

Infrastructure Funding Statement - 2022/23

February 2024



Contents

| | |
|---|----|
| Contents..... | 1 |
| 1. Introduction | 2 |
| 2. Section 106 Collection and Expenditure 2022/23 | 3 |
| 3. Planned Expenditure 2023/24 | 15 |
| 4. Conclusion..... | 16 |

Appendices

Appendix A: Schedule of S106 Agreements (position as at June 2023)

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 Community Infrastructure Levy (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 Council does not currently operate a CIL, although the introduction of CIL is being considered following the adoption of the new Local Plan. This document therefore deals with S106 income only.
- 1.4 This statement sets out progress on the collection and expenditure of S106 monies over the financial year 2022/23. Section 3 briefly considers planned S106 expenditure over the next reporting period 2023/24.
- 1.5 A summary of key figures is set out below.

Figure 1: Headline Figures from 2022/23

Headline Figures from IFS 2022/23

- S106 Agreements signed over this period amount to a total of over **£134k** in contributions (It should be noted that on-site affordable housing and other in-kind benefits are also secured through S106 agreements).
- Over **£2.3m** was received in S106 receipts.
- Over **£3m** of S106 monies was spent over the period.
- The biggest areas of spending were in the service areas of **Education – over £2m** and **Parks and Open Spaces – approximately £214k**.
- The closing balance of S106 monies at the end of the period is approximately **£10.5m** – this is the monies received by the Council, the vast majority of which is allocated or reserved for projects, but not yet spent.

2. Section 106 Collection and Expenditure 2022/23

The Council adopted its new Local Plan (2021/22 to 2038/39) in December 2023 ('Local Plan 2023'), however much of the collection and expenditure over the period 2022/23 has been secured under the provisions of the previous Local Plan Core Strategy (2014). This dealt 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

Within the new Local Plan, a number of policies will be relevant to the collection and expenditure of S106 monies over the next monitoring period:

- INF1 Sustainable Travel and Transport
- INF3 Utilities, Telecommunications and Broadband
- INF4 Community Facilities
- INF5 Delivering Infrastructure
- DC3 Green Infrastructure
- DC4 Ecological Network
- DC5 Open Space, Sport and Recreation Provision
- DC6 Quality of Place
- ENV2 Flood Risk and Water Management
- ENV7 Renewable and Low Carbon Energy Development
- ENV8 Environmental and Amenity Protection
- M1 Local Plan Monitoring and Review

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.

It should be noted that the Planning Obligations SPD is currently being updated and is being consulted upon at the time of writing. The updated document seeks to uplift costs in line with build costs, deals with new areas requiring Section 106 contributions as a result of requirements within the new Local Plan and includes some new sections to reflect new national requirements. As with the recently adopted Local Plan, the provisions of the updated Planning Obligations SPD will be relevant to the collection and expenditure of S106 monies over the next monitoring period.

2.1 Section 106 Agreements Signed

A full list of planning applications with S106 Agreements which were signed in the period 2022/23 are provided in Table 1 below. The S106 Agreements signed over this period amount to a total of **£134,655.00** in contributions and also on-site affordable housing.

Table 1: Section 106 Agreements Signed in 2022/23

| App No | Address | Development Description | Date Signed | S106 Value | Purpose |
|------------|--|---|-------------|------------|--|
| 2020/38271 | Land on the South side of Chapel Road, Penketh, Warrington | Construction of up to 14 residential dwellings | 14/04/2023 | £500 | Affordable Housing - 20% Affordable Housing Monitoring fee - £500 |
| 2022/41205 | Land at 10 Colorado Close | Single storey rear extension and associated works to ground floor inc garage conversion | 20/04/2022 | £0 | Unilateral Undertaking, concerning restriction on the planning permission |
| 2019/40716 | Land at Sarah Parker Redmond House (AKA Mersey Bank House) | Change of use from Use Class E (Commercial Business and Service) to Use Class F (Education) | 06/06/2022 | £65,840.00 | Transportation - £65,500 Town Centre Travel Plan contribution Monitoring fee - £340 |

| | | | | | |
|------------|--|--|------------|------------|--|
| 2021/39378 | The Sportsman's Arms, 181 Warrington Road, Penketh | Erection of 16 affordable homes following demolition of existing public house | 09/06/2022 | £1020 | Affordable Housing - To construct a 100% Affordable Housing Units on the site that shall not sold other than affordable housing Monitoring Fee - £1020 Other Promote Local Employment opportunities (via Warrington & Co) for local people in construction To submit the open space management plan to the Council for approval and to maintain the open space in line with the plan. |
| 2021/39602 | Land at Chapel House Farm, Fowley Common Lane | Planning permission for a barn conversion | 16/06/2022 | £0 | Unilateral Undertaking, concerning restriction on the planning permission |
| 2020/37681 | Land at 224 Wilderspool Causeway, Warrington, WA4 6QF | Demolition of existing buildings on the site and erection of a storey building comprising 29 residential units | 06/07/2022 | £820 | Affordable Housing - 29 units Monitoring fee - £820 |
| 2022/41189 | Land at Plot 9000 Lingley Mere Business Park | Redevelopment of the site for storage and distribution and general industrial with ancillary offices and car parking | 15/08/2022 | £9,484 | Parks and Open Space - £9,144 towards off site habitat replacement Monitoring Fee - £340 |
| 2022/41087 | Land at Holy Trinity, Vicarage, 6 Palmyra Square North | Demolition of the existing building and erection of 23 Affordable Apartments. | 24/08/2022 | £5,751 | Affordable Housing - 23 Affordable Apartments Transportation - £4,671 towards Town Centre Travel Plan Monitoring fee - £1080 |
| 2022/41357 | Land at 860 Europa Boulevard, Westbrook, Warrington, WA5 7TY | Demolition of the existing buildings and erection of a food store (use Class E) and associated works | 11/10/2022 | £50,340.00 | Transportation - Highways contribution £50,000 towards improvement of existing pedestrian and cycle infrastructure between Cromwell Avenue and Goldcliffe Close Monitoring Fee £340 |
| 2020/36397 | Land at Kenyon Lane Nurseries | Erection of 2 detached dwellings following removal of existing buildings, clearance, re-instatement of residual land to meadow and grassland and the creation of an ecological improvement area. | 19/10/2022 | £340 | Prior to first occupation of the Development, to nominate a person, party or company that shall be responsible for ongoing maintenance of the Meadow /Ecological Improvement Area in accordance with the approved planning permission. Not to use the Meadow/Ecological Improvement Area for any residential purposes of any kind at any time for the lifetime of the Development. Monitoring Fee - £340 |
| 2021/39462 | Land at Mill Lane, Houghton Green, | Construction of 27 residential dwellings, open | 16/01/2023 | £560 | Affordable Housing - 8 units Monitoring fee - £560 |

| | | | | | |
|----------------------------|------------------------|---|--|--|--|
| | Warrington, WA2 0SU | amenity space and associated development | | | |
| Total : £134,655.00 | | | | | |

In relation to non-monetary contributions, a total of 79 affordable units have been committed in S106 agreements signed in 22/23.

