

Infrastructure Funding Statement - 2023/24

December 2024



Contents

Contents.....	1
1. Introduction	2
2. Section 106 Collection and Expenditure 2023/24	3
3. Planned Expenditure 2024/25	16
4. Conclusion.....	17

Appendices

Appendix A: Schedule of S106 Agreements (position as at June 2024)

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 2023/24. Section 3 briefly considers planned S106 expenditure over the next reporting period 2024/25.
- 1.5 A summary of key figures is set out below.

Figure 1: Headline Figures from 2023/24

Headline Figures from IFS 2023/24

- S106 Agreements signed over this period total over **£1.9m** in contributions (It should be noted that on-site affordable housing and other in-kind benefits are also secured through S106 agreements).
- Over **£3.4m** was received in S106 receipts.
- Over **£3.6m** of S106 monies was spent over the period.
- The biggest areas of spending were in the service areas of **Education - over £2.4m, Affordable Housing – over £961k and Transportation – approximately £153k.**
- The closing balance of S106 monies at the end of the period is approximately **£10.4m** – 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 2023/24

The Council adopted its new Local Plan (2021/22 to 2038/39) on 04 December 2023 ('Local Plan 2023'), and it is now the statutory development plan for the Borough, used in the determination of planning applications. This is the first Infrastructure Funding Statement relating to s106 agreements and the policies of the Local Plan 2023.

Within the Local Plan 2023, there are a number of policies aimed at ensuring the timely delivery of the infrastructure required to support the development set out in the Local Plan 2023 and will be relevant to the collection and expenditure of S106 monies over the monitoring period:

- DEV2 Meeting Housing Needs
- 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

The policies of the Local Plan 2023 are further supplemented by the Planning Obligations Supplementary Planning Document (SPD) (2024) 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.

The updated SPD was published in draft form in December 2023 for consultation and adopted in July 2024 (outside the current IFS monitoring period) and is now a material consideration in the determination of planning applications. It seeks to uplift costs in line with build costs, deals with new areas requiring Section 106 contributions because of requirements within the new Local Plan 2023 and includes some new sections to reflect new national policy requirements.

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 2023/24 are provided in Table 1 below. The S106 Agreements signed over this period amount to a total of **£1,996,149.00** in contributions and also on-site affordable housing.

Table 1: Section 106 Agreements Signed in 2023/24

App No	Address	Development Description	Date Signed	S106 Value	Purpose
2019/35516	Land at Causeway Distillery, Loushers Lane, WARRINGTON	To construct up to 140 dwellings and associated works	19/04/2023	£805,604.00	<p>Affordable Housing Up to 42 dwellings comprised of Affordable sale and Social rented</p> <p>Build Leisure Contribution £108,186.00 Towards built sport facilities at Victoria park</p> <p>Secondary Education Contribution £371,933.00 Towards the expansion of Bridgewater High School</p> <p>Health Contribution £107,940.00 Towards facilitating improvements to Wilderspool Medical Centre</p> <p>Sport Contribution £132,885.00 Towards the provision and or enhancement of off-site playing pitches at Loushers Lane Rec ground</p> <p>Habitat Contribution £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</p> <p>Monitoring Contribution £660</p>
2022/42052	Land at New House Farm, Hatton Lane, Hatton	Demolition of existing equestrian buildings and the construction of 26 dwellings inc affordable housing provision	09/06/2023	£27,160.00	<p>Affordable Housing 8 Affordable Housing Units, 4 Affordable Rent and 4 Intermediate Units</p> <p>Bus Contribution £26,000.00 towards the enhancement of bus services number 8,8a and 9b or such other replacement bus services</p> <p>Monitoring Contribution £1160.00</p>
2021/39385	Glazebury public house, 207 Warrington road, Warrington, WA3 5LL	Development of 12 residential units and reforming site entrance to create new estate road and new layout for pub car park	14/06/2023	£500	<p>Affordable Housing 20% Affordable Housing Units, consisting of 50% Affordable Rent and 50% Intermediate Units</p> <p>Monitoring Contribution £500</p>
2020/37445	Land bounded by Station Road, Grammar School Road, Knutsford Road, and Maybrook Place (part of Latchford Railway embankment), Latchford, Warrington, WA4 1JT	The proposed removal of part of the railway embankment; construction of a retaining wall and a three storey building comprising 3 x 1 and 3 x 2 bed flats and a part 3 storey, part 4 storey building comprising 8 x 1 bed flats and 3 x 2 bed flats (17 in total) with associated public realm works, car and cycle parking, residents	25/10/2023	£1180	<p>Affordable Housing 5 units for Affordable Housing rent and intermediate Housing</p> <p>Local Employment Development of employment and training scheme</p> <p>Habitat Management and Enhancement Plan Submission of HMEP for written approval prior to Commencement of Development with</p>

		amenity area, fencing and bin storage.			<p>management and maintenance by the Owner the HMEP Land for the lifetime of the Development</p> <p>Amenity Space Not to permit occupation of any dwellings until Amenity Space Scheme is approved in writing with maintenance and management by the Owner for the lifetime of the Development (First Schedule, Part D);</p> <p>Monitoring Fee £1180</p>
2022/42474	Land at Cruden, Hillcrest, Knutsford Road, Grappenhall and Thelwall	Demolition of existing office building and redevelopment of the site for 10 residential dwellings (20% affordable) revised means of vehicular access, associated landscaping, biodiversity net gain, parking, refuse bin storage and private package treatment plant.	07/11/2023	£500	<p>Affordable Housing The provision of two Affordable Housing Units (Discounted Market Dwellings) are contained in the First. Paragraph 1.2 of the First Schedules states that the Owner shall not Occupy or permit Occupation of more than 50% of the Private Market Housing Units until the Affordable Housing Units have been built to a serviced condition.</p> <p>Monitoring Contribution £500</p>
2022/41455 (Unilateral Undertaking)	58 Claydon gardens, Rixton, Warrington, wa3 6fa	Development of the property for the proposed single storey rear extension	07/11/2023	£0	<p>1.1 to give at least 10 working days prior written notice to the Council of the date of commencement of development and not to commence development until this has been done.</p> <p>1.2 That from the date of this deed any development permitted by article 3, schedule 2, part 1, classes a (enlargement only) AA, B, D and E of the GPDO shall not be carried out on or at the property by the owners or by their servants or agents or any other person without the grant or further specific planning permission from the council</p>
2023/01217	Land at Former Orford Farm, school road, warrington, wa2 9bw	Proposed erection of a 3 storey apartment block comprising of 45 x 1 and 2 bed flats, car parking, landscaping and associated works as set out in the application	16/11/2023	£63,161.00	<p>Details re the provision of 14 Affordable Housing Units (Social Rented Housing) are contained in the First Schedule. Paragraph 1.5 of the First Schedules states that the Owner shall not Occupy or permit Occupation of more than 50% of the Non Section 106 Units until the Affordable Housing Units have been built to a serviced condition and transferred to a Registered Provider.</p> <p>Biodiversity Contribution (£16,000) Towards the delivery of off-site biodiversity net gain improvements in the vicinity of the development</p> <p>Open Space Contribution (£15,200) To be used for improvements to footway provision at Paddington Meadows</p> <p>Pitch Sports and Recreation Contribution (29,441)</p> <p>£5949.00 Towards the improvements of APG-3G pitches in the Borough</p> <p>£23,492.00 Towards the improvement of Sports Hall provision at Orford Jubilee and Woolston Hubs and Beamont Collegiate Academy.</p> <p>Local Employment Scheme – submit a Local Employment Scheme prior to Commencement of Development</p> <p>Monitoring Fee - £2,520</p>

