

Infrastructure Funding Statement - 2019/20

December 2020



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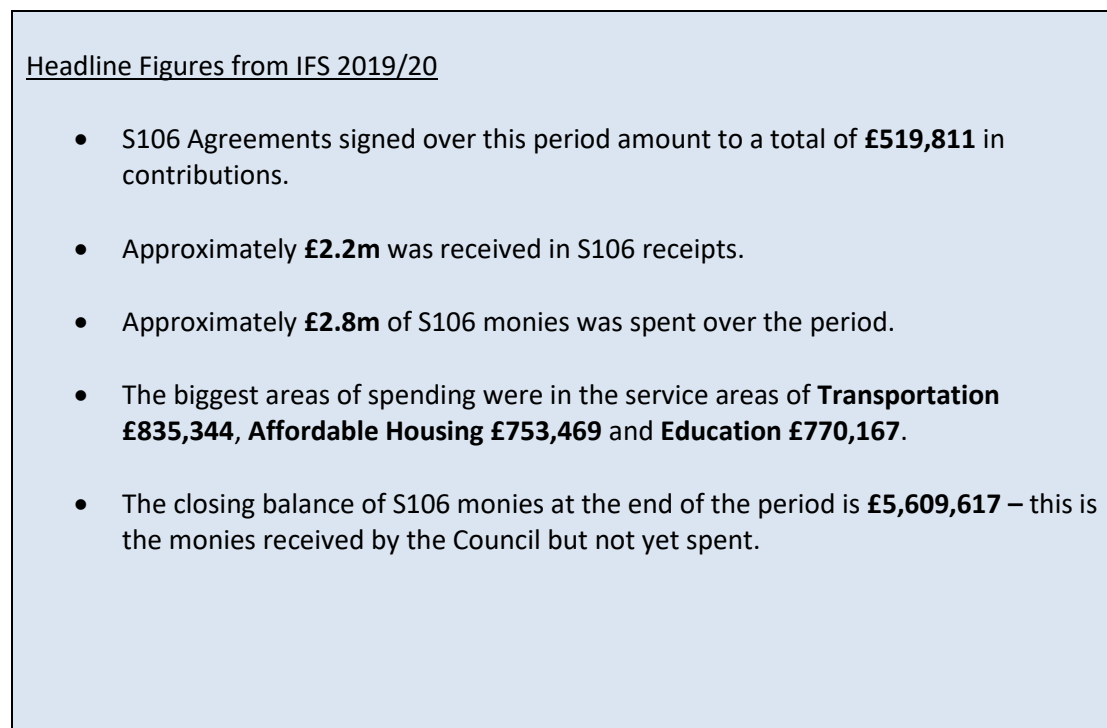
Appendices

Appendix A: Schedule of S106 Agreements (position as at 30th September 2020)

1. Introduction

- 1.1 Local Authorities are now 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 last financial year 2019/20. Section 3 briefly considers planned S106 expenditure over the next reporting period 2020/21.
- 1.5 A summary of key figures is set out below.

Figure 1: Headline Figures from 2019/20



2. Section 106 Collection and Expenditure 2019/20

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 2019/20 are provided in Table 1 below. The S106 Agreements signed over this period amount to a total of **£519,811** in contributions.

Table 1: Section 106 Agreements Signed in 2019/20

App	Address	Development Description	Date Signed	S106 Value	Purpose
2018/3 3195	Christmas House, 17 Broseley Lane, Culcheth, WA3 4HP	Extension to an existing converted garage annexe	03/04/2019	£0	<p><u>Unilateral Undertaking</u></p> <p>Remove permitted development rights on property without the grant of further specific permission from the council.</p>
2018/3 3778	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 (Resubmission of 2018/32808)	08/04/2019	£461,558.00	<p><u>Affordable Housing</u></p> <p>24 Affordable housing (50:50 - affordable rent : Shared ownership)</p> <p>6 x 1 bed affordable rent housing</p> <p>6 x 2 bed affordable rent housing</p> <p>6 x 2 bed shared ownership</p> <p>6 x 3 bed shared ownership</p> <p><u>Bewsey and Dallam Hub Project</u></p> <p>£71,570.00 towards the council's costs in providing facilities as part of the Bewsey and Dallam Hub to include a swimming pool and/or community rooms</p> <p><u>Cycleway</u></p> <p>£84,000.00 towards the Cycleway works</p> <p><u>Education</u></p> <p>£226,394.00 towards the council's cost in providing improvements and/or enhancements to the education facilities at Penketh High School, Heath Road, WA5 2BY</p> <p><u>Healthcare</u></p> <p>£60,909.00 towards the Council's costs in providing improvements and/or enhancements to health facilities at Westbrook Medical Centre.</p> <p><u>Playing pitch and facilities</u></p> <p>£18,685.00 towards the Council's costs in providing improvements or enhancements to the existing pitches/changing facilities at Mary Ann Meadows Recreation Ground.</p>
2018/3 3359	Four Acres, Stockport Road, Grappenhall I &	Proposed demolition of existing storage, stables and domestic buildings and erection of a dwelling, with a	14/06/2019	£0	To permanently remove the residential caravan from the property by the earlier of one month from the Practical Completion of the Dwelling or one

	Theilwall, Warrington, WA4 2TB	change of use of part of the site from storage to equestrian and a change of use of part of the site from storage to residential			<p>week from first occupation of the dwelling 'the relevant date'</p> <p>Not to occupy the dwelling beyond the period of one week of first occupation unless and until the residential caravan has been permanently removed from the property.</p> <p>Notwithstanding the certificate of lawfulness dated 20 April 1988 from the relevant date the owners covenant not to use any part of the property for siting of a caravan or mobile home without first obtaining the express written consent of the council.</p>
2019/3	Land at Delph Farm	Proposed conversion to form 17 dwellings; erection of 2 dwellings; demolition of various modern buildings; provision of parking and landscaping; movement of boundary wall at site access and provision of pedestrian footway in existing highway verge.	27/11/2019	£500	<p>Affordable Housing</p> <p>6 Dwellings to be provided as Affordable Housing in the ratio of 50:50 (affordable rent housing dwellings: discount for sale dwellings)</p> <p>Monitoring fee</p> <p>£500</p>
2019/3	Unit 4 Appleton Thorn	Full Planning (Major) - 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	£57,753.00	<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> <p>Monitoring contribution - £420</p>
					Total - £519,811.00

In relation to non-monetary contributions during the period 2019/20, signed S106 Agreements include the commitment to deliver of a total of 30 affordable units.