2.2 Section 106 financial contributions received

In 2022/23 over **£2.3 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 2022/23

| App No | Address | Development Description | Date Signed | Money Received | Purpose |
|------------|--------------------------------------|---|-------------|----------------|--|
| 2016/27313 | Lingley Mere (Res) | Development of 275 residential units with associated landscaping, open space and infrastructure | 07/10/2016 | £666,407.30 | Primary Education - £349,987.75 Towards the delivery of a new primary school (Barrow Hall Lane Primary) Secondary Education - £316,419.55 Towards the costs of providing additional capacity at St Gregorys High School and/or Great Sankey High School |
| 2017/31148 | Academy Way | Development of 144 unit residential block | 20/11/2018 | £35,000.00 | Transportation - £35,000 Town Centre Travel Plan |
| 2011/18949 | Dawson House | Residential development with access including demolition of all existing buildings. | 24/04/2012 | £498,940.00 | Affordable Housing - £498,940.00 |
| 2017/31102 | Barsbank Lymm | Residential development with access | 11/01/2018 | £88,122.21 | Affordable Housing - £88,122.21 |
| 2019/40716 | Sarah Parker Redmond Parker House | Change of use from Use Class E (Commercial Business and Service) to Use Class F (Education) | 06/06/2022 | £65,840.00 | Transportation - £65,500 Travel Plan Monitoring Fee - £340 |

| | | | | | |
|------------|--|--|------------|-------------|--|
| 2022/41189 | Land at Plot 9000 Lingley Mere Business Park | Redevelopment of the site for storage and distribution and general industrial with ancillary offices and car parking | 15/08/2022 | £9,484.00 | Parks and Open Space - £9,144 Habitat restoration Monitoring Fee - £340 |
| 2017/29929 | Grappenhall Heys | Proposed residential development comprising up to 400 dwellings, including means of access, recreational open space and related infrastructure. | 18/01/2018 | £86,231.88 | Transportation - £86,231.88 Highways/Pedestrian crossing |
| 2020/36798 | Former Sycamore Lane Primary School | Construction of 92 dwellings for private rent and private affordable rent (47 x 2 storey houses and 45 apartments), car parking, landscaping and associated works | 14/08/2020 | £721,001.91 | Health Contribution - £83,483.55 Improvements at Great Sankey Medical Centre (Hood Manor) Primary School Contribution - £307,442.20 Primary places at Great Sankey Primary School Secondary School Contribution - £247,422.36 Secondary places at Penketh High School Pool and Hall Contribution - £82,653.80 Towards improvements at Penketh Parish Council Pool and sports hall |
| 2020/36579 | Former Foxwood school | Proposed construction of 69 dwellings for private rent and private affordable rent (32, two storey houses and 37 apartments in two blocks), car parking, landscaping and associated works. | 14/08/2020 | £62,068.52 | Healthcare - Towards Improvements at Birchwood Medical Centre |
| 2019/35711 | Land to the S. Centre Park and N. of the River Mersey Warrington | 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 | 6/08/2021 | £103,051.44 | Public Transport Contribution - £100,000.00 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 Monitoring Fee - £3,051.44 |
| 2011/18949 | Land at Dawson House, Liverpool Road, Great Sankey | Residential development with access including demolition of all existing buildings. | 24/04/2012 | £19,600.00 | Transportation - £19,600.00 Final payment to pay towards the bus pass contribution. |

| | | | | | |
|--------------|------------------------|-----------------------|------------|----------------------|---|
| 2005/06963 | Former Carrington Wire | Mixed use development | 29/10/2012 | £12,475.00 | To be used for Affordable Housing within the vicinity of the site. For the sale of 39 Greenings Court (Affordable property) |
| Total | | | | £2,368,222.26 | |

The total figure for receipts in 2022/23 is notably lower than that received in the previous financial period (2021/22) as demonstrated in Table 3 and also in Figure 2. These trends are linked to the timing of development and associated S106 payments made over the monitoring period – in the period 2021/22 receipts were higher than normal due to significant contributions from development at Omega West and Grappenhall Heys. 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.

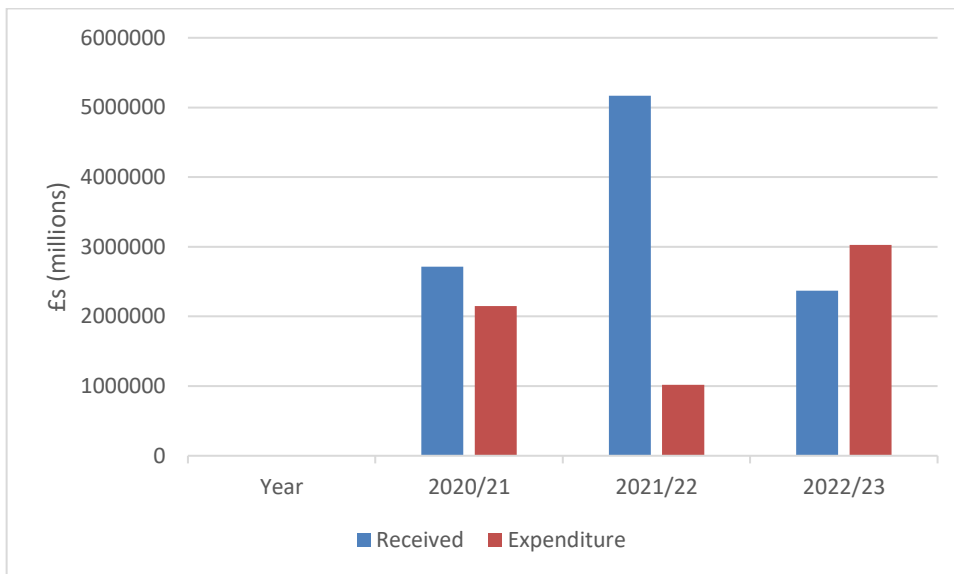
2.3 Section 106 spending

Expenditure during the financial period 2022/23 has been fairly high at just over £3m – this is higher than the expenditure in the two preceding financial periods (2020/21 and 2021/22) and reflects the larger receipt figure in 2021/22. 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.

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

| | Received | Expenditure |
|----------------|-----------------|--------------------|
| Year | £ | £ |
| 2020/21 | 2,715,373 | 2,148,758 |
| 2021/22 | 5,168,166 | 1,020,272 |
| 2022/23 | 2,368,222 | 3,028,912 |

Figure 2: Bar Chart to show S106 Income vs Expenditure Since 2020



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

Figure 3: Summary of expenditure by service area 2022/23

Summary of main spending in 2022/23:

- **£3,329** on affordable housing provision.
- **£57,028** on built leisure and sports facilities.
- **£2,695,150** on education provision.
- **£59,264** on transportation.
- **£214,141** on parks and open spaces.