2022/41134	Land south of Rushgreen Road (former Tanyard Farm), Lymm, Warrington	Construction of 108 dwellings with associated works including the construction of a substation, laying out of road and footways, car parking, landscaping and the demolition of 78 Rushgreen Road and the creation of a development platform and application for outline planning permission (all matters reserved) for the construction of a primary health care facility (use class e) of up to two storey and of up to 1,500sqm with car parking and associated works.	04/12/2023	£975,374.00	<p>Affordable Housing To provide the Affordable Housing Units in accordance with the provisions of the First Schedule. The following Affordable Housing Mix is agreed:</p> <p>unless otherwise agreed in writing with the Council means the Affordable Housing Units comprising of:</p> <p>i) 68% or 22 affordable Housing Units provided as Social Rented Housing as follows: 17 x two-bedroom units and 5 x three Bedroom units</p> <p>ii) 32% or 10 Affordable Housing Units provided as shared Ownership Housing as follows: 4 x two-bedroom units and 6 x three-bedroom units.</p> <p>Biodiversity Contribution £268,000 towards the delivery of off-site biodiversity net gain improvements within the vicinity of the development</p> <p>Built Sports £89,090 to be applied towards the provision of additional access to swimming lesson and sports facility provision in the southern neighbourhood area of the councils administrative area</p> <p>Equipped Play £22,000 to be applied towards equipped play facilities within Ridgeway Grundy Park</p> <p>Green Belt Compensation £90,000 to be applied towards</p> <ul style="list-style-type: none"> - Firstly the total cost of upgrading the Trans Pennine Trail between Chaise Meadow and Mill Lane; or - As an alternative upgrading a self-contained section between Birch Brook Road and Chaise Meadow or Green Belt mitigation measures in Lymm <p>Healthcare £83,269 to be applied towards the initial design/surveys and preliminary works associated with delivery of a primary healthcare facility on the medical centre land and the tender process</p> <p>Local Employment Scheme</p> <p>Pitch Sports and Recreation £111,906.00 to be applied towards improvements in playing pitch provision in south warrington for junior football, senior rugby league, junior rugby union and cricket pitches</p> <p>Secondary Education £307,249.00 to be applied towards the provision of improvements or enhancements to the education facilities at Lymm High School, Oughtrington Lane</p> <p>Monitoring Fee £3,860 towards the Councils reasonable costs of monitoring compliance with the obligations in this deed.</p>
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2021/39882 (Unilateral Undertaking)	41 Rushgreen Road, Lymm, Warrington, WA13 9PN	The proposed demolition of existing outbuilding; construction of a new dwelling; alterations to existing accesses; creation of a pond, new boundary treatment and associated development.	07/02/2024	£0	The owners covenant with the Council as follows: 1) Give at least 10 working days prior written notice to the council of the date of commencement of development and not to commence development until this has been done; 2) That from the date of this deed not to implement or further implement or undertake any works whatsoever pursuant to the 2018 certificate of lawfulness; and 3) That from the date of this deed any development permitted by Article 3, schedule 2, part 1 classes A (enlargement only), AA, B, D and E of the GDPO shall not be carried out on or at the site by the owner or by their servants or agents or an other person without the grant of further specific planning permission from the council and for the avoidance of doubt this paragraph 1.3 applies to the existing buildings on the site and the development permitted by the planning permission. 2. Not to object to or claim or take any action to obtain any compensation as a result of this deed any deemed revocation or any future revocation order in respect of the planning approvals.
2022/42736	Land at the Sportsmans Arms, 181 Warrington Road, Penketh, Warrington, WA5 2EN	Demolition of existing building and erection of 56 retirement living apartments including lodge managers office and reception, communal facilities, guest suite, parking and landscaping as detailed in the planning application.	26/02/2024	£122,670.00	Affordable Housing £121,530.00 towards the provision of Off-site Affordable housing Monitoring fee £1140
Total					£1,996.149.00

In relation to non-monetary contributions, a total of 105 affordable units have been committed in S106 agreements signed in 23/24.

2.2 Section 106 financial contributions received

In 2023/24 over **£3.4m** was received in financial contributions from S106 agreements. Full details are provided in Table 2 below.

Table 2: Section 106 Financial Contributions Received in 2023/24

App No	Address	Development Description	Date Signed	Money Received	Purpose
2019/36241	Omega 4-7	Outline Planning Permission for the development of up to 617 residential units and mixed-use zone to include retail/food and drink uses (Use Classes A1; A2; A3; A4 and A5), Hotel (Use Class C1), Extra Care Facility (Use Class C2) and Non-Residential Institution (Use Class D1) with details of access only (all other matters are reserved for subsequent approval).	24/12/2020	£925,387.17	<p>Primary Education - £319,063.77 Towards facilitating improvements to Barrow Hall Primary School</p> <p>Secondary Education - £248,874.36 Towards facilitating improvements to Great Sankey High School</p> <p>Open Space - £83,224.03 Towards the provision of off-site playing pitches in the locality of the land.</p> <p>Sport Facilities - £67,754.35 Towards the provision of off site sports facilities in the locality of the land.</p> <p>Health Contribution - £65,921.21 Primary health care facility to be developed on the land pursuant to the planning permission and a reserved matters approval.</p> <p>Public Transport - £140,549.45 1 of 5 instalments of £120,000 plus or minus the figure produced by index linking that sum from the date of this deed to the date of each payment payable for a maximum of five years towards the provision of public transport.</p>

App No	Address	Development Description	Date Signed	Money Received	Purpose
2017/29930	Appleton Cross	Outline Planning Permission (Major) - Proposed Residential development comprising up to 370 dwellings, means of access to the site; local neighbourhood centre (including retail convenience store up to 500 square metres; health centre up to 1,000 square metres and place of worship/community use up to 1,000 square metres, with associated outside space, access, and parking) recreational open space and related infrastructure. (All detailed matters other than means of access to the site are reserved for subsequent approval).	18/01/2018	£1,052,147.77	<p>Signs - £599.58 Towards the provision of additional road safety/speed control signage on Lumb Brook Road between Appleton Thorn Village and the A56 Grappenhall Road</p> <p>Vehicle Activated Signs - £1,541.01 Towards the provision of 3 permanent vehicle activated signs to reinforce the existing 30 miles per hour speed limit.</p> <p>Healthcare - £130,697.08 Towards the purchase and or construction of a new healthcare facility within Appleton. If this use proves not to be possible following the use of reasonable endeavours then the money shall be used for works to extend, remodel, upgrade and improve capacity and suitability of the health facilities within Appleton</p> <p>Sport and Recreation - £132,403.43 Towards works to extend, remodel, upgrade and improve capacity of built leisure facilities at Broomfields Leisure Centre</p> <p>Sport Pitches - £36,984.33 Towards works to extend, remodel, upgrade and improve capacity of sports pitch facilities at New Lane, Appleton Thorn.</p> <p>Education Primary - £421,301.16 To be used in respect of the Grappenhall Heys Primary school</p> <p>Education Secondary - £328,620.95 To be used in respect of the Bridgewater High school</p>
2017/29930	Land bounded by Green Lane and Dipping Brook Avenue, Appleton, Warrington, WA4 5NN (Appleton Cross)	Proposed Residential development comprising up to 370 dwellings, means of access to the site; local neighbourhood centre (including retail convenience store up to 500 square metres; health centre up to 1,000 square metres and place of worship/community use up to 1,000 square metres, with associated outside space, access and parking) recreational open space and related infrastructure. (All detailed matters other than means of access to the site are reserved for subsequent approval).	18/01/2018	£1,110,721.88	<p>Primary Education - £623,996.13 To be used to extend, remodel, upgrade and improve capacity and suitability of Primary schools within a 2 mile radius of the development but principally to be used in respect of the Grappenhall Heys Primary school</p> <p>Secondary Education – 486,725.74 To be used to extend, remodel, upgrade and improve capacity and suitability of the secondary schools within a two mile radius of the development but principally to be used in respect of the Bridgewater High School</p>
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	06/08/2021	£400,000.00	<p>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</p> <p>Education - £300,000.00 To be applied to Sir Thomas Boteler Church of England school</p>

App No	Address	Development Description	Date Signed	Money Received	Purpose
2021/39385	207 Warrington Road	Development of 12 residential units and reforming site entrance to create new estate road and new layout for pub car park	14/06/2023	£500	Monitoring Fee £500
Total				£3,488,756.82	

The total figure for receipts in 2023/24 is higher than that received in the previous financial period (2022/23) 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.

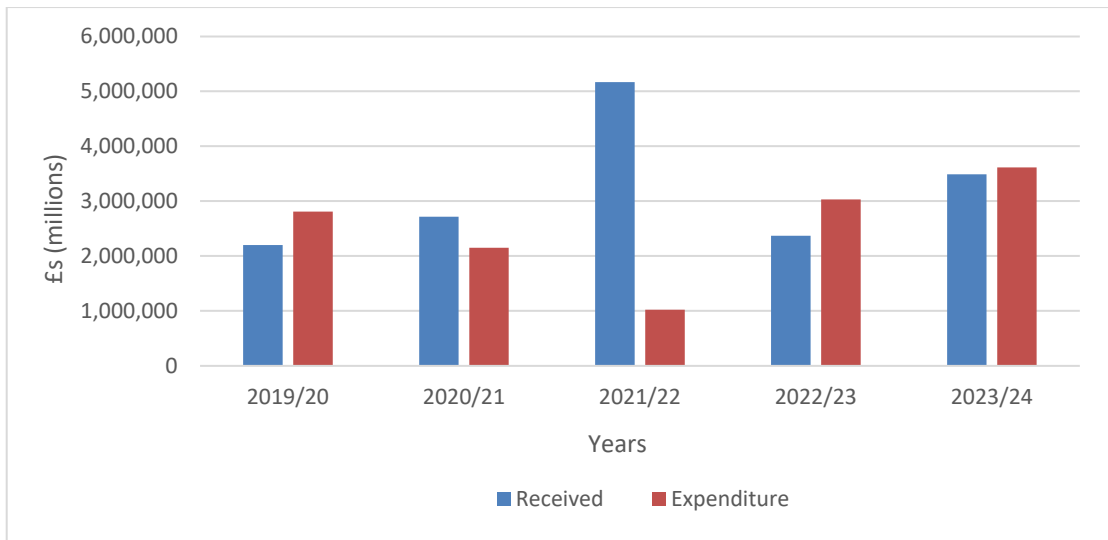
2.3 Section 106 spending

Expenditure during the financial period 2023/24 is higher than previous years at just over £3.6m. 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 5 years

Year	Received £	Expenditure £
2019/20	2,197,576	2,807,228
2020/21	2,715,373	2,148,758
2021/22	5,168,166	1,020,272
2022/23	2,368,222	3,028,912
2023/24	3,488,756	3,612,485

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



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

Figure 3: Summary of expenditure by service area 2023/24

Summary of main spending in 2023/24:

- **£961,646.44** on affordable housing provision.
- **£65,621.71** on built leisure and sports facilities.
- **£2,409,777.34** on education provision.
- **£153,440.08** on transportation.
- **£22,000.00** on parks and open spaces.

