

Wirral Council – Infrastructure Funding Statement

Financial Year – 2021/ 2022

Background

Any local authority that has received developer contributions (section 106 planning obligations or Community Infrastructure Levy) must publish online an infrastructure funding statement by 31 December for the preceding financial year.

Such a statement is required to detail monies received through Community Infrastructure Levy and developer contributions secured via agreements under section 106 of the Town and Country Planning Act 1990 (“section 106 agreements”) and how such sums have been spent in the previous year.

Infrastructure Funding Statement

This Statement provides a summary of financial contributions the Council has secured through section 106 agreements from new developments for off-site infrastructure works and affordable housing. It also details contributions derived from agreements made under section 278 of the Highways Act 1980 (“section 278 agreements”). In summary, the report provides an overview of the following:

- the section 106 agreement contributions paid to the Council in the last financial year.
- section 106 agreement contributions secured in conjunction with planning permissions in the last financial year and to be paid in future years.
- projects delivered in the Borough via section 278 agreements in the last financial year: and
- section 278 agreement contributions secured in conjunction with planning permissions in the last financial year and to be paid in future years.

Monitoring fees

The Community Infrastructure Levy (Amendment)(England)(No.2) Regulations 2019 allow Local Authorities to charge a monitoring fee through section 106 planning obligations, to cover the cost of the monitoring and reporting on delivery of the requirements of the relevant section 106 obligation.

Monitoring fees can be used to monitor and report on any type of planning obligation, for the lifetime of that obligation. The following table sets out the monitoring fees secured by Sect 106 agreements during the last financial year.

Table 1: Monitoring fees secured by S106 agreements 1st April 2021 – 31st March 2022

App No.	Signed	Proposal	Location	Monitoring Fees
APP/20/01138	5-Aug-21		Birkenhead Town Centre	£18,000 Received 7/4/2022

Section 106 Agreement Summary

Under section 106 agreements, the Council can seek both on-site and off-site contributions when it is considered that a proposed development will have negative impacts that cannot be dealt with through conditions in the planning permission. In the financial year 2021/2022, the Council received a total of £93,140 in section 106 Agreement contributions (“Section 106 contributions”). This consists of £27500 for education, £26000 for Highway works and £39,640 ecological improvement works.

Section 106 Contributions

Table 2: Section 106 Contributions received from 1st April 2021 – 31st March 2022

Application No.	Signed	Proposal	Location	Details	Received
APP/16/00108	12-Jan-18	Outline for 299 Dwellings and associated works	Burtens Foods Pasture Road Moreton CH46 8SE	10% Affordable Housing (On-site or commuted sum, to be determined); £240,000 for football pitch improvements; £39,640 for ecological improvement works; £26,000 for two new bus stops; £42,300 for lift improvement works at Moreton Train Station	£65,640 received 16/12/2021
APP/20/01138	5-Aug-21	Hybrid planning application for the phased redevelopment of land within Birkenhead Town Centre	Birkenhead Town Centre	£81,000 for Coastal Recreational contributions. £275,000 education. £100,000 open space. £100,000 sports. £250,262 Sustainable Drainage system. £91,250 Travel Plan Co-ordinator. £18,000 Monitoring costs. £6000 legal fees.	£27,500 received 11/08/2021. £127,250 received 7/4/22.

The following table sets out the above section 106 contributions received in the last financial year by infrastructure type.

Table 3: Section 106 Contributions received from 1st April 2021 – 31st March 2022

Infrastructure type	SECTION 106 Contributions (£)
Education	£27,500
Leisure	£0
Ecological Improvement Works	£39,640
Highways	£26,000
Total	£93,140

Future Section 106 Contributions

The Council has also secured section 106 contributions from other development sites which either have been paid or will be paid in future years (i.e., post financial year 2021/2022) should the developments progress as planned. These contributions are payable once development has commenced on site or once a specified number of homes has been delivered/occupied on the site.

Table 4: Section 106 Agreements signed between 1st April 2021 – 31st March 2022 with future contributions expected to be paid in future financial years:

App No.	Signed	Proposal	Location	Details
APP/20/01084	7-Oct-21	Refurbishment of Redcourt into 15 apartments and erection of 3/4 storey apartment block comprising 30 apartments	Redcourt 7 Devonshire Place Oxton CH43 1TX	20% affordable housing
APP/20/01138	5-Aug-21	Hybrid planning application for the phased redevelopment of land within Birkenhead Town Centre	Birkenhead Town Centre	£27,500 received 11/08/2021. £127,250 paid 7/4/2022. Further £766,762 to be paid as development progresses.
COMX/21/00565	8-Oct-21	Prior Approval for conversion of offices to residential use (96 units)	Riverside Park Southwood Road Bromborough CH62 3QX	Unilateral Undertaking. £50,000 to improve crossing facilities at Old Hall Road/ A41
APP/21/00915	16-Feb-22	Change of use to form 10 apartments	11-12 Hamilton Square Birkenhead CH41 6AX	£18,000 commuted sum for Affordable Housing - payable prior to occupation