Expenditure towards education and parks and open spaces have been most significant, with education being particularly notable making up 89% of spend during the period 2022/23.

For the period 2022/23, spending on affordable housing is notably lower than expenditure in other areas. Spending on affordable housing is generally expected to be lower as it is normally provided in-kind on site.

Notably there was no spending on healthcare in the period 2022/23, nor in the previous financial 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 Affordable Housing

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. This policy requirement has been carried forward within the recently adopted Local Plan 2023 in Policy DEV2.

In accordance with the above policy requirements, during 2022/23 a total of 510 homes were delivered on site, including, but not limited to:

- 70 affordable units at Appleton Cross
- 144 affordable units at Academy Way
- 45 affordable units at Broomfields, Bridge Lane; and
- 41 affordable units at the Richmond Recreation and Social Club 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 2022/23, almost £2.7m 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 Bridgewater High School (approx. £800,000)

- Provision of provision at Pewterspear Primary School (approx. £670,000)
- Expansion of provision at Grappenhall Heys Primary School (approx. £980,000)

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 expenditure on healthcare from Section 106 funding in the period 2022/23.

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. Expenditure on open space provision is usually fairly limited as 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 2022/23, over £214,000 of S106 monies was spent on the provision of parks and open spaces. Section 106 spend during this period has included:

- Parks and open space provision at Omega (Bericote Land) (approx. £22,000)
- Ecological contribution regarding development at Omega South (Zone 7) (approx. £150,000)

2.3.5 Built Leisure Facilities

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 2022/23 over £57,000 of S106 monies was spent on built leisure facilities, the majority of which (approx. £56,000) was utilised for improvements at Broomfields Sports Hall.

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 2022/23, over £59,000 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 related to the implementation of agreed Travel Plans for development at Omega and Academy Way.

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 2022/23 is £10,586,051. It should be noted that this balance is not unusual and reflects a realistic period between the Council securing funding as part of development proposals and the implementation of specific infrastructure projects.

This balance can be broken down by service area as shown below. Table 4 also shows the proportion of the current balance per service area which has already been assigned to a specific project. This means that the service area responsible for delivering the S106 funded project has started, or will shortly start, delivering the project.

It is important to note that the vast majority of the remainder of the balance has also been reserved for specific projects but this has not yet been drawn down for spending. This can be due to a number of reasons regarding the timing of implementation of infrastructure projects and/or the progress of the development itself. For example, a project might require contributions from more than one development site before it can commence. The Council may have received a contribution from one of the sites, but development may not have started on the other sites and therefore the full amount of contributions required for the project will not have been received.

In negotiating S106 agreements, a date is usually included for each contribution by which the money must be spent, with longer periods secured for more complex projects. It should be noted that the Council closely monitors the implementation of projects funded by S106

contributions and has not had to pay any money back in the period since the previous Local Plan was adopted in 2014.

For the small amount of 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.

Table 4: Current S106 balances by service area

| Service Area | Current Balance | Assigned to Project |
|-------------------------------------|------------------------|----------------------------|
| Affordable Housing | £2,807,530 | £1,684,899 |
| Built Leisure and Sports Facilities | £705,829 | £6,485 |
| Education | £2,056,614 | £1,082,764 |
| Healthcare | £1,025,442 | £12,296 |
| Highways | £3,578,084 | £680,609 |
| Parks & Open Spaces | £412,552 | £81,424 |
| Total | £10,586,051 | £3,548,476 |

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

Specific projects vary 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 other 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. For

example, recent 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 contributions towards the provision of a controlled crossing on Lingley Green Avenue and another on Omega Boulevard, amongst other improvements. Again all currently secured contributions and details of their implementation are included at Appendix A.

2.5 Monitoring Fees Received in 2022/23

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 2022/23 are detailed in Table 5 below. A total of £3,731.44 was received in this financial year.

Table 5: Monitoring Fees received in 2022/23

| Application Number | Address | Date 106 Signed | Triggers / Instalment | Amount received to date |
|--------------------|--|-----------------|-------------------------------|-------------------------|
| 2019/40716 | Sarah Parker Redmond Parker House | 06/06/2022 | Monitoring Fee - £340 | £340 |
| 2022/41189 | Land at Plot 9000 Lingley Mere Business Park | 15/08/2022 | Monitoring Fee - £340 | £340 |
| 2019/35711 | Land to the S. Centre Park and N. of the River Mersey Warrington | 6/08/2021 | Monitoring Fee - £3,051.44 | £3,051.44 |
| | | | Total | £3,731.44 |

3. Planned Expenditure 2023/24

This section of the statement sets out how S106 income will be spent and prioritised over the next reporting period 2023/24 and beyond, as required by planning practice guidance and the CIL regulations.

S106 funding must be secured having regard to the tests set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended) and they 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 2023/24 and beyond are captured in the Schedule of S106 Agreements (updated to the position as at June 2023) included at Appendix A.

As detailed in section 2.4 and Table 4 above, over £3.5 million of Section 106 receipts (of the current balance figures reported) have been assigned to specific projects and can therefore be assumed for imminent expenditure. The Council will continue to monitor and report on this position, liaising with the relevant service areas.

Much of the Council's planned spending is focused on improvement works to directly mitigate the impact of development. The following schemes are examples of those whereby money has been allocated for a specific project and the relevant service has now initiated this project:

- Provision of off-site affordable housing schemes (various contributions)
- Contribution to be used towards secondary education places at Culcheth High School (£48,500)
- Contribution towards improvement of facilities at Lymm High School (£186,000)
- Contribution towards improvement of facilities at Penketh High School (£400,000)
- Contribution towards maintenance of open space at Omega Zone 7 (£22,000)
- Highway improvements and enhanced public transport provision including increased bus services and new bus stops (various contributions).

The wider funding context is considered in detail within the Council's [Infrastructure Delivery Plan - September 2021 \(warrington.gov.uk\)](#).

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 and the emerging update to the Planning Obligations SPD.