Expenditure towards Education and Affordable Housing has been the most significant, with Education being particularly notable making up 67% of spend during the period 2023/24.

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

2.3.1 Affordable Housing

Policy DEV2 of the Local Plan 2023 requires affordable housing to be provided on sites of 10 residential dwellings or more, or where a site has an area of 0.5 hectares or more. A minimum of 20% of units on sites within Inner Warrington (including the Town Centre) should be affordable, and this increases to 30% on sites elsewhere in the Borough and on all greenfield sites, irrespective of their location.

Affordable housing should be provided on-site in the first instance. Only in exceptional circumstances will the Council accept a commuted sum in lieu of on-site provision.

In accordance with the above policy requirements, during 2023/24 a total of 145 homes were delivered on site, including, but not limited to:

- 53 affordable units at Rivers Edge
- 30 affordable units at Land adjacent to Padgate Discount Appliances
- 29 affordable units at Grappenhall Heys
- 14 affordable units at Appleton Cross
- 11 affordable units at Omega South (Phase 6)

Section 106 spend during this period has included:

- £75,000.00 Funding Agreement entered into with Warrington Housing Association to gap fund a scheme for 12 no affordable 1 bed apartments.
- £210,000.00 Purchase of a 3 bed semi-detached property for Adult Social Care.
- £419,899.00 extension and adaption of two vacant properties for occupation by families with adults and children with complex needs.

2.3.2 Education

The Council's Planning Obligations SPD (2024) requires that residential developments of 10 or more dwellings, or on sites of 0.5 hectares or more will be required to provide an education contribution. This is where new housing will generate a need that cannot be met by existing local facilities, as identified within the Council's latest school capacity and forecasting data. Development proposals for student dwellings or housing for older people will be exempt from this requirement.

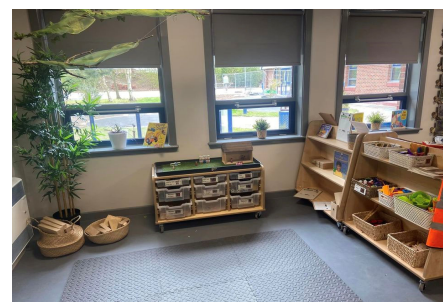
As set out in full in the Council's Planning Obligations SPD (2024), the contributions will be calculated on a case by case basis using the Department for Education (DfE) Education's Pupil Yield Dashboard and the DfE's Local Authority school places scorecards.

For large scale development proposals where the unmet need arising from the development justifies the delivery of a new school, the Council will seek to secure land at zero cost (having regard to equalisation between landowners) as part of the overall development proposals.

During 2023/24, over £2.4m 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. £995,000)
- Expansion of provision at Grappenhall Heys Primary School (approx. £1,180,000)
- Improvements at Lymm High School (approx. £186,000)
- Expansion of Culcheth High School (approx. £48,000)

Please note it was reported in last year's Infrastructure Funding Statement that approx. £670,000 was spent at Pewterspear Primary School. This was reported in error and the money was spent at Grappenhall Heys Primary School.



2.3.3 Healthcare

The Planning Obligations SPD (2024) 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 of £1,001 per residential dwelling has been defined based on average household size and build cost information. This charge will be reviewed annually and updated in line with inflation by application of the Build Cost Information Service (BCIS) All in Tender Price Index where appropriate. The Council will publish the updated figure at the start of each financial year.

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 land at zero cost (having regard to equalisation between landowners) to deliver a new facility as part of the overall development proposal.

There was no expenditure on healthcare from Section 106 funding in the period 2023/24.

2.3.4 Parks and Open Spaces

The Planning Obligations SPD (2024) sets out a range of requirements relating to open space provision and contributions towards playing pitches. Open space obligations 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. 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 2023/24, £22,000 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)

2.3.5 Built Leisure Facilities

The Planning Obligations SPD (2024) sets out that Planning obligations relating to pitch sports and built sports facilities will be sought on residential developments of 40 units or more where existing facilities have insufficient capacity to serve the increase in population arising from the development.

For strategic development proposals where the unmet need justifies the delivery of new pitches or built leisure or recreation facilities, the Council will seek to secure these facilities as part of the overall development proposal.

During 2023/24 over £65,000 of S106 monies was spent on built leisure facilities, all of which (approx. £65,000) was utilised for the refurbishment of Birchwood 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 where necessary and to reflect committed programmes and the aims and aspirations of the Council's current Local Transport Plan (LTP).

Planning obligations relating to transport are considered to fall into three categories; influencing travel behaviour, transport and travel infrastructure and public transport infrastructure.

During 2023/24, over £153,000 of S106 monies was spent on key transport improvements to offset the impact of development on the highway and public transport network. Section 106 spend during this period has included:

- Path improvements at Black Bear park to Kingsway Bridge (approx. £52,000)
- Town Centre Travel plans (approx. £27,000)
- Improvements to Walking and Cycling pedestrian networks near to Omega (approx. £69,000)



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 2023/24 is £10,442,085.34. 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 this monitoring period.

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	Reserved in relation to Planning Obligation
Affordable Housing	£1,833,458	£733,885	£1,099,572
Built Leisure and Sports Facilities	£832,775.73	£0.00	£832,775.73
Education	£2,535,348	£881,210	£1,654,138
Healthcare	£1,155,083	£0.00	£1,155,083
Highways	£3,541,036	£258,626	£3,282,409
Parks & Open Spaces	£524,381	£85,976	£438,404
Total	£10,422,085	£1,959,700	£8,462,385

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.

2.5 Monitoring Fees Received in 2023/24

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 2023/24 are detailed in Table 5 below. A total of £1660.00 was received in this financial year.

Table 5: Monitoring Fees received in 2023/24

Application Number	Address	Date 106 Signed	Triggers / Instalment	Amount received to date
2022/42052	New House Farm	09/06/23	Monitoring Fee - £1160.00	£1160.00
2021/39385	207 Warrington Road	14/06/23	Monitoring Fee - £500	£500
			Total	£1660.00

3. Planned Expenditure 2024/25

This section of the statement sets out how S106 income will be spent and prioritised over the next reporting period 2024/25 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 2024/25 and beyond are captured in the Schedule of S106 Agreements (updated to the position as at June 2024) included at Appendix A.

As detailed in section 2.4 and Table 4 above, over £1.9 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 towards improvement of facilities at Penketh High School (approx. £400,000)
- Contribution towards improvements at Sir Thomas Boteler High School (approx. £299,000)
- Tree thinning maintenance at Old Hall Park (approx. £16,000)
- Work towards Town Deal Kingsway bridge cycleway project (approx. £178,000)
- Improvements at Birchwood, Great Sankey and Westbrook Medical Centres (totalling approx. £208,000).

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.