2.2 Section 106 financial contributions received

In 2019/20 just over **£2 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 2019/20

App	Address	Development Description	Date Signed	Money Received	Purpose
2017/31 426	365 Warrington Road, Culcheth, Warrington	Proposed demolition of existing buildings and erection of 15 dwellings with associated parking, access, amenity space and landscaping.	24.01.2018	£174,637.50	<p>Affordable Housing – £150,381.00</p> <p>First instalment to be used towards the provision of off-site affordable housing within the borough</p> <p>Education - £24,256.50</p> <p>First instalment to be used towards secondary education school places at Culcheth High School</p>
2016/27 313	Lingley Mere	Application for Outline Planning Permission With Some Matters Reserved for proposed demolition of all existing on site buildings and structures and redevelopment to provide up to 275 Class C3 residential units, together with associated landscaping, open space and supporting infrastructure, including the creation of a new vehicular access road into Lingley Mere Business Park. All matters reserved for future approval except access.	07.10.16	£404,481.00	<p>Primary Education - £404,481.00</p> <p>First Instalment towards the delivery of a new primary school (Barrow Hall Lane Primary) in the vicinity of the site</p>
2016/27 313	Lingley Mere	Application for Outline Planning Permission With Some Matters Reserved for proposed demolition of all existing on site buildings and structures and redevelopment to provide up to 275 Class C3 residential units, together with associated landscaping, open space and supporting infrastructure, including the creation of a new vehicular access road into Lingley Mere Business Park. All matters reserved for future approval except access.	07.10.16	£365,686.00	<p>Secondary Education - £365,686.00</p> <p>First Instalment towards the costs of providing additional capacity at St Gregor's High School and/or Great Sankey High School</p>
2018/33 778	Delta Crescent Warrington	Proposed Erection of 79 residential dwellings (including 24 affordable homes), access, public open space, landscaping and associated works	08/04/2019	£84,000.00	<p>Transportation</p> <p>Construction of the cycleway on the 'cycleway land'</p>

2017/31 816	Tanyard Farm	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	£5,000.00	<u>Transportation</u> Towards the Council's cost in pursuing the need for a traffic regulation order in respect of Rushgreen Road in connection with the access arrangements to the development.
2011/18 949	Land at Dawson House, Liverpool road	Residential development (Use class C3) with access including demolition of all existing buildings.	24/04/2012	£498,940.00	<u>Affordable Housing</u> Towards the provision of affordable housing within the Council's administrative area
2016/29 425	Alban Retail Park	Change of use of two existing units to retail (Use Class A1) and installation of mezzanine floors. Detailed consent for the completion of three retail units and the construction of three new retail units (Use Class A1). Works to include associated parking, servicing and access works to Hawleys Lane and A49.	18/10/2017	£25,000.00	<u>Transportation</u> Towards the funding of the Travel Choices Team – charged with overseeing the effective implementation of the Travel Plan
2016/27 313	Lingley Mere	Application for Outline Planning Permission With Some Matters Reserved for proposed demolition of all existing on site buildings and structures and redevelopment to provide up to 275 Class C3 residential units, together with associated landscaping, open space and supporting infrastructure, including the creation of a new vehicular access road into Lingley Mere Business Park. All matters reserved for future approval except access.	07.10.16	£379,585.63	<u>Off site recreation</u> Refurb existing artificial grass pitch and associated ancillary facilities – including refurbished changing rooms and additional car parking – at the Great Sankey Neighbourhood Hub
2017/31 848	Appleton Thorn	Proposed Erection of 71 dwellings, public open space, landscape and associated infrastructure	23.10.18	£40,758.03	<u>Playing pitch</u> 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
2017/31 426	Land at south of 365 Warrington Road, Culcheth	Proposed demolition of existing buildings and erection of 15 dwellings with associated parking, access, amenity space and landscaping.	24.01.18	£24,256.50	<u>Education</u> To be used by the Council only as a contribution towards secondary education school places at Culcheth High School

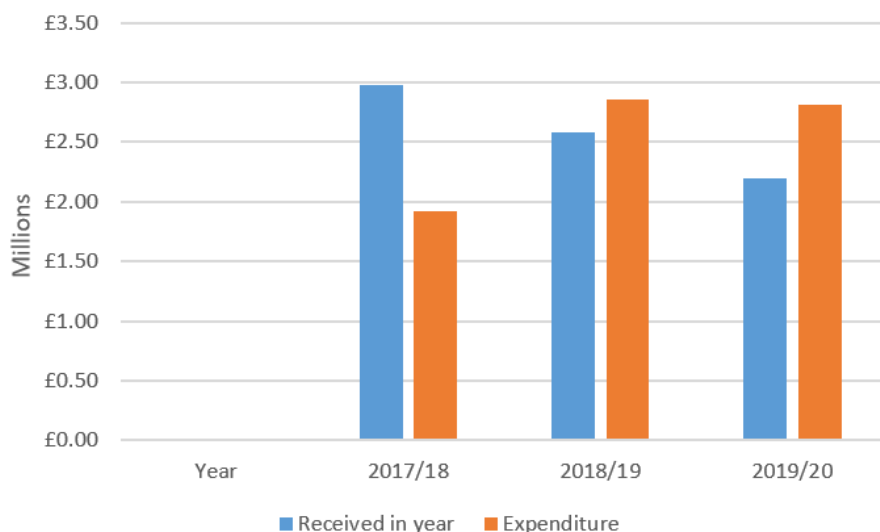
2017/31 426	Land at south of 365 Warrington Road, Culcheth	Proposed demolition of existing buildings and erection of 15 dwellings with associated parking, access, amenity space and landscaping.	24.01.18	£150,381.00	Affordable Housing Towards the provision of off-site affordable housing within the borough
2016/29 329	Land at Dawson House, Liverpool road	Reserved matters application; Proposed residential development comprising 140 dwellings, details including appearance, landscaping, layout and scale	24.04.12	£19,600.00	Highways To be used towards and extension of the bus service on routes 14 and 15 as shown on Plan 2 in the agreement.
2017/30 782	Willowpool Nurseries	Proposed construction of 14 Park Homes along with associated parking, landscaping and access	16/05/2016	£25,250.00	Affordable Housing – First instalment to be used towards affordable housing units within the Borough of Warrington
Total				£2,197,575.66	