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 June 2023)

AFFORDABLE HOUSING

| Application Number | Address | Ward | Date 106 Signed | Current Site Activity | Number of Affordable | Contribution description | Amount received to date | Prior Years Expenditure | Contribution Assigned to project | Contribution reserved in relation to Planning obligation | Expenditure Date |
|--------------------|---|-----------------------------------|-----------------|-----------------------|----------------------|--|-------------------------|-------------------------|----------------------------------|--|---|
| 2016/27453 | Land between Cedarfield Road and Farmers Arms, Lymm, Warrington | Lymm North & Thelwall | 02/08/2016 | Complete | £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 | £0.00 | 15/05/2023 |
| 2016/27809 | The Rhinewood Country House Hotel, Glazebrook Lane | Rixton & Woolston | 21/02/2017 | Complete | £405,000.00 | 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) | £405,000.00 | £170,667.00 | £234,333.00 | £0.00 | 04/09/2023 |
| 2011/18949 | Land at Dawson House, Liverpool Road, Great Sankey | Great Sankey North & Whittle Hall | 07/12/2010 | Complete | £1,995,760 | To use towards the provision of affordable housing within the Councils administrative area | £1,995,760.00 | £651,503.17 | £1,126,294.00 | £217,962.83 | £498,940.00 17/09/22 18/08/24 31/11/25 26/04/26 |
| 2017/31426 | 365 Warrington Road, Culcheth, Warrington | Culcheth, Glazebury & Croft | 24/01/2018 | Complete | £300,762.00 | Off site Affordable Housing Contribution £300,762.00 towards the provision of off-site affordable housing within the borough | £300,762.00 | | £300,762 | £0.00 | 27/05/2024 |
| 2013/22322 | Gemini 16, Land to the South of Westbrook Crescent, Warrington (Willowvale) | Westbrook | 22/12/2014 | Complete | £1,275,000.00 | £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 | £691,462.57 | | £583,537.43 | 22/07/2025 |
| 2013/22491 | Former M & S Discount Store, Warrington Road, Glazebury | Culcheth, Glazebury & Croft | 04/06/2014 | Complete | £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 | £96,230.63 | | £10,633.39 | 22/02/2026 |
| 2015/26442 | Willowpool Nurseries and Garden Centre, Burford Lane, Lymm | Lymm South | | Complete | £70,530.00 | | £76,095.87 | | | £76,095.87 | 01/01/2029 |
| 2016/28534 | Oakdene nursing home, Twiss Green Lane, Culcheth and Glazebury, warrington, WA3 4DJ | Culcheth, Glazebury & Croft | 22/12/2016 | Complete | £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 | 23/05/2031 |
| 2017/31102 | Barsbank Lane, Lymm | Lymm North & Thelwall | 11/01/2018 | Complete | £78,792.00 | On or before 1st occupation of any dwelling | £88,122.21 | | | £88,122.21 | 05/06/2032 |
| 2016/28535 | Land at 42 Culcheth Hall Drive | Culcheth, Glazebury & Croft | 11/09/2017 | Complete | £120,304.00 | | £120,304.00 | | | £120,304.00 | n/a |

| | | | | | | | | | | | |
|------------|---|-----------------------------------|-------------------------|--------------------|--|---|-----|--|--|-----|-----|
| 2016/28807 | Land bounded by Pewterspear Green Road, Ashford Drive, Stretton, Warrington | Appleton | 11/10/2018 | Complete | 52 complete | 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 |
| 2019/36241 | Omega South Zone 4-7 | Great Sankey North & Whittle Hall | 24/12/2020 | Under Construction | Not less than 25% | | n/a | | | n/a | n/a |
| 2020/37849 | Land at 248 - 250 Manchester Road | | 11/06/2021 | Under Construction | Affordable Housing - 30 dwellings | Affordable Housing - 30 dwellings | n/a | | | n/a | n/a |
| 2019/35711 | Land to the S. Centre Park and N. of the River Mersey Warrington | | 06/08/2021 | Under Construction | | 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 |
| 2007/10238 | Land at Navigation Street, Howley, Warrington | Fairfield & Howley | 06/09/2007 & 26/08/2009 | Not yet Started | £390,440.00 | (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 |
| 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 | n/a | | | n/a | n/a |
| 2016/28492 | Peel Hall | | 10/05/2021 | Not yet started | 30% on each phase | Approval of reserved matters plan with affordable indicated in the phase | 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 |
| 2020/38419 | 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 | | | n/a | n/a |
| 2020/37959 | Land south of Stanley Street and North of Wilson Pattern Street | | 03/02/2022 | 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 |
| 2021/39378 | The sportsman Arms 181 Warrington Road, Penketh | | 09/06/2022 | Not yet started | 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 | | | n/a | n/a |
| 2020/37681 | Land at 224 Wilderspool Causeway, Warrington, WA4 6QF | | 06/07/2022 | Not yet started | 29 units | | n/a | | | n/a | n/a |
| 2021/39462 | Land at Mill Lane, Houghton Green, Warrington, WA2 0SU | | 16/01/2023 | Not yet started | 8 dwellings | 4 x 2 bedroom affordable housing units for Affordable rent 4 x 2 bedroom affordable units for shared ownership | n/a | | | n/a | n/a |
| 2022/42052 | Land at New House Farm, Hatton Lane, Hatton | | 09/06/2023 | Not yet started | 8 Affordable Housing Units, 4 Affordable Rent and 4 Intermediate Units | | n/a | | | n/a | n/a |

| | | | | | | | | | | | |
|------------|--|--|------------|------------------------|---|--|-----|--|--|-----|-----|
| 2021/39385 | Glazebury public house, 207 Warrington road, Warrington, WA3 5LL | | 14/06/2023 | Not yet started | 20% Affordable Housing Units, consisting of 50% Affordable Rent and 50% Intermediate Units | | n/a | | | n/a | n/a |
| 2019/35516 | Land at Causeway Distillery, Loushers Lane, WARRINGTON | | 19/04/2023 | Not yet started | Up to 42 dwellings comprised of Affordable sale and Social rented | | n/a | | | n/a | n/a |