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 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 2024)

Affordable Housing

Application Number	Address	Ward	Date 106 Signed	Current Site Activity	Number of Affordable / Contribution Amount	Contribution description	Amount received to date	Prior Years Expenditure	2023/24 Expenditure	Contribution Assigned to project	Contribution reserved in relation to Planning obligation	Expenditure Date
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	£609,694.55	£516,599.45	£217,962.83	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	£0.00	£169,108.89	£131,653		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
2016/28535	Land at 42 Culcheth Hall Drive	Culcheth, Glazebury & Croft	11/09/2017	Complete	£120,304.00	Towards the Councils costs in providing affordable housing within the Council administration area	£120,304.00	£0.00			£120,304.00	n/a
2015/26442	Willowpool Nurseries and Garden Centre, Burford Lane, Lymm	Lymm South	14/12/2017	Complete	£70,530.00	To apply the Affordable Housing contribution solely towards the provision of Affordable Housing within the Borough of Warrington and for no other purpose	£76,095.87	£0.00			£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	£0.00			£13,550.36	23/05/2031
2017/31102	Barsbank Lane, Lymm	Lymm North & Thelwall	11/01/2018	Complete	£78,792.00	Towards the Councils costs of providing affordable housing within the borough of Warrington	£88,122.21	£0.00			£88,122.21	05/06/2032
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	£0.00				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	£0.00				n/a
2019/36241	Omega South Zone 4-7	Great Sankey North & Whittle Hall	24/12/2020	Under Construction	Not less than 25%	Not less than 25% of the residential units within each phase shall be constructed, marketed and sold as affordable housing	n/a	£0.00				n/a
2020/37849	Land at 248 - 250 Manchester Road	Fairfield & Howley	11/06/2021	Under Construction	Affordable Housing - 30 dwellings	Affordable Housing - 30 dwellings	n/a	£0.00				n/a
2019/35711	Land to the S. Centre Park and N. of the River Mersey Warrington	Bewsey and whitecross	06/08/2021	Under Construction	52 units	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	£0.00				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	£0.00				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	£0.00				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	£0.00				n/a
2016/28492	Peel Hall	Poplars & Hulme	10/05/2021	Not yet started	30% on each phase	Approval of reserved matters plan with affordable indicated in the phase	n/a	£0.00				n/a
2020/37439	Land at Penketh Business Park, Liverpool Road, Great Sankey	Great Sankey South	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	£0.00				n/a
2020/36657	4 and 4A Museum Street, Warrington, WA1 1HU	Bewsey and whitecross	02/11/2021	Not yet started	3 Affordable Units for rent	Three dwellings at the development to be used as affordable rent	n/a	£0.00				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	£0.00				n/a
2019/36256	Bank House, Bank Street, Warrington WA1 2AP	Bewsey and whitecross	16/12/2021	Not yet started	8 dwellings	Affordable Housing – 8 dwellings 4 Affordable to rent (1 one-bed unit and 3-two bed units) 4 shared ownership units (2-one bed units and 2 two-bed units)	n/a	£0.00				n/a
2020/37959	Land south of Stanley Street and North of Wilson Pattern Street	Bewsey and whitecross	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	£0.00				n/a
2021/39378	The sportsman Arms 181 Warrington Road, Penketh	Penketh & Cuedley	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	£0.00				n/a
2020/37681	Land at 224 Wilderspool Causeway, Warrington, WA4 6QF	Latchford West	06/07/2022	Not yet started	29 units	All 29 dwellings at the development are to be used for affordable housing.	n/a	£0.00				n/a
2022/41087	Land at Holy Trinity, 6 Palmira Square North, Warrington, WA1 1JQ	Bewsey and whitecross	24/08/2022	Not yet started		1 x 2 bed affordable to rent or buy		£0.00				n/a
2021/39462	Land at Mill Lane, Houghton Green, Warrington, WA2 0SU	Poplars & Hulme	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	£0.00				n/a

Affordable Housing

2022/42052	Land at New House Farm, Hatton Lane, Hatton	Appleton	09/06/2023	Not yet started	8 Units	8 Affordable Housing Units, 4 Affordable Rent and 4 Intermediate Units	n/a	£0.00				n/a
2019/35516	Land at Causeway Distillery, Loushers Lane, WARRINGTON	Latchford West	19/04/2023	Not yet started	42 units	Up to 42 dwellings comprised of Affordable sale and Social rented	n/a	£0.00				n/a
2021/39385	Glazebury public house, 207 Warrington road, Warrington, WA3 5LL	Culcheth, Glazebury & Croft	14/06/2023	Not yet started		20% Affordable Housing Units, consisting of 50% Affordable Rent and 50% Intermediate Units	n/a	£0.00				n/a
2020/37445	Land bounded by Station Road, Grammar School Road, Knutsford Road, and Maybrook Place	Latchford East	25/10/2023	Not yet Started	6 units	Affordable Housing 3 x Affordable Housing rent 3 x Intermediate Housing	n/a	£0.00				n/a
2022/42474	Land at Cruden, Hillcrest, Knutsford Road, Grappenhall and Thelwall	Grappenhall	07/11/2023	Not yet Started	2 units	2 x Affordable Housing Units (Discounted Market Dwellings)	n/a	£0.00				n/a
2022/41134	Land south of Rushgreen Road, (former Tanyard Farm), Lymm, Warrington	Lymm North & Thelwall	04/12/2023	Not yet Started	units on site	68% (sixty eight per cent) or 22 (twenty two) affordable Housing Units provided as Social Rented Housing as follows: 17 (seventeen) two-bedroom units and 5 (five) three Bedroom units ii) 32% (thirty two per cent) or 10 (ten) Affordable housing Units provided as Shared Ownership Housing as follows: 4 (four) two-bedroom units and 6 (six) three-bedroom units.	n/a	£0.00				n/a
2022/42736	Land at the Sportsmans Arms, 181 Warrington Road, Penketh, Warrington, WA5 2EN	Penketh & Cuerdley	26/02/2024	Not yet Started	£121,530.00	Affordable Housing £121,530.00 towards the provision of Off-site Affordable housing	n/a	£0.00				n/a
2023/01217	Orford Farm	Orford	16/11/2023	Not yet Started	units on site	Affordable Housing Units (Social Rented Housing) are contained in the First Schedule. Paragraph 1.5 of the First Schedules states that the Owner shall not Occupy or permit Occupation of more than 50% of the Non Section 106 Units until the Affordable Housing Units have been built to a serviced condition and transferred to a Registered Provider.	n/a	£0.00				n/a
2023/00660	Land to the North West of Manchester Road, Rixton, Warrington, WA3 6HZ	Rixton & Woolston	04/04/2024	Not yet Started	units on site	First and Second Schedule - 30% Affordable Housing to be provided in the following: 67% (sixty seven percent) Affordable Housing For Rent; 8% (eight percent) Shared Ownership Housing; and 25% (twenty five percent) First Homes.	n/a	£0.00				n/a
2023/00204	Land at Golborne Road, Winwick, Warrington	Burtonwood & Winwick	30/05/2024	Not yet Started	units on site	1. Affordable Housing – First and Sixth Schedule - 30% Affordable Housing to be provided in the following mix: (i) 30 Affordable Housing Units made available as S/A Rent Units (social rent or affordable rent) in the locations shown in respect of Affordable Housing of this tenure on the Affordable Housing Plan; (ii) 4 Affordable Housing Units made available as Shared Ownership Housing in the locations shown in respect of Affordable Housing of this tenure on the Affordable Housing Plan; (iii) 12 Affordable Housing Units as First Homes in the locations shown in respect of Affordable Housing of this tenure on the Affordable Housing Plan	n/a	£0.00				n/a
							£3,976,458.46	£1,439,196.37	£778,803.44	£658,885.95	£1,099,572.70	

Full contribution received
Part contribution received
No contribution received
Date of spend has passed and not assigned

Built Leisure

Application Number	Address	Ward	Date 106 Signed	Current Site Activity	Total BL Contribution expected	Contribution description	Amount received to date	Prior Years Expenditure	2023/24 Expenditure	Contribution Assigned to project	Contribution reserved in relation to Planning obligation	Expenditure Date
2017/31848	Land at Stretton Road, Appleton Thorn	Grappenhall	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	£0.00			£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	£0.00	£65,621.71		£0.08	29/07/2026
2020/36798	Former Sycamore Lane Primary School, Sycamore Lane, Great Sankey, WA5 1LA	Great Sankey South	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	£0.00			£82,653.80	29/09/2027
2017/29930	Appleton Cross	Grappenhall	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	£0.00			£349,149.93	01/11/2031 01/05/2033
2017/29929	Grappenhall Heyes	Grappenhall	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	£0.00			£172,819.09	07/11/2031
2019/36241	Omega South Zone 4-7	Burtonwood & Winwick	24/12/2020	Under Construction	£237,732.00	Towards the provision of off site sports facilities in the locality of the land.	£67,754.35	£0.00			£67,754.35	n/a
2016/28492	Peel Hall	Poplars & Hulme	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			£0.00	n/a
2019/35516	Land at Causeway Distillery, Loushers Lane, WARRINGTON	Latchford West	19/04/2023	Not Started	£108,186.00	£108,186.00 towards built sport facilities at Victoria park	£0.00	£0.00			£0.00	n/a
2022/41134	Land south of Rushgreen Road,(former Tanyard Farm), Lymm, Warrington	Lymm North and Thelwall	04/12/2023	Not yet Started	£89,090.00	To be applied towards the provision of additional access to swimming lesson and sports facility provision in the southern neighbourhood area of the councils administrative area	£0.00	£0.00			£0.00	n/a
2023/00660	Land to the North West of Manchester Road, Rixton, Warrington, WA3 6HZ	Rixton & Woolston	04/04/2024	Not yet Started	£108976.00 (max)	To be used towards facilities at Lymm LC and/or Woolston Neighbourhood Hub.£990.00 (nine hundred and ninety pounds) per Dwelling multiplied by the number of Dwellings permitted by the Reserved Matter Approval under which the Development is to be constructed SUBJECT ALWAYS TO a maximum contribution of £108,976 (one hundred and eight thousand nine hundred and seventy six pounds) (plus indexation pursuant to clause 10)	£0.00	£0.00			£0.00	n/a
2023/00204	Land at Golborne Road, Winwick, Warrington	Burtonwood & Winwick	30/05/2024	Not yet Started	£142,413.00	To be applied towards the provision of improvements in swimming facilities and sports facilities at Orford Jubilee Neighbourhood Hub or Woolston Neighbourhood Hub or Winwick Leisure Centre/Winwick Recreation Ground.	£0.00	£0.00			£0.00	n/a
							£942,021.68	£57,028.12	£65,621.71	£0.00	£819,371.85	