The total figure for receipts in 2019/20 is lower than that received in the previous two financial periods as demonstrated in Table 3 and also in Figure 1. It can be seen that that expenditure in the period 2019/20 remained similar to the previous financial period demonstrating the Council's commitment to delivery of infrastructure through the implementation of funding already secured. Figure 1 shows a general increase in spending since the period 2017/18.

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

	Received	Expenditure
Year	£	£
2017/18	2,972,384	1,914,750
2018/19	2,576,250	2,850,736
2019/20	2,197,576	2,807,228

Figure 2: Bar Chart to show S106 Income vs Expenditure Since 2017



2.3 Section 106 spending

As previously identified, expenditure in the financial period 2019/20 has remained high emphasising the Council's current focus 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 2019/20

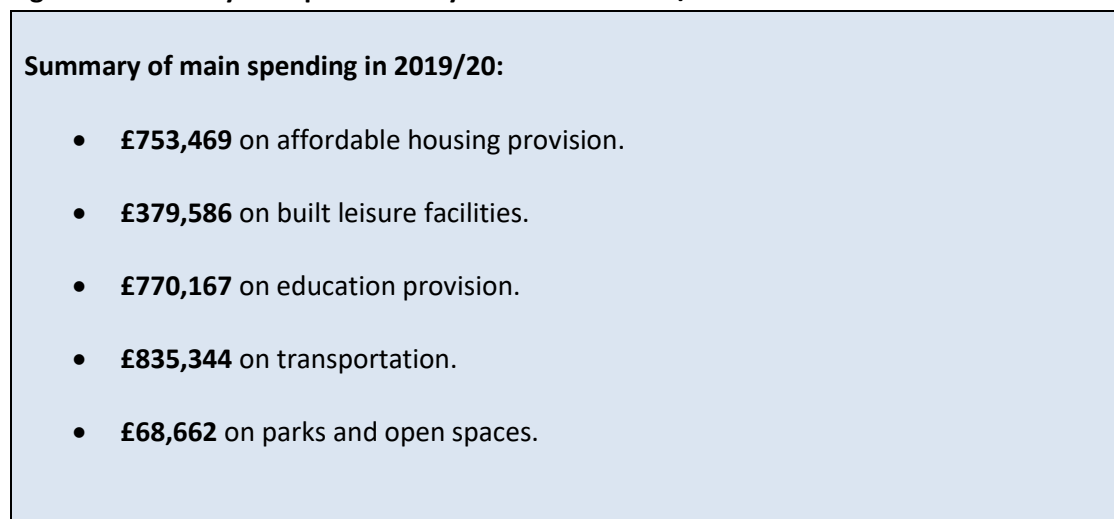
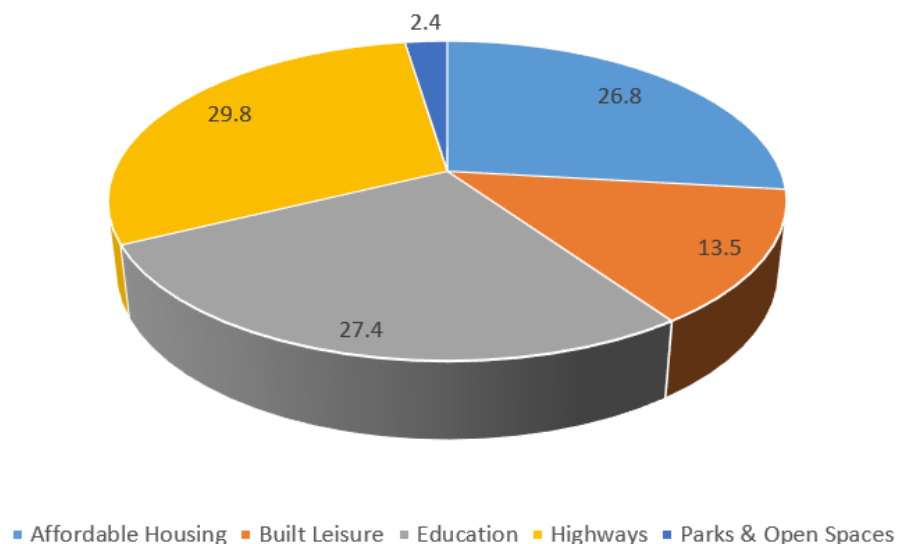


Figure 4 provides a visual breakdown of the percentage of expenditure during this period across each service area. It can be seen that contributions towards highway infrastructure, affordable housing and education have been the most significant, with these being broadly similar in scale – each at just under 30%.

Spending on built leisure and parks and open spaces has been smaller at 13.5% and 2.4% respectively. Spending on open space provision is expected to be relatively low as this is normally provided in kind on site.

Figure 4: Pie chart showing % spend by service area



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 2019/20

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 2019/20 around £750,000 of funding was spent on affordable housing. Key schemes during this period were as follows:

- Supported Housing Project, Dawson House, Liverpool Road (approx. £500,000)
- Newborough Close, Gemini 16 (Willow Vale) (approx. £170,000)
- Site at former M&S Discount Store (approx. £42,000)
- Culcheth Bungalows, former Hermit site (approx. £45,000)

In addition, during 2019/20 a total of 131 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 2019/20 around £770,000 of funding was spent on the provision of school places to meet the needs of the Borough's residents including:

- Additional primary places at Barrowhall Community Primary School to support residential development at Lingley Mere (approx. £400,000)
- Expansion of Great Sankey High School to support residential development at Lingley Mere (approx. £365,000)



Image 1: Barrowhall Community Primary School

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 2019/20.