BUILT LEISURE

| Application Number | Address | Ward | Date 106 Signed | Current Site Activity | Total BS Contribution expected | Contribution description | Amount received to date | Prior Years Expenditure | Contribution Assigned to project | Contribution reserved in relation to Planning obligation | Expenditure Date |
|--------------------|---|-----------------------------------|-----------------|-----------------------|--------------------------------|--|-------------------------|-------------------------|----------------------------------|--|----------------------------|
| 2017/31848 | Land at Stretton Road, Appleton Thorn | Appleton | 23/10/2018 | Site complete | £61,892.00 | Towards the cost of improving the facilities at Broomfields Leisure Centre | £63,512.72 | £57,028.12 | | £6,484.60 | 27/07/2030 |
| 2016/28807 | Pewterspear Green | Appleton | 27/09/2017 | Site complete | £140,510.00 | Towards the costs of enhancing built sports facilities at Broomfields Leisure Centre to mitigate the impact of the proposed development | £140,510.00 | | | £140,510.00 | 01/03/2031 |
| 2020/36579 | Former Fox Wood School, Chatfield Drive, Birchwood, Warrington | Birchwood | 14/08/2020 | Site complete | £63,312.00 | £63,312.00 Built sports facilities | £65,621.79 | | | £65,621.79 | 29/07/2026 |
| 2020/36798 | Former Sycamore Lane Primary School, Sycamore Lane, Great Sankey, WA5 1LA | | 14/08/2020 | Site complete | £70,227.00 | Pool and Hall Contribution - £70,227 Towards improvements at Penketh Parish Council Pool and sports hall | £82,653.80 | | | £82,653.80 | |
| 2019/36241 | Omega South Zone 4-7 | Great Sankey North & Whittle Hall | 24/12/2020 | Under Construction | £237,732.00 | Towards the provision of off site sports facilities in the locality of the land. | £81,158.23 | | | £81,158.23 | n/a |
| 2017/29930 | Appleton Cross | Appleton | 18/01/2018 | Under construction | £288,995.00 | Towards works to improve capacity of facilities at Broomfields Leisure Centre - £781.07 per dwelling (£288,995.00 max) | £349,149.93 | | | £349,149.93 | 01 /11/2031 01 /05/2033 |
| 2017/29929 | Grappenhall Heyes | Appleton | 18/01/2018 | Under construction | £312,246.00 | Towards works to improve capacity of facilities at Broomfields Leisure Centre £780.62 per dwelling (£312,246 maximum) | £172,819.09 | | | £172,819.09 | 07/11/2031 |
| 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. | £0.00 | | | £0.00 | n/a |
| 2019/35516 | Land at Causeway Distillery, Loushers Lane, WARRINGTON | | 19/04/2023 | Not Started | £108,186.00 | £108,186.00 towards built sport facilities at Victoria park | £0.00 | | | £0.00 | |

EDUCATION

| Application Number | Address | Ward | Date 106 Signed | Current Site Activity | Education Contribution expected total (both primary and secondary combined) | Contribution Description Triggers / Instalment | Amount received to date | Prior Years Expenditure | Contribution Assigned to project | Contribution reserved in relation to Planning obligation | Expenditure Date |
|--------------------|---|-----------------------------------|-----------------|-----------------------|---|---|-------------------------|-------------------------|----------------------------------|--|------------------|
| 2017/31426 | 365 Warrington Road | Culcheth, Croft & Glazebury | 24/01/2018 | Site 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 | £48,513.00 | | £48,513 | £0.00 | 27/05/2024 |
| 2016/27313 | Land bounded at Lingley Mere Business Park, | Great Sankey North & Whittle Hall | 07/10/2016 | Site complete | £1,925,419.00 | Primary Education - £1,011,203 Towards the delivery of a new primary school (Barrow Hall Lane Primary) in the vicinity of the site | £1,091,625.52 | £741,637.77 | | £349,987.75 | 27/06/2025 |
| 2016/27313 | Land bounded at Lingley Mere Business Park, | Great Sankey North & Whittle Hall | 07/10/2016 | Site complete | £914,216.00 | Secondary Education - £914,216 Towards the costs of providing additional capacity at St Gregor's High School and/or Great Sankey High School | £986,921.77 | £670,505.22 | | £316,416.55 | 21/12/2026 |
| 2017/31816 | Tanyard Farm, Rushgreen Road, Lymm | Lymm North & Thelwall | 06/09/2018 | Site complete | £177,881.00 | Towards the councils costs in providing improvements or enhancements to the education facilities at Lymm High School, Oughtrington Lane | £186,392.60 | | £186,393 | £0.00 | 10/12/2030 |
| 2018/33778 | Land bounded by Delta Crescent, Westbrook Crescent, Cromwell Avenue and Westbrook Way | Westbrook | 08/04/2019 | Site complete | £226,394 | Secondary Education - £226,394 towards the councils cost in providing improvements and/or enhancements to the education facilities at Penketh High School, Heath Road, WA5 2BY | £238,805.61 | | £238,805.61 | £0.00 | n/a |
| 2020/36798 | Former Sycamore Lane Primary School, Sycamore Lane, Great Sankey, WA5 1LA | | 14/08/2020 | Site complete | £471,442.00 | Primary School Contribution - £261,219 Primary places at Great Sankey Primary School | £307,442.20 | | | £307,442.20 | 31/11/2031 |
| 2020/36798 | Former Sycamore Lane Primary School, Sycamore Lane, Great Sankey, WA5 1LA | | 14/08/2020 | Site complete | | <u>Secondary School Contribution - £210,223</u> Secondary places at Penketh High School | £247,422.36 | | £247,422.36 | £0.00 | 31/11/2031 |
| 2017/29929 | Grappenhall Heyes | Appleton | 18/01/2018 | Under construction | £2,656,992.00 | Primary Education – Max - £1,492,680.00 Secondary Education – Max - £1,164,312.00 Primary Pupil Places Required (Pupils expected to be resident less places expected to be available) x cost | £550,215.70 | £550,215.70 | | £0.00 | 07/11/2031 |
| 2017/29929 | Grappenhall Heyes | Appleton | 18/01/2018 | Under construction | | Secondary Education – Max - £1,164,312.00 Secondary Pupil Places Required (Pupils expected to be resident less places expected to be available) x cost | £429,176.21 | £429,176.21 | | £0.00 | 07/11/2031 |
| 2017/29930 | Appleton Cross | Appleton | 18/01/2018 | Under construction | £2,457,717.00 | Primary Education - Max £1,380,729.00 Primary Pupil Places Required (Pupils expected to be resident less places expected to be available) x cost | £1,110,977.04 | £459,784.50 | | £0.00 | 29/10/2031 |
| 2017/29930 | Appleton Cross | Appleton | 18/01/2018 | Under construction | | Secondary Education Max £1,076,988 Secondary Pupil Places Required (Pupils expected to be resident less places expected to be available) x cost | £866,577.74 | £358,638.20 | £219,123 | £0.00 | 29/10/2031 |
| 2019/36241 | Omega South Zone 4-7 | Great Sankey North & Whittle Hall | 24/12/2020 | Under construction | £1,992,744.00 | Primary (approx.) £1,119,510.00 Towards facilitating improvements to Barrow Hall Primary School | £382,183.46 | | | £382,183.46 | n/a |
| 2019/36241 | Omega South Zone 4-7 | Great Sankey North & Whittle Hall | 24/12/2020 | Under construction | | Secondary (approx.) £873,234.00 Towards facilitating improvements to Great Sankey High School | £298,108.61 | | | £298,108.61 | |
| 2019/35711 | Land to the S. Centre Park and N. of the River Mersey Warrington | | 06/08/2021 | Under construction | £300,000.00 | Education To be applied to Sir Thomas Boteler Church of England school | n/a | | n/a | n/a | n/a |
| 2019/34685 | Station Goods Yard, Green Lane, Poulton-With-Fearnhead, Warrington, WA1 4JR | Poulton North | 21/11/2019 | Not yet started | £116,361.00 | 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 | n/a | | n/a | n/a | n/a |

| | | | | | | | | | | | |
|------------|---|--|------------|------------------------|------------|--|-----|--|-----|-----|-----|
| 2016/28492 | Peel Hall | | 10/05/2021 | 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. | n/a | | n/a | n/a | n/a |
| 2016/28492 | Peel Hall | | 10/05/2021 | Not yet started | | Secondary Capped contribution at £3,492,000 | | | | | |
| 2019/35516 | Land at Causeway Distillery, Loushers Lane, WARRINGTON | | 19/04/2023 | Not yet started | £371,933 | £371,933.00 towards the expansion of Bridgewater High School | n/a | | n/a | n/a | n/a |

