

Wirral Council – Infrastructure Funding Statement

Financial Year – 2022/ 2023

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 (“S106 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 S106 agreement contributions paid to the Council in the last financial year.
- S106 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 S106 planning obligations, to cover the cost of the monitoring and reporting on delivery of the requirements of the relevant S106 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 S106 agreements during the last financial year.

Table 1: Monitoring fees secured by S106 agreements 1st April 2022 – 31st March 2023

| App No. | Signed | Proposal | Location | Monitoring Fees | Received |
|----------------|---------------|--|------------------------|------------------------|-----------------|
| APP/20/01138 | 5-Aug-21 | Hybrid Planning Application for the phased redevelopment of land within Birkenhead Town Centre | Birkenhead Town Centre | £18,000 | 01-Jun-22 |

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 2022/2023, the Council received a total of £665,150 in section 106 Agreement contributions (“Section 106 contributions”). This consists of £105,727.13 for Highway works and £100,000 for leisure facilities.

Section 106 Contributions

Table 2: Section 106 Contributions received from 1st April 2022 – 31st March 2023

| Application No. | Signed | Proposal | Location | Details | Received |
|-----------------|-----------|---|--|--|------------------------------|
| APP/16/01326 | 08-Jul-19 | Conversion of church and hall into 11 apartments | Hillside Christian Fellowship Church 61 Wilmer Road Tranmere | £10,700 Commuted sum affordable Housing | 02-06-2022 |
| APP/19/00014 | 05-Nov-19 | Erection of a new sixth form block and full planning permission for 25 residential dwellings at Kingsmead School. | Kingsmead School, Bertram Drive, Meols, CH47 0LL | £360k Affordable Housing Contribution, £100k playing Field Contribution £460,000 | 01-06-2022 |
| APP/19/00206 | 06-Aug-19 | Construction of 14 apartments | Former Old Tavern Magazine Lane New Brighton CH45 5AD | Legal Fees £545 Paid 20% Affordable Housing (£60,000, prior to 50% occupation) and £2,000 (prior to occupation) for TRO | 20-12-2022 02-04-2022 |
| APP/20/01138 | 5-Aug-21 | Hybrid Planning Application for the phased redevelopment of land within Birkenhead Town Centre | Birkenhead Town Centre | £18k S106 monitoring. £18k ESMP £91,250 Travel Plan £127,250 | 01-06-2022 |
| APP/21/00070 | 16-Sep-22 | Proposed Demolition of existing Hollins Hey Hotel and erection of 14 new build apartments | Hollins Hey Hotel, 191 Victoria Road, New Brighton CH45 0JY | £23,200 for Affordable Housing | 13-02-2023 |

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 2022 – 31st March 2023

| Infrastructure type | SECTION 106 Contributions (£) |
|---------------------|---|
| Education | £18,000 |
| Affordable Housing | £360,000 £23,200, £60,000 £10,700 £453,900 |
| Leisure | £100,000 |
| Travel Plan | £91,250 |
| Highways | £2,000 |
| Total | £665,150 |

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 2022 – 31st March 2023 with future contributions expected to be paid in future financial years:

| App No. | Signed | Proposal | Location | Details |
|----------------|---------------|--|--|--|
| APP/21/02227 | 13-Jan-23 | Demolition of the Four-storey building containing commercial units and 8 apartments | Hilbre Sands, 10 Dee Lane, West Kirby, CH48 0QA | £7,824 (Off-Site Tree Planting Contribution) and £2,500 (Traffic Regulation Order Contribution) |
| APP/21/01590 | 4-Nov-22 | 40 apartments | Atlantic House, Hamilton Street, Birkenhead | 100% Affordable Housing |
| OUT/20/01881 | 22-Dec-22 | 217 residential units. Includes the demolition of the existing office buildings and all other associated existing infrastructure and roads. | Riverside Park Southwood Road Bromborough CH62 3QX | S106 Monitoring costs £5,000, ESMP £1,000, RPF £60,816.42 |
| DPP4/22/01080 | 22-Dec-22 | Outline planning application with all matters reserved except for points of access (from Old Hall Road and across Warren Lane) 249 dwellings | Former Mod Site, Old Hall Road, Bromborough, Wirral | S106 Monitoring Fee £5,000, ESMP Monitoring Fee £1,000, Bus Stops £27,000, legal fees £8,000. RPF £69,784 Highways £15,000 |
| APP/22/00379 | 17-Nov-22 | Redevelopment of Site for 38 Retirement Living Apartments. | Former, Brookfield Nursing Home, Grange Road, West Kirby, CH48 4EQ | £200,000 AH commuted sum - prior to 50% occupation |

The following table sets out the above section 106 contributions secured in the last financial year (1st April 2021 – 31st March 2022) by infrastructure type.

Table 5: Section 106 Agreements signed 1st April 2022 – 31st March 2023 with future contributions.

| Infrastructure type | Section 106 Contributions (£) |
|--|--------------------------------------|
| Highways | £17,500 |
| S106 Monitoring Fee | £10,000 |
| Bus Stops | £27,000 |
| Legal Fees | £8,000 |
| Education (Employment and Skills Management Plan) Monitoring Fee | £2,000 |
| Environmental (Tree planting) | £7,824 |
| Recreational Pressures Fund | £130,600.42 |
| Affordable housing | £200,000 |
| Total | £402,924.42 |

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 2022 – 31st March 2023) listed by development site.

Table 6: Section 278 Agreements with contributions paid in the last financial year 1st April 2022 – 31st March 2023

| 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 |
| Cloughton Road/Hemingford St, Birkenhead-BTC, WGC works | Industrial/commercial | Highway works relating to new access and junction improvement works | £6,296.23 |
| 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 |

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 Road/ Duck Pond Ln, Woodchurch-Aldi | Commercial | Highway works relating to the development-new footway works | estimated at £3000 |
| 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 |
| Welton Road, Bromborough | industrial | Highway works relating to new access and junctions | Estimated at £2300 |

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.