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.

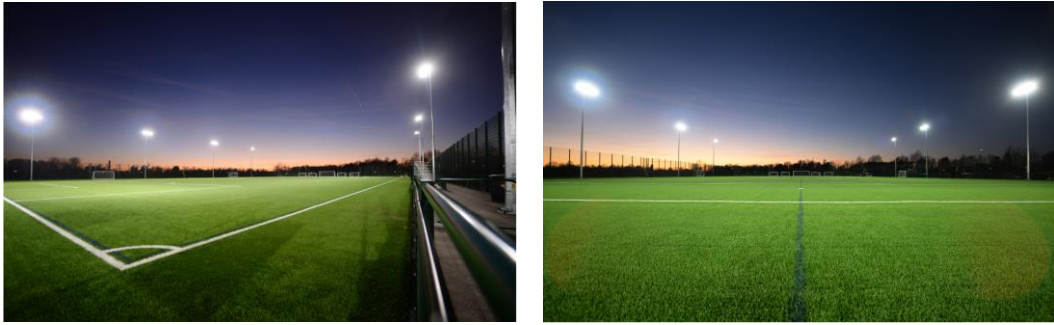
During 2019/20, over £415,000 of S106 monies was spent on improving parks, open spaces and built leisure facilities. Key projects included:

- Provision of a neighbourhood area of equipped play at Dawson House, Liverpool Road (Approx. £9,000)
- Footpath improvements at Wilderspool Causeway (Approx. £2,000)
- Provision of species rich grassland at Kingswood8 (Approx. £5,000)
- Sports pitch, play area and ecology provision at Bruche Park, Larkfield Park, Ecology Park and Woolston Park (Approx. £1,000)
- Improvements relating to Omega developments (Bericote Land) (Approx. £19,000)

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(ies) 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.

A total of £379,586 was spent on built leisure in the period 2019/20. This was used to provide further recreation provision at Great Sankey Hub.



Images 2 and 3: Playing Pitch Provision at Great Sankey Hub

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 2019/20, over £835,000 of S106 monies was spent on key transport improvements to offset the impact of development on the highway and public transport network. Key projects included:

- Provision of two pedestrian crossings at Birchwood Shopping Centre (Approx. £3,000)



Image 4: Pedestrian crossing at Birchwood Shopping Centre

- Improvements to pedestrian and cycle facilities along Bernard Street and Forrest Way, Saxon Park East (Approx. £37,000)
- Improvements to local transport network at Riverside Point, Farrell Street (Approx. £14,000)
- Omega - Contribution to measures on the walking and cycling network, contribution to traffic calming measures for Burtonwood Village, and public transport provision (Approx. £73,000)



Images 5 and 6: Measures to improve walking and cycling network for Burtonwood Village

- Omega – highways improvements relating to the occupation of Travis Perkins (Approx. £220,000)
- Omega – Junction 8 / M62 Burtonwood Rd Roundabout improvements. Works were undertaken on the M62 Junction 8 roundabout and slip road, including the dualling of Burtonwood Road (Approx. £400,000)



Images 7 and 8: Junction 8 / M62 Burtonwood Rd Roundabout improvements

- Omega – Junction 8 improvements relating to Zones 3 to 6 Omega South (Approx. £20,000)
- Highway improvements relating to the former Ship Inn, Chester Road (Approx. £3,700)
- Delta Crescent Warrington - Cycleway contribution (Approx. £4,000)

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 2019/20 is £5,609,617. 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	£1,882,562
Built Leisure	£31,729
Education	£48,513
Healthcare	£62,296
Highways	£3,127,547
Parks & Open Spaces	£456,970
Total	£5,609,617

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 2019/20

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 2019/20 are detailed in Table 5 below. Of the fees identified, a total of £420 was received in this financial year.

Table 5: Monitoring Fees received in 2019/20

Application Number	Address	Ward	Date 106 Signed	Current Site Activity	Triggers / Instalment	Amount received to date	Date received
2019/35280	Unit 4 Appleton Thorn	Grappenhall	14/02/20	Not yet Started	Monitoring Contribution - £420 Upon completion of this deed	£420.00	Received
2019/34877	Land at Delph Farm, Winwick	Burtonwood and Winwick	27/11/19	Not yet started	Monitoring fee - £300 Upon commencement	n/a	
2019/35964	Land at Richmond Recreation and Social Club	Latchford East	08/07/2020	Not yet Started	Monitoring Contribution - £660.00	n/a	Requested
2020/36579	Former Fox Wood School, Chatfield Drive, Birchwood, Warrington	Birchwood	14/08/2020	Not yet Started	Monitoring Contribution - £1,340.00	n/a	
2020/36798	Former Sycamore Lane Primary School, Sycamore Lane, Great Sankey, WA5 1LA	Great Sankey North & Whittle Hall	14/08/2020	Not yet Started	Monitoring Contribution - £1,860.00	n/a	
2019/35549	Broomfields, Bridge Lane	Appleton	21/09/2020	Not yet Started	Monitoring Contribution - £660.00	n/a	
Total						£420.00	

3. Planned Expenditure 2020/21

This section of the statement sets out how S106 income will be spent and prioritised over the next reporting period 2020/21 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 forecast future S106 income and expenditure.

3.1 Planned S106 Expenditure

Full details of planned expenditure for 2021 and beyond are captured in the Schedule of S106 Agreements (updated to the position as at 30th September 2020) included at Appendix A.

There is in excess of £10 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)
- Provision of Bewsey and Dallam Hub (£72,000)
- Improving primary and secondary school facilities across the Borough (various contributions)
- Provision of a new healthcare facility at Appleton Cross (various contributions).
- Improvements to Birchwood Medical Centre (£53,000)
- Improvements to Great Sankey Medical Centre (Hood Manor) (£70,000)
- Improvements to 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.