HEALTH

| Application Number | Address | Ward | Date 106 Signed | Current Site Activity | Health Contribution | Contribution description | Amount received to date | Prior Years Expenditure | Contribution Assigned to project | Contribution reserved in relation to Planning obligation | Expenditure Date |
|--------------------|---|-----------------------------------|-----------------|-----------------------|---------------------|--|-------------------------|-------------------------|----------------------------------|--|------------------|
| 2017/31816 | Tanyard Farm, Rushgreen Road, Lymm | Lymm North & Thelwall | 06/09/2018 | Site complete | £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 | 54,587.75 | | | £54,587.75 | 15/06/2026 |
| 2019/35711 | Land to the S. Centre Park and N. of the River Mersey Warrington | | 06/08/2021 | Under Construction | £100,000.00 | Healthcare - £100,000.00 To be applied towards the provision of medical facilities at Wilderspool Causeway | £100,000.00 | | | £100,000.00 | 08/08/2026 |
| 2020/36579 | Former Fox Wood School, Chatfield Drive, Birchwood, Warrington | Birchwood | 14/08/2020 | Site complete | £53,199.00 | Improvements at Birchwood Medical Centre | £62,068.52 | | | £62,068.52 | 09/11/2027 |
| 2020/36798 | Former Sycamore Lane Primary School, Sycamore Lane, Great Sankey, WA5 1LA | | 14/08/2020 | Site complete | £70,932.00 | Improvements at Great Sankey Medical Centre (Hood Manor) | £83,483.55 | | | £83,483.55 | 09/11/2027 |
| 2019/36241 | Omega South Zone 4-7 | Great Sankey North & Whittle Hall | 24/12/2020 | Under Construction | £231,300.00 | Towards facilitating improvements to local health services in Warrington | £78,962.05 | | | £78,962.05 | 01/07/2028 |
| 2018/33778 | Delta Crescent, Westbrook Crescent, Cromwell Avenue and Westbrook Way | Westbrook | 08/04/2019 | Site complete | £60,909.00 | Healthcare - £60,909 towards the Councils costs in providing improvements and/or enhancements to health facilities at Westbrook Medical Centre | £63,054.13 | | | £63,054.13 | 19/08/2030 |
| 2016/28807 | Land at Pewterspear Green | Appleton | 27/09/2017 | Site complete | £138,780.00 | Towards primary healthcare facilities | £138,780.00 | | | £138,780.00 | 01/03/2031 |
| 2017/31848 | Land at Stretton Road, Appleton Thorn | Appleton | 23/10/2018 | Site 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 | £58,808.73 | | | £58,808.73 | 10/05/2031 |
| 2017/29930 | Appleton Cross | Appleton | 18/01/2018 | Under construction | £285,270.00 | Towards the purchase and/or construction of a new healthcare facility within Appleton £771 (per dwelling) up to max £285,270.00 | £344,649.58 | | | £344,649.58 | 03/12/2031 |
| 2017/29929 | Grappenhall Heyes | Appleton | 18/01/2018 | Under construction | £308,400.00 | Towards the purchase and/or construction of a new healthcare facility within Appleton £771 (per dwelling) up to max £308,400.00 | £170,689.34 | | | £170,689.34 | 07/11/2031 |
| 2015/26469 | Zone 3 to 6, Omega South, Warrington | Great Sankey North & Whittle Hall | 20/12/2016 | Under Construction | - | Premises 1,500 square metres located within a standalone building or part of a larger building or development on open market terms | - | | | | - |
| 2019/35516 | Land at Causeway Distillery, Loushers Lane, WARRINGTON | | 19/04/2023 | Not Started | £107,940.00 | £107,940.00 towards facilitating improvements to Wilderspool Medical Centre | n/a | | n/a | | |

PARKS AND OPEN SPACE

| Application Number | Address | Ward | Date 106 Signed | Current Site Activity | Total Contribution expected | POS Contribution | Amount received to date | Prior Years Expenditure | Contribution Assigned to project | Contribution reserved in relation to Planning obligation | Expenditure Date |
|----------------------|--|-----------------------------------|-----------------|-----------------------|-----------------------------|--|-------------------------|-------------------------|----------------------------------|--|----------------------------|
| 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 | £18,576.00 | £1,516.11 | £17,059.89 | £0.00 | 17/01/2022 |
| 2012/20175 | Land at Doeford Close, Culcheth, Warrington, WA3 4DL | Culcheth, Glazebury & Croft | 22/03/2013 | | | £24,310.00 – Sports facilities at the Culcheth Villages Shaw St Recreational Ground.next year | £24,310.00 | £717.00 | £23,593.00 | £0.00 | 17/01/2022 |
| 2020/36798 | Former Sycamore Lane Primary School, Sycamore Lane, Great Sankey, WA5 1LA | | 14/08/2020 | site complete | | Sports Pitch Contribution - £75,378.00. £78,127.90 RPI. £47,878.00 to the Mary Anne Meadows playing fields, Bristow Close, Great Sankey – football pitch improvement programme in partnership 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. | £78,127.90 | | | £78,127.90 | 13/07/2022 |
| 2011/18949 (Renewal) | Land at Dawson House, Liverpool Road, Great Sankey | Great Sankey North & Whittle Hall | 07/12/2010 | Site complete | | Open Space - £16,324 Towards the provision of POS (and maintenance) within a 5 mile radius of the land | £16,324.00 | | £16,324.00 | £0.00 | 27/06/2023 |
| 2011/18949 (Renewal) | Land at Dawson House, Liverpool Road, Great Sankey | Great Sankey North & Whittle Hall | 07/12/2010 | Site complete | | Mersey Forest - £40,000.00 To increase tree planting within the councils administrative area to be administered by the Mersey forest | £40,000.00 | | | £40,000.00 | 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 | | | Maintenance | £150,000.00 | £128,000.00 | £22,000.00 | £0.00 | 17/12/2024 |
| 2017/31816 | Tanyard Farm, Rushgreen Road, Lymm | Lymm North & Thelwall | 06/09/2018 | Site complete | | 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 | £15,778.83 | | | £15,778.83 | 09/12/2025 |
| 2020/36579 | Former Fox Wood School, Chatfield Drive, Birchwood, Warrington | Birchwood | 14/08/2020 | site complete | | £16,529.00 Sports pitches in the vicinity of the development. £17,132 indexed. | £17,132.00 | | | £17,132.00 | 29/07/2026 |
| 2019/36241 | Omega South Zone 4-7 | Great Sankey North & Whittle Hall | 24/12/2020 | Under Construction | 80,789.71 | Open Space Towards the provision of off-site playing pitches in the locality of the land. | £99,687.98 | | | £99,687.98 | 01/07/2028 |
| 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 | £18,138.19 | | | £18,138.19 | 10/05/2031 |
| 2017/29930 | Appleton Cross | Appleton | 18/01/2018 | Under construction | | Sport Pitches £218.18 per dwelling (£80,725 maximum) Towards works to improve capacity of facilities at New Lane, Appleton Thorn | £97,528.08 | | | £97,528.08 | 01 /11/2031 01 /05/2033 |