Full contribution received
Part contribution received
No contribution received
Date of spend has passed and not assigned

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	2023/24 Expenditure	Contribution Assigned to project	Contribution reserved in relation to Planning obligation	Expenditure Date
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 Gregorys High School and/or Great Sankey High School	£986,921.77	£670,505.22			£316,416.55	21/12/2026
2018/33778	Land bounded by Delta Crescent, Westbrook Crescent, Cromwell Avenue and Westbrook Way	Westbrook	08/04/2019	Site complete	£226,394.00	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	£0.00	£91.66	£238,713.95	£0.00	n/a
2020/36798	Former Sycamore Lane Primary School, Sycamore Lane, Great Sankey, WA5 1LA	Great Sankey South	14/08/2020	Site complete	£261,219.00	Primary School Contribution - £261,219 Primary places at Great Sankey Primary School	£307,442.20	£0.00			£307,442.20	31/11/2031
2020/36798	Former Sycamore Lane Primary School, Sycamore Lane, Great Sankey, WA5 1LA	Great Sankey South	14/08/2020	Site complete	£210,223.00	Secondary School Contribution - £210,223 Secondary places at Penketh High School	£247,422.36	£0.00		£247,422.36	£0.00	31/11/2031
2019/35711	Land to the S. Centre Park and N. of the River Mersey Warrington	Bewsey and whitecross	06/08/2021	Under construction	£300,000.00	Education To be applied to Sir Thomas Boteler Church of England school	£300,000.00	£0.00	£139.70	£299,860.30	£0.00	01/12/2028
2017/29930	Appleton Cross	Grappenhall	18/01/2018	Under construction	Max £1,380,729.00	Primary Education - Max £1,380,729.00 Primary Pupil Places Required (Pupils expected to be resident less places expected to be available) x cost	£1,734,973.17	£748,601.15	£891,158.04	£95,213.98	£0.00	29/10/2031
2017/29930	Appleton Cross	Grappenhall	18/01/2018	Under construction	Max £1,076,988	Secondary Education Max £1,076,988 Secondary Pupil Places Required (Pupils expected to be resident less places expected to be available) x cost	£1,353,303.48	£1,288,368.36	£64,935.12		£0.00	29/10/2031
2017/29929	Grappenhall Heyes	Grappenhall	18/01/2018	Under construction	Max - £1,492,680.00	Primary Education – Max - £1,492,680.00 To be used for works to extend, remodel, upgrade and improve capacity and suitability of the primary schools within a two mile radius of the development but principally to be used in respect of the Grappenhall Heys Primary school	£550,215.70	£550,215.70			£0.00	07/11/2031
2017/29929	Grappenhall Heyes	Grappenhall	18/01/2018	Under construction	Max - £1,164,312.00	Secondary Education – Max - £1,164,312.00 To be used for works to extend, remodel, upgrade and improve capacity and suitability of the secondary schools within a two mile radius of the development but principally to be used in respect of the Bridgewater High school	£429,176.21	£429,176.21			£0.00	07/11/2031
2019/36241	Omega South Zone 4-7	Burtonwood & Winwick	24/12/2020	Under construction	(approx.) £1,119,510.00	Primary (approx.) £1,119,510.00 Towards facilitating improvements to Barrow Hall Primary School	£319,063.77	£0.00			£319,063.77	n/a
2019/36241	Omega South Zone 4-7	Burtonwood & Winwick	24/12/2020	Under construction	(approx.) £873,234.00	Secondary (approx.) £873,234.00 Towards facilitating improvements to Great Sankey High School	£248,874.36	£0.00			£248,874.36	n/a
2016/28492	Peel Hall	Poplars & Hulme	10/05/2021	Not yet started		Primary Education site – to reserve a site within the development for a primary school with services and access to prior commencement of the development.	£0.00	£0.00			£0.00	n/a
2016/28492	Peel Hall	Poplars & Hulme	10/05/2021	Not yet started	£3,492,000.00	Secondary Capped contribution at £3,492,000	£0.00	£0.00			£0.00	n/a
2019/35516	Land at Causeway Distillery, Loushers Lane, WARRINGTON	Latchford West	19/04/2023	Not yet started	£371,933.00	£371,933.00 towards the expansion of Bridgewater High School	£0.00	£0.00			£0.00	n/a
2022/41134	Land south of Rushgreen Road,(former Tanyard Farm), Lymm, Warrington	Lymm North & Thelwall	04/12/2023	Not yet Started	£307,249.00	To be applied towards the provision of improvements or enhancements to the education facilities at Lymm High School, Oughtrington Lane	£0.00	£0.00			£0.00	n/a

Education

2023/00660	Land to the North West of Manchester Road, Rixton, Warrington, WA3 6HZ	Rixton & Woolston	04/04/2024	Not yet Started	approx. £387,345.00 (Based on 93 x 2 bed)	a.To pay the Secondary Education Contribution in accordance with the following formula: A = B x C A = Secondary Education Contribution B = number of Dwellings which contain 2 or more bedrooms C = £4,101.30 (four thousand one hundred and one pounds and thirty pence) (being the sum £22,785.00 (twenty two thousand seven hundred and eighty five pounds) for each secondary school place x 0.18 to reflect the secondary school yield of 0.18 pupils as set out in the Council's [draft] Planning Obligation SPD)	£0.00	£0.00			£0.00	n/a
2023/00204	Land at Golborne Road, Winwick, Warrington	Burtonwood & Winwick	30/05/2024	Not yet Started	£833,451.00	To be applied towards the provision of improvements or enhancements to the education facilities at Winwick CE Primary and or works to the proposed primary school at Peel Hall	£0.00	£0.00			£0.00	n/a
2023/00204	Land at Golborne Road, Winwick, Warrington	Burtonwood & Winwick	30/05/2024	Not yet Started	£637,980.00	To be applied towards the provision of improvements or enhancements to the education facilities at Beamont Collegiate Academy and or Padgate Academy	£0.00	£0.00			£0.00	n/a
							£7,807,824.15	£4,428,504.41	£956,324.52	£881,210.59	£1,541,784.63	

- Full contribution received
- Part contribution received
- No contribution received
- Date of spend has passed and not assigned

Health

Application Number	Address	Ward	Date 106 Signed	Current Site Activity	Health Contribution	Contribution description	Amount received to date	Prior Years Expenditure	2023/24 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	0.00			£54,587.75	15/06/2026
2019/35711	Land to the S. Centre Park and N. of the River Mersey Warrington	Bewsey and whitecross	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	£0.00			£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	£0.00			£62,068.52	09/11/2027
2020/36798	Former Sycamore Lane Primary School, Sycamore Lane, Great Sankey, WA5 1LA	Great Sankey South	14/08/2020	Site complete	£70,932.00	Improvements at Great Sankey Medical Centre (Hood Manor)	£83,483.55	£0.00			£83,483.55	09/11/2027
2019/36241	Omega South Zone 4-7	Burtonwood & Winwick	24/12/2020	Under Construction	£231,300.00	Towards facilitating improvements to local health services in Warrington	£65,921.21	£0.00			£65,921.21	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	£0.00			£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	£0.00			£138,780.00	01/03/2031
2017/31848	Land at Stretton Road, Appleton Thorn	Grappenhall	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	£0.00			£58,808.73	10/05/2031
2017/29930	Appleton Cross	Grappenhall	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	£0.00			£344,649.58	03/12/2031
2017/29929	Grappenhall Heyes	Grappenhall	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	£0.00			£170,689.34	07/11/2031
2015/26469	Zone 3 to 6, Omega South, Warrington	Burtonwood & Winwick	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	-	£0.00			-	-
2019/36256	Bank House, Bank Street, Warrington WA1 2AP	Bewsey and whitecross	16/12/2021	Not Started	£50,000.00	The sum of £50,000.00 (Fifty Thousand Pounds) to be paid towards either the expansion of the existing health facility or the provision of a new health facility in the Central West area of Warrington to meet future demand.	£0.00	£0.00				n/a
2019/35516	Land at Causeway Distillery, Loushers Lane, WARRINGTON	Latchford West	19/04/2023	Not Started	£107,940.00	£107,940.00 towards facilitating improvements to Wilderspool Medical Centre	£0.00	£0.00				n/a
2022/41134	Land south of Rushgreen Road,(former Tanyard Farm), Lymm, Warrington	Lymm North & Thelwall	04/12/2023	Not Started	£83,269.00	To be applied towards the initial design/surveys and preliminary works associated with delivery of a primary healthcare facility on the medical centre land and the tender process	£0.00	£0.00				n/a
2023/00660	Land to the North West of Manchester Road, Rixton, Warrington, WA3 6HZ	Rixton & Woolston	04/04/2024	Not Started	Max £110,110.00	To be used towards Holes Lane Surgery and Irlam Medical Centre. A sum equal to £1001.00 (one thousand and one pounds) per Dwelling multiplied by the number of Dwellings permitted by the Reserved Matters Approval under which the Development is to be constructed SUBJECT ALWAYS to a maximum contribution of £110,110 (one hundred and ten thousand one hundred and ten pounds) (plus indexation pursuant to Clause 10)	£0.00	£0.00				n/a
2023/00204	Land at Golborne Road, Winwick, Warrington	Burtonwood & Winwick	30/05/2024	Not Started	£154,154.00	To be applied towards the improvements of Culcheth medical centre	£0.00	£0.00				n/a
							£1,142,042.81	£0.00	£0.00	£0.00	£1,142,042.81	

