeavours to implement the Car Parking Management Strategy Prior to occupation	n/a		n/a	n/a
2019/36241	Omega South Zone 4-7	Great Sankey North & Whittle Hall	24/12/20	Under construction	Public Transport (approx.) £600,000.00 Towards the provision of public transport. 317 th occupation	n/a		n/a	n/a

Transportation Contributions

Application Number	Address	Ward	Date 106 Signed	Current Site Activity (Triggers)	Transportation Contribution Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
2019/35711	Land to the S. Centre Park and N. of the River Mersey Warrington		06/08/21	Under construction	Public Transport Contribution - £300,000.00 To be applied towards the provision of a bus service through the site in accordance with the payment trigger as specified in Part 4 of the First schedule on or before occupation of the first dwelling	n/a		n/a	n/a
2022/37959	Land south of Stanley Street and North of Wilson Pattern Street		03/02/2022	Not yet started	Travel Plan Contribution – to be calculated on pro rata basis of £207 per Dwelling. Prior to first occupation Viability review, the owner (or any person or agent acting on its behalf) if he considers that a Viability Review is necessary shall submit the review to the Council for approval)	n/a		N/A	
2016/28492	Peel Hall		10 May2021	Not Yet Started	A49 works - £50,000- prior to 300 th dwelling occupation A50 works - £90,000 - prior to 300 th dwelling occupation Bus Infrastructure £50,000 – within 10 days of the occupation of the development. Bus Service contribution No 20 – £117,000 prior to the occupation of the 180 th Poplars Avenue dwelling. Thereafter to pay £117,000 annually for the next 4 years' anniversaries; less any income accrued from the extension of the service route to serve the development. Bus service contribution No 25 - £106,000 prior to the occupation of the 180 th Mill Lane dwelling. Thereafter to pay £106,000 annually for the next 4 years' anniversaries; less any income accrued from the extension of the service route to serve the development	n/a		n/a	
2022/41087	Land at Holy Trinity, Vicarage, Palmyra Square North		24/08/2022		£4,671 Town centre Travel Plan	n/a			n/a