| | | | | | | | | | | | |
|------------|---|--|------------|--------------------|--|--|------------|--|------|------------|-----------------------------|
| 2018/33778 | Delta Crescent, Westbrook Crescent, Cromwell Avenue and Westbrook Way | Westbrook | 08/04/2019 | site complete | | 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. £19,709.36 indexed. | £19,709.36 | | | £19,709.36 | 31/11/2031 |
| 2022/41189 | Land at Plot 9000 Lingley Mere Business Park Warrington | | 15/08/2022 | Under Construction | | Habitat Contribution to be paid for off-site replacement of habitat | £9,144.00 | | | £9,144.00 | 30/08/3032 |
| 2020/36797 | Moss Brow Cottages | | 20/11/2020 | Not yet started | | Towards additional habitat restoration at Risley Moss - £1500 | £1,500 | | 1500 | £0.00 | No expiry date |
| 2020/38264 | Lingley Mere | | 09/04/2021 | Site complete | | 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 | £12,600.00 | | | £12,600.00 | No expiry date |
| 2017/29929 | Grappenhall Heyes | Appleton | 18/01/2018 | Under Construction | | Sport Pitches £218.20 per dwelling (£87,280 maximum) Towards works to improve capacity of facilities at New Lane, Appleton Thorn | £48,306.63 | | | £48,306.63 | 07/11/2031 |
| 2013/22598 | Land at Arpley Landfill Site | Penketh & Cuerdley / Bewsey & Whitecross | | | | <p>1) No more than 3 business days after the commencement date 3CWL shall service on the Council in writing the Commencement Notice</p> <p>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)</p> <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), • Para 9 for changes to the path at any time. • Para 10 for closure of the path on the 31 December every year</p> <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> | - | | | - | See POS contribution column |
| 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 | | Completion of a ranger station (£30,000) (Before completion of the development) | | | | | |

| | | | | | | | | | | | |
|------------|--|-----------------------------------|------------|---------------------------|--|---|--|--|--|--|--|
| 2007/10550 | Bewsey Old Hall (UU) | Chapel Ford & Old Hall | 29/09/2009 | | | Ongoing monitoring of bat roost structures - payment of £2000 to be paid to the management company of the site. (Development completion) | | | | | |
| 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> | | | | | |
| 2016/28492 | Peel Hall | | 10/05/2021 | Not started | | <p>Open Space Management Company</p> <p>No dwellings should be occupied prior to the submission of:</p> <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. | | | | | |
| 2016/28492 | Peel Hall | | 10/05/2021 | Not started | | <p>Management of Public Open Space (POS)</p> <p>No later than 10 working days after the completion of the POS to:</p> <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. | | | | | |
| 2019/35711 | Land to the S. Centre Park and N. of the River Mersey Warrington | | 06/08/2021 | Under Construction | | <p>Open Space</p> <p>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</p> | | | | | |

| | | | | | | | | | | | |
|------------|---|---------------------|------------|------------------------|--|--|--|--|--|--|--|
| 2019/35516 | Land at Causeway Distillery, Loushers Lane, WARRINGTON | | 19/04/2023 | Not started | | £132,885.00 towards the provision and or enhancement of off-site playing pitches at Loushers Lane Rec ground | | | | | |
| 2019/35516 | Land at Causeway Distillery, Loushers Lane, WARRINGTON | | 19/04/2023 | Not started | | £84,000.00 towards the planting of trees and works for the provision of habitat and for the ongoing management and maintenance of both for a period of 25 years at Paddington Meadows | | | | | |
| 2020/36672 | 1 Green Street, Warrington | Bewsey & Whitecross | 06/11/2019 | Not yet started | | Sport Facilities - £50,000 Improvements or enhancements to the sports facilities at Hood Lane recreation ground, Great Sankey | | | | | |

TRANSPORTATION

| Application Number | Address | Ward | Date 106 Signed | Current Site Activity (Triggers) | Total Contribution expected | Transportation Contribution Triggers / Instalment | Amount received to date | Prior Years Expenditure | Contribution Assigned to project | Contribution reserved in relation to Planning obligation | 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 | £318,035.00 | £87,415.47 | £230,619.53 | £0.00 | £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 | £230,176.13 | £69,823.87 | £0.00 | 30/06/2019 |
| 2003/1461 | Vulcan Works | St Helens | 25/01/2007 | | | 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 | | | £350,000.00 | 01/07/2021 |
| 2011/18949 | Land at Dawson House, Liverpool Road, Great Sankey | Great Sankey North & Whittle Hall | 07/12/2010 | Site complete | | Bus pass contribution £168 per dwelling (29,904) | £23,520 | £2,000 | | £21,520.00 | Bus pass contribution (£23,520.00) 14/06/2023 |
| 2011/18949 | Land at Dawson House, Liverpool Road, Great Sankey | Great Sankey North & Whittle Hall | 07/12/2010 | Site complete | | £35,000 to Warrington Borough Transport for an initial contribution for 2 bus stops. | £35,000 | | | £35,000.00 | Warrington Borough Transport for an initial contribution -£35,000.00 14/06/2023 |
| 2011/18949 | Land at Dawson House, Liverpool Road, Great Sankey | Great Sankey North & Whittle Hall | 07/12/2010 | Site complete | | £98,000 Subsequent public transport contribution | £98,000 | | | £98,000.00 | Subsequent public transport contribution received annually Total =£98,000 |
| 2016/27313 | Land bounded at Lingley Mere Business Park, Great Sankey, Warrington | Great Sankey North & Whittle Hall | 07/10/2016 | Site complete | | Highways Works - £460,000 To be used towards the following purposes: 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 (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.) | £483,451.62 | £160,000.00 | £0 | £323,451.62 | 01/05/2024 |
| 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 | | | £75,000.00 | 01/02/2029 |
| 2017/31148 | Land on Former Kwik Save (now Skate Academy) and adjacent car park, Academy Street, Warrington, WA1 2NP | Bewsey & Whitecross | 20/11/2018 | Site complete | | Town Centre Travel Plan Contribution – £70,000.00 towards the Council's costs in connection with the Town Centre Travel Plan | £70,000.00 | £37,500.00 | | £32,500.00 | 30/07/2030 03/09/2030 |
| 2016/28807 | Land at Pewterspear Green | Appleton | 27/09/2017 | Site complete | | Bus Shelters - £10,000 Sustainable Transport (Bus Services) - £110,000 | £120,000.00 | | | £120,000.00 | 01/03/2031 |