Full contribution received
Part contribution received
No contribution received
Date of spend has passed and not assigned

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	2023/24 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	£61,462.00	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	Site complete	£24,310.00	£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	Great Sankey South	14/08/2020	site complete	£75,378.00	Sports Pitch Contribution - £75,378.00. £78,127.90 RPL £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.	£78,127.90	£0.00		£27,500.00	£50,627.90	13/07/2022
2011/18949 (Renewal)	Land at Dawson House, Liverpool Road, Great Sankey	Great Sankey North & Whittle Hall	07/12/2010	Site complete	£16,324.00	Open Space - £16,324 Towards the provision of POS (and maintenance) within a 5 mile radius of the land	£16,324.00	£0.00		£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	£40,000.00	Mersey Forest - £40,000.00 To increase tree planting within the councils administrative area to be administered by the Mersey forest	£40,000.00	£0.00			£40,000.00	27/06/2023
2017/31816	Tanyard Farm, Rushgreen Road, Lymm	Lymm North & Thelwall	06/09/2018	Site complete	£15,232.00	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	£0.00			£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	£16,529.00 Sports pitches in the vicinity of the development. £17,132 indexed.	£17,132.00	£0.00			£17,132.00	29/07/2026
2019/36241	Omega South Zone 4-7	Great Sankey & 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.	£83,224.03	£0.00			£83,224.03	01/07/2028
2017/31848	Land at Stretton Road, Appleton Thorn	Grappenhall	23/10/2018	Complete	£17,612.00	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	£0.00			£18,138.19	10/05/2031
2017/29930	Appleton Cross	Grappenhall	18/01/2018	Under construction	£80,725.00	Sport Pitches £218.18 per dwelling (£80,725 maximum) Towards works to improve capacity of facilities at New Lane, Appleton Thorn	£97,528.08	£0.00			£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	£18,685.00	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	£0.00			£19,709.36	31/11/2031
2018/32514	Land forming the site of the proposed Parkside Link Road, Winwick, Warrington	Culcheth, Glazebury & Croft	23/12/2020	Under construction	£9,752.00	To be used by the council towards environmental works at Rixton Clay pits local nature reserve in the borough of Warrington for: Initial Newt habitat creation/improvement Management of the habitat for 10 years Monitor the new/improved habitat for four years following delivery	£9,752.00	£0.00			£9,752.00	01/12/2031
2022/41189	Land at Plot 9000 Lingley Mere Business Park Warrington	Great Sankey North & Whittle Hall	15/08/2022	Under Construction	£9,144.00	Habitat Contribution to be paid for off-site replacement of habitat	£9,144.00	£0.00			£9,144.00	30/08/3032
2020/36797	Moss Brow Cottages	Rixton & Woolston	20/11/2020	Not yet started	£1,500	Towards additional habitat restoration at Risle Moss - £1500	£1,500	£0.00		£1,500	£0.00	No expiry date
2020/38264	Lingley Mere (Unilatural Undertaking)	Great Sankey North & Whittle Hall	09/04/2021	Site complete	£12,600.00	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	£0.00			£12,600.00	No expiry date
2017/29929	Grappenhall Heyes	Grappenhall	18/01/2018	Under Construction	£87,280.00	Sport Pitches £218.20 per dwelling (£87,280 maximum) Towards works to improve capacity of facilities at New Lane, Appleton Thorn	£48,306.63	£0.00			£48,306.63	07/11/2031

Parks and Open Space

2013/22598	Land at Arpley Landfill Site	Penketh & Cuerdley / Bewsey & Whitecross			n/a	<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</p> <ul style="list-style-type: none"> 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>3) Within 10 weeks of the commencement date 3CWL shall submit to WBC in writing for approval a draft Moore Nature Reserve Management Plan – By 28th July 2015</p> <p>4) No later than 31 October 2018 3CWL shall submit to the Council in writing for approval a draft extended aftercare scheme (See schedule 2 para 2-8 if failure to meet this deadline)</p> <p>5) Not less than 12 months after the date of this deed 3CWL shall submit to the Council in writing approval of a draft permissive paths scheme – 15th May 2016. (See schedule 2, Para 2-8 if failure to meet this deadline).</p> <ul style="list-style-type: none"> Para 9 for changes to the path at any time. Para 10 for closure of the path on the 31 December every year <p>6) Within 3 months of the commencement date – 12th August 2015 3CWL shall submit to the council in writing the Arpley Community Liaison Group scheme. (See schedule 2, Para 2-6).</p>	-	£0.00				See POS contribution column
2007/10646	Walton Locks, Chester Road, Warrington	Bewsey & Whitecross	27/09/2007	Complete	n/a	Waters Meet Linear Park – Developer to implement the works in line with the Waters Meet Linear Park Specification defined in Schedule 7	-	£0.00				
2007/10550	Bewsey Old Hall (UU)	Chapelford & Old Hall	29/09/2009	7 complete	£30,000	Completion of a ranger station (£30,000) (Before completion of the development)	£0.00	£0.00				n/a
2007/10550	Bewsey Old Hall (UU)	Chapelford & Old Hall	29/09/2009	Not yet started	£2,000	Ongoing monitoring of bat roost structures - payment of £2000 to be paid to the management company of the site. (Development completion)	£0.00	£0.00				n/a
2015/26469	Zones 3 to 6, Omega South, Warrington	Great Sankey North & Whittle Hall	20/12/2016	Under Construction	n/a	<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>	£0.00	£0.00				n/a
2020/36672	1 Green Street, Warrington	Bewsey & Whitecross	06/11/2019	Not yet started	£30,000.00	Sport Facilities - £30,000 Improvements or enhancements to the sports facilities at Hood Lane recreation ground, Great Sankey	£0.00	£0.00				n/a
2016/28492	Peel Hall	Poplars & Hulme	10/05/2021	Not started	n/a	<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. 	£0.00	£0.00				n/a