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's Planning Obligations SPD is also due to be updated to reflect changing requirements and 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 30th September 2020)

Affordable Housing Contributions

Application Number	Address	Project Code	Ward	Date 106 Signed	Current Site Activity	Number of Affordable	Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
2011/18949 (Renewal)	Land at Dawson House, Liverpool Road, Great Sankey		Great Sankey North & Whittle Hall	07/12/2010	Under Construction	Commutated 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>	£997,880.00	£0	£498,940.00	10/09/2022
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	Commutated 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	Under construction	Commutated 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	Project Code	Ward	Date 106 Signed	Current Site Activity	Number of Affordable	Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
2013/22322	Gemini 16, Land to the South of Westbrook Crescent, Warrington (Willowwale)	P.00538/ P.00545/ P.00557	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	£0	£487,390.64	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		£106,864.02	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.	£50,500.00		£50,500.00	01/01/2029
Total Affordable Housing Contributions								£3,159,516.02	£0	£1,872,966.66	
2016/28807	Land bounded by Pewterspear Green Road, Ashford Drive, Stretton, Warrington		Appleton	11/10/2018	Under construction		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	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

Affordable Housing Contributions

Application Number	Address	Project Code	Ward	Date 106 Signed	Current Site Activity	Number of Affordable	Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
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
2016/28534	Oakdene nursing home, Twiss Green Lane, Culcheth and Glazebury, warrington, WA3		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	n/a		n/a	n/a
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	n/a		n/a	n/a
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	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	Project Code	Ward	Date 106 Signed	Current Site Activity	Number of Affordable	Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
2017/31816 (APP/M0655/W)	Land at Tanyard Farm, Rushgreen Road, Lymm, Warrington, WA13 9PR		Lymm North & Thelwall	06/09/2018	Not yet started	24 dwellings (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	Not yet started	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	Project Code	Ward	Date 106 Signed	Current Site Activity	Number of Affordable	Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
2020/36798	Former Sycamore Lane Primary School, Sycamore Lane, Great Sankey, WA5 1LA			14/08/2020	Not yet started	28 dwellings	Affordable Housing 28 dwellings to be provided for Affordable Rent	n/a		n/a	n/a
2019/35549	Broomfields, Bridge Lane			21/09/2020	Not yet started	45 dwellings	Affordable Housing = 45 dwellings (affordable rent) On completion	n/a		n/a	n/a

*Culcheth scheme – NHS Grant funding bid has been approved (march 2019) for £362,329.00 therefore some of the contributions committed to this scheme may be available. Will be clearer in Q4 report.

Built Leisure Contributions

Application Number	Address	Project Code	Ward	Date 106 Signed	Current Site Activity	POS Contribution	Amount received to date	Committed	Remaining Balance	Expenditure Date
2016/27313	Lingley Mere Business Park, Great Sankey, Warrington		Great Sankey North & Whittle Hall	07/10/2016	Under Construction	Off Site Recreation - £344,581.00 To be used by the Council towards the refurbishment of the existing artificial grass pitch and associated ancillary facilities – including refurbished changing rooms and additional car parking – at the Great Sankey Neighbourhood Hub. Not to occupy more than 50% of the dwellings	£379,585.63 (inc RPI)		£0	
2017/31848	Land at Stretton Road, Appleton Thorn		Appleton	23/10/2018	Under construction	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	£31,729.17 (inc RPI)		£31,729.17 (inc RPI)	01/10/29
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	Under construction	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	n/a		n/a	n/a
2017/29929	Grappenhall Heyes		Appleton	18/01/2018	Not Yet Started	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	n/a		n/a	n/a
2017/29930	Appleton Cross		Appleton	18/01/2018	Not Yet Started	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%	n/a		n/a	n/a
							£484,002.31		£104,416.68	

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	Under construction	£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	£0	£48,513.00	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 • Towards the delivery of a new primary school (Barrow Hall Lane Primary) in the vicinity of the site Secondary Education - £914,216 • 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 - £404,481.00 Secondary School - £365,686.00	£0	Primary School - £404,481.00 Secondary School - £365,686.00	July 2025
2017/31848	Land at Stretton Road, Appleton Thorn	Appleton	23.10.18	Under Construction	Primary Education - £273,658.00 Secondary Education - £210,223.00	Primary Education - £273,658.00 Towards the provision of additional classroom facilities for primary education at Grappenhall Heyes 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 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	£140,532.28 £107,956.35	£0	£140,532.28 £107,956.35	27/07/30
							£1,067,168.63	£0	£1,067,168.63	
2016/28807	Land at Pewterspear Green	Appleton	27.09.17	Under construction	£1,195,646	Grappenhall Heyes Primary School - £671,706 Bridgewater High School - £523,940 Payable on occupation of 90 th dwelling	n/a	£0	n/a	n/a
2017/29929	Grappenhall Heyes	Appleton	18.01.18	Not yet started	Primary Education – Max - £1,492,680.00	Primary Pupil Places Required (Pupils expected to be resident less places expected to be available) x cost Primary Pupil Places Required (Pupils expected to be resident less places expected to be available) x cost 33.3% prior to 1 st occupation	n/a	£0	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
					Secondary Education – Max - £1,164,312.00	33.3% prior to 201 st occupation 33.4% prior to 301 st occupation				
2017/29930	Appleton Cross	Appleton	18.01.18	Not yet started	Primary Education - Max £1,380,729.00 Secondary Education – Max £1,076,988.60	Primary Pupil Places Required (Pupils expected to be resident less places expected to be available) x cost Primary Pupil Places Required (Pupils expected to be resident less places expected to be available) x cost 33.3% prior to 1st occupation 33.3% prior to 186th occupation 33.4% prior to 278th occupation	n/a	£0	n/a	n/a
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	n/a	£0	n/a	n/a
2018/33778	Land bounded by Delta Crescent, Westbrook Crescent, Cromwell Avenue and Westbrook Way	Westbrook	08.04.19	Under Construction	Secondary Education - £226,394	<u>Education</u> £226,394 towards the councils cost in providing improvements and/or enhancements to the education facilities at Penketh High School, Heath Road, WA5 2BY 100% on or before the 1 st occupation of 41 dwellings	n/a	n/a	n/a	n/a