| | | | | | | | | | | | |
|------------|---|-----------------------------------|------------|--------------------|--|---|-------------|---------|----------|-------------|--|
| 2017/31848 | Land at Stretton Road, Appleton Thorn | Appleton | 23/10/2018 | Site complete | | 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. | £49,991.65 | | | £49,991.65 | 27/07/2030 10/05/2031 |
| 2017/31848 | Land at Stretton Road, Appleton Thorn | Appleton | 23/10/2018 | Site complete | | 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 | £10,307.56 | | | £10,307.56 | 27/07/2030 10/05/2031 |
| 2019/35280 | Unit 4 Appleton Thorn | Grappenhall | 14/02/2001 | Not yet started | | Sustainable Transport - £57,333 To be used towards supporting a local bus route and cycle and pedestrian improvements to and from the site | £59,079.28 | | | £59,079.28 | 13/06/2031 |
| 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 | (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 | | Towards highways works – Traffic Regulation Order | £35,000.00 | £376.56 | 34623.44 | £0.00 | No date specified |
| 2017/29929 | Grappenhall Heyes | Appleton | 18/01/2018 | Under Construction | | Bus Service - £242,500 to enhance No. 8 service – Prior to 1 st occupation of dwelling | £271,143.12 | | | £271,143.12 | 07/11/2031 |
| 2017/29929 | Grappenhall Heyes | Appleton | 18/01/2018 | Under Construction | | Bus Stop - £10,000 for two bus stops on Witherwin Ave | £11,181.16 | | | £11,181.16 | 07/11/2031 |
| 2017/29929 | Grappenhall Heyes | Appleton | 18/01/2018 | Under Construction | | Pedestrian Crossing - £70,000 towards signalised pedestrian crossing on Witherwin Ave | £86,231.88 | | | £86,231.88 | 09/11/2032 |
| 2017/29929 | Grappenhall Heyes | Appleton | 18/01/2018 | Under Construction | | Signage - £1,084 towards provision of new signs for Grappenhall Heyes Walled Garden parking | £1,212.04 | | | £1,212.04 | 07/11/2031 |
| 2017/29930 | Appleton Cross | Appleton | 18/01/2018 | Under Construction | | Bus Stop - £10,000 towards provision of two stops adjacent to local centre – Prior to 1 st occupation of local centre | | | | £0.00 | |
| 2017/29930 | Appleton Cross | Appleton | 18/01/2018 | Under Construction | | Signs - £4,769 towards additional road safety / speed control signage on Lumb Brook Road – Prior to 1 st occupation of dwelling | £5,368.56 | | | £5,368.56 | 29/10/2031 |
| 2017/29930 | Appleton Cross | Appleton | 18/01/2018 | Under Construction | | Vehicle Activated Signs - £12,257 towards provision of 3 permanent vehicle activated signs to reinforce 30mph speed limit – Prior to 1 st occupation of dwelling | £13,798.01 | | | £13,798.01 | 29/10/2031 |
| 2020/37595 | Barley Castle Trading Estate Appleton | Appleton | 14/06/2016 | 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 | £73,780.00 | | | £73,780.00 | No date specified |
| | 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 | £979,900.00 | | | £979,900.00 | 31/01/2032 |
| | Omega West St Helens | | 17/05/2021 | Under construction | | - To pay £100,000 index linked for the co-ordination of Travel Planning for the development and alignment with the existing Omega Travel Plan. | £103,100.00 | | | £103,100.00 | 31/01/2032 |
| 2019/40716 | Land at Sarah Parker Redmond House (AKA Mersey Bank House) | Bewsey and whitecross | 06/06/2022 | Not yet started | | £65,500 Town Centre Travel Plan contribution | £65,500 | £7,500 | | £58,000.00 | No date specified |
| 2022/41357 | 860 Europa Boulevard, Westbrook, Warrington, WA5 7TY | | 11/10/2022 | Not yet started | | Highway Infrastructure - £50,000 | £50,000 | | £50,000 | £0.00 | 22/03/2033 |
| 2019/35711 | Land to the S. Centre Park and N. of the River Mersey Warrington | | 06/08/2021 | 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 | £103,051.44 | | | £103,051.44 | 01/11/2027 |
| 2019/36241 | Omega South Zone 4-7 | Great Sankey North & Whittle Hall | 24/12/2020 | Under construction | | Public Transport (approx.) £600,000.00 Towards the provision of public transport. | £148,070.41 | | | £148,070.41 | 01/07/2028 |
| 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 | | | | | |
| 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. | | | | | |

| | | | | | | | | | | | |
|------------|--|-------------|------------|-----------------|--|---|--|--|--|--|--|
| 2012/19826 | Plot 4, Barleycastle Trading Estate, Lyncastle Road, Appleton, Warrington, WA4 4SN | Grappenhall | 13/11/2014 | Site cleared | | | | | | | |
| 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 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 | | | | | |
| 2019/35549 | Broomfields, Bridge Lane, Appleton | Appleton | 21/09/2020 | Site complete | | 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 | | | | | |
| 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. 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) | | | | | |
| 2016/28492 | Peel Hall | | 10/05/2021 | Not Yet Started | | A49 works - £50,000 | | | | | |
| 2016/28492 | Peel Hall | | 10/05/2021 | Not Yet Started | | A50 works - £90,000 | | | | | |
| 2016/28492 | Peel Hall | | 10/05/2021 | Not Yet Started | | Bus Infrastructure £50,000 | | | | | |
| 2016/28492 | Peel Hall | | 10/05/2021 | Not Yet Started | | Bus Service contribution No 20 – £117,000 | | | | | |
| 2016/28492 | Peel Hall | | 10/05/2021 | Not Yet Started | | Bus service contribution No 25 - £106,000 | | | | | |
| 2022/42052 | Land at New House Farm, Hatton Lane, Hatton, Warrington, WA4 4DA | | 09/06/2023 | Not yet started | | Bus Contribution £26,000 towards the enhancement of bus services number 8,8a and 9b or such other replacement bus services | | | | | |