Parks and Open Space

2016/28492	Peel Hall	Poplars & Hulme	10/05/2021	Not started	n/a	Management of Public Open Space (POS) No later than 10 working days after the completion of the POS to: - 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.	£0.00	£0.00				n/a
2021/39378	The sportsman Arms 181 Warrington Road, Penketh	Penketh & Cuerdley	09/06/2022	Not started	n/a	Prior to the Commencement of Development to submit the Open Space Management Plan to the Council for approval. Not to Commence the Development -Until the Council has approved the Open Space Management Plan in writing. The Open Space Management Plan may be amended or varied from time to time by agreement in writing between the Council and the Owner (both acting reasonably and without delay). The Open Space shall thereafter be maintained in accordance with the Open Space Management Plan for the lifetime of the Development.	£0.00	£0.00				n/a
2019/35711	Land to the S. Centre Park and N. of the River Mersey Warrington	Bewsey and whitecross	06/08/2021	Under Construction	n/a	Open Space Setting out the delivery and phasing of POS within the site as well as its future management and maintenance to be undertaken by the developer or a private management company in perpetuity	£0.00	£0.00				n/a
2020/36397	Land at Kenyon Lane, Nurseries, Kenyon Lane, Croft, Warrington, WA3 4AX	Culcheth, Glazebury & Croft	19/10/2022	Not yet Started	n/a	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.	£0.00	£0.00				n/a
2019/35516	Land at Causeway Distillery, Loushers Lane, WARRINGTON	Latchford West	19/04/2023	Not started	£132,885.00	£132,885.00 towards the provision and or enhancement of off-site playing pitches at Loushers Lane Rec ground	£0.00	£0.00				n/a
2019/35516	Land at Causeway Distillery, Loushers Lane, WARRINGTON	Latchford West	19/04/2023	Not started	£84,000	£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	£0.00	£0.00				n/a
2020/37445	Land bounded by Station Road, Grammar School Road, Knutsford Road, and Maybrook Place	Latchford East	25/10/2023	Not yet Started	n/a	Habitat Management and Enhancement Plan (HMEP) – submission of HMEP for written approval prior to Commencement of Development with management and maintenance by the Owner the HMEP Land for the lifetime of the Development (First Schedule, Part C); Amenity Space - An area of land within the site made available for residents to utilise for their well-being as shown on Plan A	£0.00	£0.00				n/a
2022/41171	1 Green Street	Bewsey and whitecross	29/11/2023	Not yet started	£30,000.00	Pitch Sports and Recreation - £30,000.00 Towards Hood Lane Recreation Ground	£0.00	£0.00				n/a
2022/41134	Land south of Rushgreen Road,(former Tanyard Farm), Lymm, Warrington	Rixton & Woolston	04/12/2023	Not yet Started	£22,000.00	To be applied towards equipped play facilities within Ridgeway Grundy Park	£0.00	£0.00				n/a
2022/41134	Land south of Rushgreen Road,(former Tanyard Farm), Lymm, Warrington	Rixton & Woolston	04/12/2023	Not yet Started	£111,906.00	To be applied towards improvements in playing pitch provision in south warrington for junior football, senior rugby league, junior rugby union and cricket pitches	£0.00	£0.00				n/a
2022/41134	Land south of Rushgreen Road,(former Tanyard Farm), Lymm, Warrington	Rixton & Woolston	04/12/2023	Not yet Started	£90,000.00	To be applied towards -Firstly the total cost of upgrading the Trans Pennine Trail between Chaise Meadow and Mill Lane; or -As an alternative upgrading a self-contained section between Birch Brook Road and Chaise Meadow or Green Belt mitigation measures in Lymm	£0.00	£0.00				n/a
2023/01217	Orford Farm	Orford	16/11/2023	Not yet Started	£15,200.00	Improvements to footway provision at Paddington Meadows	£0.00	£0.00				n/a
2023/01217	Orford Farm	Orford	16/11/2023	Not yet Started	£29,441.00	£5,949.00 towards the improvements of APG-3G pitches in the borough £23,492.00 towards the improvement of Sports Hall provision at Orford Jubilee and Woolston Hubs and Beaumont Collegiate Academy	£0.00	£0.00				n/a

Parks and Open Space

2023/00660	Land to the North West of Manchester Road, Rixton, Warrington, WA3 6HZ	Rixton & Woolston	04/04/2024	Not yet Started	Max £117095.00	Built Sport Pitch To be used towards the provision of sports pitches at Shaw Croft Recreation Ground. A sum equal to £1065.00 (one thousand and sixty five pounds) multiplied by the number of Dwellings permitted by the Reserved Matters Approval under which the Development is to be constructed SUBJECT ALWAYS TO a maximum contribution of £117,095 (one hundred and seventeen thousand and ninety five pounds) (plus indexation pursuant to clause 10)	£0.00	£0.00				n/a
2023/00660	Land to the North West of Manchester Road, Rixton, Warrington, WA3 6HZ	Rixton & Woolston	04/04/2024	Not yet Started	Max £105000.00	Green Belt Improvement A contribution of £105,000 (one hundred and five thousand pounds) (plus indexation pursuant to clause 10) which is to be used towards Rixton Clay Pits.	£0.00	£0.00				n/a
2023/00204	Land at Golborne Road, Winwick, Warrington	Burtonwood & Winwick	30/05/2024	Not yet Started	£178,669.00	To be applied towards improvements in playing pitch provision in Warrington for junior football, senior rugby league, junior rugby union and cricket pitches including Winwick Recreation Ground, or sites in Culcheth - Culcheth Sports Club or Shaw Street recreation ground or The Oaks Playing Field or Culcheth Community Campus	£0.00	£0.00				n/a
							£510,151.02	£2,233.11	£0.00	£85,976.89	£421,941.02	

- Full contribution received
- Part contribution received
- No contribution received
- Date of spend has passed and not assigned

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	2023/24 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	£318,000.00	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	£52,337.56	£178,281.97	£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	£300,000.00	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
2015/26469	Omega 3-6, Warrington	Burtonwood & Winwick	20/12/2016	Under construction	£320,000.00	Green Heart Works	£320,000.00	£65,276.79		£254,723.21	£0.00	No date specified
2003/1461	Vulcan Works	St Helens	25/01/2007	not yet started	£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	£0.00			£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	£29,904.00	Bus pass contribution £168 per dwelling (29,904)	£23,520.00	£2,000.00			£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	£35,000.00	£35,000 to Warrington Borough Transport for an initial contribution for 2 bus stops.	£35,000.00	£0.00			£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	£98,000.00	£98,000 Subsequent public transport contribution	£98,000.00	£0.00			£98,000.00	Subsequent public transport contribution received annually Total =£98,000 Final instalment (oct 22) 01/10/2027
2016/27313	Land bounded at Lingley Mere Business Park, Great Sankey, Warrington	Great Sankey North & Whittle Hall	07/10/2016	Site complete	£460,000.00	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		£0.00	£323,451.62	01/05/2024
2017/31394	Land at Winwick Street / John Street, Warrington, WA2 7UB	Bewsey & Whitecross	27/07/2018	Under construction	£75,000.00	Costs in connection with the Town Centre Travel plan - £75,000.00	£75,000.00	£0.00			£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	£70,000.00	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	£19,000.00		£13,500.00	30/07/2030 03/09/2030

Transportation

2016/28807	Land at Pewterspear Green	Appleton	27/09/2017	Site complete	£10,000.00	Bus Shelters - £10,000 Sustainable Transport (Bus Services) - £110,000	£120,000.00	£0.00		£120,000.00	01/03/2031	
2017/31848	Land at Stretton Road, Appleton Thorn	Grappenhall	23/10/2018	Site complete	£48,500.00	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	£0.00		£49,991.65	27/07/2030 10/05/2031	
2017/31848	Land at Stretton Road, Appleton Thorn	Grappenhall	23/10/2018	Site complete	£10,000.00	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	£0.00		£10,307.56	27/07/2030 10/05/2031	
2019/35280	Unit 4 Appleton Thorn	Grappenhall	14/02/2001	Complete	£57,333.00	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	£0.00		£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	Under construction	£25,000.00	Travel Plan contribution towards the funding of the Travel Choices Team - £25,000.00	£25,000.00	£0.00		£25,000.00	(5 years and 2 months from the date of first occupation)	
2010/17091	Eagle Ottawa Warrington Ltd, Theilwall Lane, Warrington, Wa4 1nq	Latchford East	25/05/2011	Complete	£35,000.00	Towards highways works – Traffic Regulation Order	£35,000.00	£376.56	£34,623.44	£0.00	No date specified	
2017/29929	Grappenhall Heyes	Grappenhall	18/01/2018	Under Construction	£242,500.00	Bus Service - £242,500 to enhance No. 8 service – Prior to 1 st occupation of dwelling	£271,143.12	£0.00		£271,143.12	07/11/2031	
2017/29929	Grappenhall Heyes	Grappenhall	18/01/2018	Under Construction	£10,000.00	Bus Stop - £10,000 for two bus stops on Witherwin Ave	£11,181.16	£0.00		£11,181.16	07/11/2031	
2017/29929	Grappenhall Heyes	Grappenhall	18/01/2018	Under Construction	£70,000.00	Pedestrian Crossing - £70,000 towards signalised pedestrian crossing on Witherwin Ave	£86,231.88	£0.00		£86,231.88	09/11/2032	
2017/29929	Grappenhall Heyes	Grappenhall	18/01/2018	Under Construction	£1,084.00	Signage - £1,084 towards provision of new signs for Grappenhall Heyes Walled Garden parking	£1,212.04	£0.00		£1,212.04	07/11/2031	
2017/29930	Appleton Cross	Grappenhall	18/01/2018	Under Construction	£4,769.00	Signs - £4,769 towards additional road safety / speed control signage on Lumb Brook Road – Prior to 1 st occupation of dwelling	£5,368.56	£0.00		£5,368.56	29/10/2031	
2017/29930	Appleton Cross	Grappenhall	18/01/2018	Under Construction	£12,257.00	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	£0.00		£13,798.01	29/10/2031	
2020/37595	Barley Castle Trading Estate Appleton	Appleton	14/06/2016	Under Construction	£70,000.00	£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	£0.00		£73,780.00	No date specified	
	Omega West St Helens		17/05/2021	Under construction	£900.00	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	£0.00		£979,900.00	31/01/2032	
	Omega West St Helens		17/05/2021	Under construction	£100,000.00	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	£0.00		£103,100.00	31/01/2032	
2019/40716	Land at Sarah Parker Redmond House (AKA Mersey Bank House)	Bewsey and whitecross	06/06/2022	Complete	£65,500.00	£65,500 Town Centre Travel Plan contribution	£65,500.00	£7,500.00	£8,000.00	£50,000.00	No date specified	
2022/41357	860 Europa Boulevard, Westbrook, Warrington, WA5 7TY	Westbrook	11/10/2022	Complete	£50,000.00	Highway Infrastructure - £50,000	£50,000.00	£0.00	£4,278.65	£45,721.35	£0.00	22/03/2033
2019/35711	Land to the S. Centre Park and N. of the River Mersey Warrington	Bewsey and whitecross	06/08/2021	Under construction	£300,000.00	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	£0.00		£103,051.44	01/11/2027	
2019/36241	Omega South Zone 4-7	Great Sankey North & Whittle Hall	24/12/2020	Under construction	£600,000.00	Public Transport (approx.) £600,000.00 Towards the provision of public transport.	£140,549.45	£0.00		£140,549.45	01/07/2028	
2007/10646	Walton Locks, Chester Road, Warrington	Bewsey & Whitecross	27/09/2007	Complete	£602,097.00	£602,097.00 towards the cost of improving highways within the vicinity of the site	n/a	£0.00			n/a	