Education Contributions

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
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
2020/36798	Former Sycamore Lane Primary School, Sycamore Lane, Great Sankey, WA5 1LA		14.08.20	Not yet started	<p>Primary School Contribution - £261,219</p> <p>Secondary School Contribution - £210,223</p>	<p><u>Primary School Contribution - £261,219</u> 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> 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 contribution has been paid</p>	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 feet located within a standalone building or part of a larger building or development on open market terms	-		-	-
2018/33778	Delta Crescent, Westbrook Crescent, Cromwell Avenue and Westbrook Way	Westbrook	08.04.19	Under construction	£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		£30,930.02	19/10/30
2017/31848	Land at Stretton Road, Appleton Thorn	Appleton	23.10.18	Under construction	£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	£29,299.08		£29,299.08	27/07/30
							£60,229.10	£0	£60,229.10	
2016/28807	Land at Pewterspear Green	Appleton	27.09.17	Under construction	£138,780.00	Towards primary healthcare facilities Payable on occupation of 90 th dwelling	n/a		n/a	n/a
2017/29929	Grappenhall Heyes	Appleton	18.01.18	Not yet started	£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	n/a		n/a	n/a
2017/29930	Appleton Cross	Appleton	18.01.18	Not yet started	£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	n/a		n/a	n/a
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	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
2020/36579	Former Fox Wood School, Chatfield Drive, Birchwood, Warrington		14.08.20	Not yet started	£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	Not yet started	£70,932.00	Improvements at Great Sankey Medical Centre (Hood Manor) Prior to occupation of the 13 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

Monitoring Fee

Application Number	Address	Ward	Date 106 Signed	Current Site Activity	Triggers / Instalment	Amount received to date	Date received
2019/35280	Unit 4 Appleton Thorn	Grappenhall	14/02/20	Not yet Started	Monitoring Contribution - £420 Upon completion of this deed	£420.00	Received
2019/34877	Land at Delph Farm, Winwick	Burtonwood and Winwick	27/11/19	Not yet started	Monitoring fee - £300 Upon commencement	n/a	
2019/35964	Land at Richmond Recreation and Social Club	Latchford East	08/07/2020	Not yet Started	Monitoring Contribution - £660.00	n/a	Requested
2020/36579	Former Fox Wood School, Chatfield Drive, Birchwood, Warrington	Birchwood	14/08/2020	Not yet Started	Monitoring Contribution - £1,340.00	n/a	
2020/36798	Former Sycamore Lane Primary School, Sycamore Lane, Great Sankey, WA5 1LA	Great Sankey North & Whittle Hall	14/08/2020	Not yet Started	Monitoring Contribution - £1,860.00	n/a	
2019/35549	Broomfields, Bridge Lane	Appleton	21/09/2020	Not yet Started	Monitoring Contribution - £660.00	n/a	
Total						£420.00	

Parks and Open Space Contributions

Application Number	Address	Project Code	Ward	Date 106 Signed	Current Site Activity	POS Contribution	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
2011/19313	Bruche	P.00401.001	Poulton South	08/03/2013	Complete	Play Area Contribution - £85,645.00 Sport and Recreational Contribution – £300,000.00 (Split between the below projects) Bruche Park Larkfield Park Ecology Park Woolston Park	£385,741.00	£16,781.83	£0	07/03/2017
		P.00401.002								
		P.00401.003								
		P.00401.004								
		P.00401.005								
2012/20721	Total Fitness, Winwick Road, Warrington, WA2 8HQ	P.00470	Bewsey and Whitecross	18/04/2013	-	£10,000.00	£0	£441.00	28/03/2018	
2013/22143	Land to the south of the M62, west of Junction 8, Omega South, Warrington, Cheshire (Bericotte Land)	P.00473	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	£51,619.18	19/01/2019	
						£0	£0			
2014/23334	Former Ship Inn and Adjoining land, Chester road, Walton	P.00371.002	Stockton Heath	19/05/2015	Site complete	£10002.72 - Towards the provision of off-site Open Space and Recreation provision within a two mile radius of the development	£10,002.72	£3,704.46	£0	07/04/2020
2012/20175	Land at Doeford Close, Culcheth, Warrington, WA3 4DL	P.00506 P.00507	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) £24,310.00 – Sports facilities at the Culcheth Villages Shaw St Recreational Ground.	£42,886.00		£42,475.62	17/01/2022
2011/18949 (Renewal)	Land at Dawson House, Liverpool Road, Great Sankey	P.00569	Great Sankey North & Whittle Hall	07/12/2010	Under Construction	NEAP contribution £63.03 per dwelling (£11,219.34) 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	P.00487	Great Sankey & Whittle Hall	21/10/2014	-	Ecological Contribution - £300,000 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	£150,000.00		£150,000.00	17/12/2024
						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	£86,000.00	17/12/2024
2017/31848	Land at Stretton Road, Appleton Thorn		Appleton	23/10/2018	Under construction	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	£9,028.86		£9,028.86	27/07/2030
							£926,910.78	108,810.29	£339,564.66	
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) 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	-		-	See POS contribution column