The following table sets out the future section 106 contributions contained in section 106 agreements signed in the last financial year (1st April 2020 – 31st March 2021) by infrastructure type. It should be noted that this money will not be due for payment until certain triggers in the development are met

Table 5: Section 106 Agreements signed 1st April 2021 – 31st March 2022 with future contributions

Infrastructure type	Section 106 Contributions (£)
Affordable Housing	£18,000
Coastal Recreational Contribution	£81,000
Sports Contribution	£100,000
Open Space Contribution	£100,000
Education Contribution	£247,700
SUDS	£250,262
Highways	£141,250
Total	£938,012

Section 278 Agreement Summary

Section 278 agreements are entered into between the Council and the developer to deliver necessary highway works because of new development.

This allows for works related to:

- Roundabouts.
- Priority junctions.
- Junctions with traffic lights.
- Right turn lanes.
- Improved facilities for pedestrians and cyclists.
- Improvements to existing junctions.
- Traffic calming measures.

The following table sets out the Section 278 agreement projects delivered and the associated contributions received in the last financial year (1st April 2021 – 31st March 2022) listed by development site.

Table 6: Section 278 Agreements with contributions paid in the last financial year 1st April 2021 – 31st March 2022

Development Site	Type of use	Summary Of section 278 works	Cost (£)
Pasture Road, Moreton-Burtons Factory site	Residential	Highway works for improved sustainable pedestrian links	£1879.07
Clifton Avenue, Eastham-Magenta site	Residential	Highway works relating to the development-new footway works	£3071.75
Caldbeck Rd/Thursby Rd, Bromborough-Lidl	Commercial	Highway works relating to new accesses, footway works and junction improvement works	£14071.40
Mount Pleasant Road, Wallasey-Embees	Residential	Highway works relating to new accesses	£883.73
Conway Street/Edgar Court, Birkenhead-One Vision Housing site	Residential	Highway works relating to the development-new footway works	£2919.58
Alfred Road, Seacombe-Cairnwell Developments	Residential	Highway works relating to the development-new footway works	£1480.25
Gibson House, Maddock Rd/Blenheim Rd, Egremont	Residential	Highway works relating to new accesses	£11,386.45
Oakdale Road, Seacombe-Starship Developments site	Residential	Highway works relating to the development-new footway works	£2987.48
Chatham Road, Rock Ferry-Lovells site	Residential	Highway works relating to the development-new footway works	£1702.73
Twickenham Dr/Livingstone Rd, Leasowe-Pierhead Housing site	Residential	Highway works relating to the development-new footway works	£3763.72

The following table sets out the committed Section 278 Agreement projects for future years listed by development site.

Table 7: Committed Section 278 Agreement Projects for Future Years

Development Site	Type of use	Section 278 requirements	Estimated Cost (£)
Woodchurch Rd/Kings Mount, Birkenhead-Lookers Garage site	Commercial	Installation of controlled pedestrian crossing facility and associated highway works	£40,222.96
Health Centre, Orrysdale Road, West Kirby-Marine Lake Health Centre	Health	Installation of controlled pedestrian crossing facility and associated highway works	£44,000.00
Mount Road/ Clatterbridge Rd, Clatterbridge-Murco Garage	Commercial	Highway works for improved sustainable pedestrian links	£6,911.71
Woodchurch Road/ Duck Pond Ln, Woodchurch-Aldi	Commercial	Highway works relating to the development-new footway works	estimated at £3000
Victoria Pl, Seacombe-Seacombe Ferry Hotel site	Residential	Highway works relating to the development-new footway works	estimated at £2000
Cloughton Road/Hemingford St, Birkenhead-BTC, WGC works	Industrial/commercial	Highway works relating to new access and junction improvement works	£6,296.23

Annual monitoring

The information included in this statement will be updated annually and published on the Council's website. This will ensure the most up to date information on the amount of developer contributions received from new developments in addition to information on where these monies have been spent is readily available to members of the public and other interested parties.

Conclusion

Wirral Borough Council is committed to working with the local community 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, such as new affordable homes, community infrastructure and environmental improvements. The Council will also continue to utilise section 278 agreements to arrange for developers to pay for or make.