Transportation

2007/11662	Forest Way Business Park, Forest Way	Great Sankey South	30/04/2008	Not yet started	£450,000.00	Appropriate resurfacing along Old Liverpool Road Improvements to the pedestrian access from Saxon Park along Forrest Way and Barnard Street, including measures such as improved street lighting, speed bumps, yellow lines, footpath widening and / or creation and creation of a new crossing point. Provision of waste bins at or close to existing takeaways on Old Liverpool Road. Provision of safety fencing for pedestrians at the junction of Old Liverpool Road and Barnard Street.	n/a	£0.00			n/a
2012/19459	Building 109, Birchwood Dalton Ave, Birchwood Park, Warrington	Birchwood	20/03/2009	Not yet started	£100,000.00	Strategic highway improvements on the primary £100,000.00 – Towards the purposes of highway and sustainable transport improvements within a 1 mile radius.	n/a	£0.00			n/a
2012/19826	Plot 4, Barleycastle Trading Estate, Lyncastle Road, Appleton, Warrington, WA4 4SN	Grappenhall	13/11/2014	Site cleared	£57,901.00	Transport Contribution £57,901.00 •To apply the contribution solely towards the costs of carriageway markings relining scheme along Barleycastle lane •Highways maintenance works to Lyncastle Road •A scheme for the renewal of pedestrian links between Barleycastle Lane and Grappenhall lane	n/a	£0.00			n/a
2017/29930	Appleton Cross	Appleton	18/01/2018	Under Construction	£10,000.00	Bus Stop - £10,000 towards provision of two stops adjacent to local centre – Prior to 1 st occupation of local centre	n/a	£0.00			n/a
2016/28521	Land at Lymm Rugby Club	Lymm South	02/07/2018	Not yet started	£3,900.00	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	n/a	£0.00			n/a
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	n/a	£0.00			n/a
2016/28492	Peel Hall	Poplars & Hulme	10/05/2021	Not Yet Started	£50,000.00	A49 works - £50,000	n/a	£0.00			n/a
2016/28492	Peel Hall	Poplars & Hulme	10/05/2021	Not Yet Started	£90,000.00	A50 works - £90,000	n/a	£0.00			n/a
2016/28492	Peel Hall	Poplars & Hulme	10/05/2021	Not Yet Started	£50,000.00	Bus Infrastructure £50,000	n/a	£0.00			n/a
2016/28492	Peel Hall	Poplars & Hulme	10/05/2021	Not Yet Started	£117,000.00	Bus Service contribution No 20 – £117,000	n/a	£0.00			n/a
2016/28492	Peel Hall	Poplars & Hulme	10/05/2021	Not Yet Started	£106,000.00	Bus service contribution No 25 - £106,000	n/a	£0.00			n/a
2019/36256	Bank House, Bank Street, Warrington WA1 2AP	Bewsey and whitecross	16/12/2021	Not yet started	£50,000.00	First and Last Mile Contribution: the sum of £50,000.00 (Fifty Thousand Pounds) to support the objectives of the First and Last Mile project by delivering improvements in the town centre through quality place-making and promoting sustainable travel options including those in the Town Centre Travel Plan. The potential projects to spend the contribution will include opportunities for improved public realm and tree planting within the town centre.	n/a	£0.00			n/a
2022/37959	Land south of Stanley Street and North of Wilson Pattern Street	Bewsey and whitecross	03/02/2022	Not yet started	£8,073.00	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)	n/a	£0.00			n/a

Transportation

20019/35726	Proposed motorway service at junction 11 of the M62 motorway	Culcheth, Glazebury & Croft	25/03/2022	Not yet started	£481,562.00	<p>Pedestrian and Cycle link contribution - £481,562.00 To fund the following improvement works and for no other purpose:</p> <ul style="list-style-type: none"> •Silver Lane link including new access between silver lane and junction 11 of the M62 involving surfacing improvements, wayfinding and enhanced lighting. (see agreement) •Links to Culcheth (PROW) including surfacing improvements and wayfinding •Gorse Covers mounds path including surfacing improvements, wayfinding access barrier alterations and enhanced lighting; •Pestfurlong Hill link including new path/bridge to connect the existing path with junction 11 of the M62 	n/a	£0.00				n/a
20019/35726	Proposed motorway service at junction 11 of the M62 motorway	Culcheth, Glazebury & Croft	25/03/2022	Not yet started	£35,000.00	TP Co-ordinator Contribution - £35,000 To fund the appointment of the TP Co-ordinator for a minimum of 5 years	n/a	£0.00				n/a
20019/35726	Proposed motorway service at junction 11 of the M62 motorway	Culcheth, Glazebury & Croft	25/03/2022	Not yet started	£50,000.00	TP Measures Contribution - £50,000.00 To fund the implementation of Travel Plan measures on the site and for no other purpose	n/a	£0.00				n/a
20019/35726	Proposed motorway service at junction 11 of the M62 motorway	Culcheth, Glazebury & Croft	25/03/2022	Not yet started	£3,000.00	TP Publicity Contribution - £3000 To be used to fund the design, printing and delivery of a leaflet and bespoke website to encourage the implementation of Travel Plan measures in relation to the development and liaison with local taxi and bus operations in relation thereto; and for no other purpose	n/a	£0.00				n/a
2022/42052	Land at New House Farm, Hatton Lane, Hatton, Warrington, WA4 4DA	Appleton	09/06/2023	Not yet started	£26,000.00	Bus Contribution £26,000 towards the enhancement of bus services number 8,8a and 9b or such other replacement bus services	n/a	£0.00				n/a
2022/41087	Land at Holy Trinity, 6 Palmyra Square North, Warrington, WA1 1JQ	Bewsey and whitecross	24/08/2022	Not yet started	£4,761.00	Pay £4,761 to the preparation of the Council's plans to support sustainable travel – payable on commencement of the development.	n/a	£0.00				n/a
2022/41171	1 Green Street	Bewsey and Whitecross	29/11/2023	Not yet started	n/a	Highway Consents A certificate issues by the council under the relevant Highway consent or such other certificate as may be issued pursuant to the Highway consent to evidence that the Highway works have been completed and able to be used for the purpose for which they were designed save for minor defects to the satisfaction of the council	n/a	£0.00				n/a
2022/41134	Land south of Rushgreen Road,(former Tanyard Farm), Lymm, Warrington	Lymm North & Thelwall	04/12/2023	Not yet Started	£90,000.00	Green Belt Compensation £90,000 to be applied towards -Firstly the total cost of upgrading the Trans Pennine Trail between Chaise Meadow and Mill Lane; or -As an alternative upgrading a self-contained section between Birch Brook Road and Chaise Meadow or Green Belt mitigation measures in Lymm	n/a	£0.00				n/a
2023/00204	Land at Golborne Road, Winwick, Warrington	Burtonwood & Winwick	30/05/2024	Not yet Started	£120,000.00	To be used towards improving accessibility for pedestrians to the bus stops on Newton Road and Myddleton Lane	n/a	£0.00				n/a
							£4,277,200.77	£590,244.95	£153,440.08	£513,349.97	£3,020,165.77	

- Full contribution received
- Part contribution received
- No contribution received
- Date of spend has passed and not assigned