Parks and Open Space Contributions

Application Number	Address	Project Code	Ward	Date 106 Signed	Current Site Activity	POS Contribution	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
						<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	P.00489?	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	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	n/a
2017/29930	Appleton Cross		Appleton	18/01/2018	Not Yet Started	<p>Sport Pitches</p> <p>£218.18 per dwelling (£80,725 maximum)</p> <p>Towards works to improve capacity of facilities at New Lane, Appleton Thorn</p> <p>50% prior to occupation of 1st dwelling</p> <p>50% prior to occupation of 186th dwelling</p>	n/a		n/a	n/a
2017/29929	Grappenhall Heyes		Appleton	18/01/2018	Not Yet Started	<p>Sport Pitches</p> <p>£218.20 per dwelling (£87,280 maximum)</p> <p>Towards works to improve capacity of facilities at New Lane, Appleton Thorn</p> <p>50% prior to occupation of 1st dwelling</p> <p>50% prior to occupation of 201st dwelling</p>	n/a		n/a	n/a
2017/31816	Tanyard Farm, Rushgreen Road, Lymm		Lymm North & Thelwall	06/09/2018	Under construction	<p>Playing pitch strategy - £15,232.00</p> <p>Towards the councils costs in providing improvements or enhancements to the existing pitches/facilities at Lymm High School</p> <p>First occupation of the 1st dwelling</p>	n/a		n/a	n/a
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>	n/a		n/a	n/a
2019/35964	Land at Richmond Recreation and Social Club		Latchford West	09/07/2020	Not Yet Started	<p>Bench contribution</p> <p>£9000 towards the provision of 6 benches located in the vicinity of site the need which arises directly from the development</p>	£9,000		£9,000	n/a
2020/36579	Former Fox Wood School, Chatfield Drive, Birchwood, Warrington			14/08/2020	Not Yet Started	<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>	n/a		n/a	n/a

Parks and Open Space Contributions

Application Number	Address	Project Code	Ward	Date 106 Signed	Current Site Activity	POS Contribution	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
2020/36798	Former Sycamore Lane Primary School, Sycamore Lane, Great Sankey, WA5 1LA			14/08/2020	Not Yet Started	<p><u>Sports Pitch Contribution - £75,378.00</u></p> <p>£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 area 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.</p> <p><u>Pool and Hall Contribution - £70,227</u></p> <p>Towards improvements at Penketh Parish Council Pool and sports hall</p>	n/a		n/a	n/a

Transportation Contributions

Application Number	Address	Project Code	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
2010/16581	Saxon Park East, Liverpool Road, Warrington	P.00141	Great Sankey South	31/08/2010	Complete	Footpath and cycleway contribution (highways) "Carry out improvements to pedestrian and cycle facilities along Barnard Street and Forrest Way"	£125,552.00	£42,911.86	£0	14/02/2018
2009/15420	Land/building south side of Farrell Street	(P.00398)	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	£245,371.33	£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
2007/10646	Walton Locks, Chester Road, Warrington	P.00489?	Bewsey & Whitecross	27/09/2007	Complete	Towards the cost of improving and maintaining the Orange Land as a link to the TPT by works carried out by the Council in accordance with schedule 4 – purpose of laying out enhancing and subsequently maintaining the link to the Trans Pennine Trail on the Orange Land in accordance with Schedule 5	£13,000.00	£12,296.11		24/03/2019
2003/01449	Phases 1 & 2 Omega site	P.00393	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	£69,823.87	£0	30/06/2019
2003/01449	Phases 1 & 2 Omega site	P.00393	Burtonwood & Winwick	Various agreement	Under construction	Trigger 2B (Schedule 4) Contribution to Traffic Calming/Measures for Burtonwood Village (Part)	£500,000.00			
2012/20175	Land at Doeford Close, Culcheth and Glazebury, Warrington, Wa3 4dl	P.00556	Culcheth, Glazebury & Croft	22/03/2013	Complete	£28,563.00 (+RPI) Towards the improvements to pedestrian facilities on Common Lane.	£28,879.61	£0	£28,879.61	19/10/2020
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
2015/26469	Zones 3 to 6, Omega South, Warrington (Residential)	P.00294.008	Great Sankey North & Whittle Hall	20/12/2016	Under Construction	Junction 8 Contribution – £1,250,000.00 Improvements to be carried out to Junction 8 of the M62 as shown on drawing M62-Jnt8-WSP-01-22-DR-J-0020-P3 On or before – 28 February 2018	£1,250,000.00	£0	£0	01/11/2022
2015/26469	Zones 3 to 6, Omega South, Warrington (Residential)	P.00294.008	Great Sankey North & Whittle Hall	20/12/2016	Under Construction	Additional Highway Payment – £20,000.00 On or before – 28 February 2018	£20,000.00	£0	£0	01/11/2022
2015/26469	Zones 3 to 6, Omega South, Warrington (Residential)		Great Sankey North & Whittle Hall	20/12/2016	Under Construction	Sustainable Transport Contribution - £500,000.00 To improve access to the land by public transport, walking and cycling Not to dispose of more than 9.2 acres (3.72 ha) of the land (Exc Zone 6 phase 1 and any permitted disposal) until 50% has been paid Not to dispose of more than 45 acres (18.2 ha) of the land (Exc Zone 6 phase 1 and any permitted disposal) until remaining 50% has been paid	£250,000.00	£250,000.00	£0	01/11/2022

Transportation Contributions

Application Number	Address	Project Code	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
2011/18949	Land at Dawson House, Liverpool Road, Great Sankey		Great Sankey North & Whittle Hall	07/12/2010	Under Construction	<p>Bus pass contribution £168 per dwelling (29,904)</p> <p>£35,000 to Warrington Borough Transport for an initial contribution.</p> <p>£98,000 Subsequent public transport contribution</p> <p>Within 45 days of the 1st occupation to pay to the Council the bus pass contribution.</p> <p>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.</p>	£97,720.00		£97,720.00	<p>Bus pass contribution (£23,520.00) 14/06/2023</p> <p>Warrington Borough Transport for an initial contribution (35,000.00) 14/06/2023</p> <p>Subsequent public transport contribution (£39,200.00) 14/06/2023</p>
2015/26469	Zones 3 to 6, Omega South, Warrington (Residential)	P.00529	Great Sankey North & Whittle Hall	20/12/2016	Under Construction	<p>Omega Boulevard / Lingley Green Avenue Roundabout Contribution</p> <p>Between £625,000.00 and £1,125,000.00 (Figure to be approved in writing by WBC)</p> <p>Highway improvement works to the Lingley Green Avenue / Omega Boulevard junction</p> <p>Not to dispose of more than 50.7 acres (20.5 ha) of the land (exc Zone 6 phase 1 and any permitted disposal) until contribution has been paid.</p> <p>Unless the contribution has not been paid by the 31 December 2020 the contribution is to be paid within 5 working days even if trigger not yet been met.</p>	£875,000.00	£875,000.00	£0	01/12/2023
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</p> <p>Before occupation of any dwellings on site</p> <p>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		£483,451.62	01/05/2024
2017/31816	Tanyard Farm, Rushgreen road, Lymm	P.00608	Lymm North & Thelwall	06/09/2018	Under construction	<p>TRO - £5000.000</p> <p>Towards the councils costs in pursuing the need for TRO in respect of Rushgreen road in connection with the access arrangements to the development.</p>	£5000.00		£5000.00	01/08/2024

Transportation Contributions

Application Number	Address	Project Code	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
2017/31394	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
2018/33778	Land bounded by Delta Crescent, Westbrook Crescent, Cromwell Avenue and Westbrook Way	P.00582	Westbrook	08/04/2019	Under construction	Cycleway – means the construction of the cycleway by the Council on the Cycleway land	£84,000.00		£79,869.00	09/07/2029
2017/31848	Land at Stretton Road, Appleton Thorn		Appleton	23.10.18	Under construction	<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>	£24,906.33 £5,135.33	£24,906.33 £5,135.33	27/07/30	
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	£35,00.00		£35,00.00	30/07/30 03/09/30
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	P.00404	Latchford East	25/05/2011	Complete	£35,000.00 Towards highways works – Traffic Regulation Order	£35,000.00		£34,623.44	No date specified
							£3,615,644.89	£1,495,403.17	£1,209,585.33	
2003/01449	Phases 1 & 2 Omega site		Burtonwood & Winwick	Various agreement	Under construction	Trigger 2C (Schedule 4) £500,000.00 Public Transport Provision/Service Support 20% frequency in accordance with Appendix 3	£0.00		n/a	n/a
2003/01449	Phases 1 & 2 Omega site		Burtonwood & Winwick	Various agreement	Under construction	Trigger 2D (Schedule 4) £150,000.00 Contribution to measures on the Walking and Cycling Pedestrian Network – in accordance with WSP Drawing ref: 0160/GA/01 Rev F	£0.00		n/a	n/a
2003/01449	Phases 1 & 2 Omega site		Burtonwood & Winwick	Various agreement	Under construction	Trigger 2E (Schedule 4) £200,000.00 Public Transport Provision / Service Support 20% frequency in accordance with Appendix 3	£0.00		n/a	n/a
2003/01449	Phases 1 & 2 Omega site		Burtonwood & Winwick	Various agreement	Under construction	Trigger 3A (Schedule 4) £50,000.00 CPZ Investigation and Consultation Contribution	£0.00		n/a	n/a
2003/01449	Phases 1 & 2 Omega site		Burtonwood & Winwick	Various agreement	Under construction	Trigger 3B (Schedule 4) £183,000.00 CPZ (Part 1) – WSP Drawing Ref: 0160/GA/25	£0.00		n/a	n/a
2003/01449	Phases 1 & 2 Omega site		Burtonwood & Winwick	Various agreement	Under construction	Trigger 3C (Schedule 4) £500,000.00 Contribution to measures on the Walking and Cycling Pedestrian Network in accordance with WSP Drawing Ref: 0160/GA/01 Rev F	£0.00		n/a	n/a

Transportation Contributions

Application Number	Address	Project Code	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
2003/01449	Phases 1 & 2 Omega site		Burtonwood & Winwick	Various agreement	Under construction	Trigger 3D (Schedule 4) £1,000,000.00 Public Transport Provision/Service Support 50% frequency in accordance with Appendix 3	£0.00		n/a	n/a
2003/01449	Phases 1 & 2 Omega site		Burtonwood & Winwick	Various agreement	Under construction	Trigger 3F (Schedule 4) £900,000.00 Bus Priority Sankey Way Thewlis Way — in accordance with JMP Drawing Ref: M042011 - 010	£0.00		n/a	n/a
2003/01449	Phases 1 & 2 Omega site		Burtonwood & Winwick	Various agreement	Under construction	Trigger 3G (Schedule 4) £150,000.00 Skills Cluster Group	£0.00		n/a	n/a
2003/01449	Phases 1 & 2 Omega site		Burtonwood & Winwick	Various agreement	Under construction	Trigger 3H (Schedule 4) £200,000.00 Delph Lane/Calver Road Corridor — WSP/JMP Drawing Ref: 11190326/GA/004A, 11190326/GA/005A and 11190326/GA/006A	£0.00		n/a	n/a
2003/01449	Phases 1 & 2 Omega site		Burtonwood & Winwick	Various agreement	Under construction	Trigger 4A (Schedule 4) £233,000.00 CPZ (Part 2) — WSP Drawing Ref: 0160/GA/25	£0.00		n/a	n/a
2003/01449	Phases 1 & 2 Omega site		Burtonwood & Winwick	Various agreement	Under construction	Trigger 4C (Schedule 4) £2,000,000.00 Public Transport Provision/Service Support to 100% frequency in accordance with Appendix 3	£0.00		n/a	n/a
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
2016/28807	Land at Pewterspear Green		Appleton	27/09/2017	Under construction (88 complete)	Bus Shelters - £10,000 Sustainable Transport (Bus Services) - £110,000 Payable on occupation of 90 th dwelling	n/a		n/a	n/a

Transportation Contributions

Application Number	Address	Project Code	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
2017/29929	Grappenhall Heyes		Appleton	18/01/2018	Not yet Started	<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>	n/a		n/a	n/a
2017/29930	Appleton Cross		Appleton	18/01/2018	Not yet Started	<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>	n/a		n/a	n/a
2019/35280	Unit 4 Appleton Thorn		Grappenhall	14.02.20	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>	n/a		n/a	n/a