

## **Wirral Council – Infrastructure Funding Statement**

### **Financial Year – 2020/ 2021**

#### **Background**

Since the financial year 2019/2020, 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 but cannot be sought retrospectively for historic agreements. The Council did not implement monitoring fees into Section 106 agreements in the financial year of 2020-2021 but has done subsequently. Monitoring fees will be captured in future statements, as the Council is required to do so.

#### **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 2020/21, the Council received a total of £197,000 in section 106 Agreement contributions ("Section 106 contributions"). This consists of £50,000 for Highway works and £147,000 for leisure facilities.

## Section 106 Contributions

Table 1: Section 106 Contributions received from 1<sup>st</sup> April 2020 – 31<sup>st</sup> March 2021:

Application No.	Signed	Proposal	Location	Details	Received
2017/1295	21/12/2018	217 dwellings	Acre Lane and Meadows Road	S111 Signed:  20% Affordable Housing (43 units); SUDS;  Public Open Space (inc. childrens play facility) to be installed prior to occupation of 100th dwelling;  £50,000 for highway works (traffic calming measures on Neville Road and Cambridge Road);  £147,000 towards provision of playing pitches at Plymyard Fields	July 2020  £50,000 transferred to Highways;  £147,000 awaiting transfer to Leisure
2018/0841	07/06/2019	Erection of 11 dwellings	Land off Saughall Massie Road	20% Affordable Housing	

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

Table 2: Section 106 Contributions received from 1<sup>st</sup> April 2020 – 31<sup>st</sup> March 2021:

Infrastructure type	SECTION 106 Contributions (£)
Affordable Housing	£0
Leisure	£147,000
Highways	£50,000
Total	£197,000

## 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 2020/2021) 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 3: Section 106 Agreements signed between 1<sup>st</sup> April 2020 – 31<sup>st</sup> March 2021 with future contributions expected to be paid in future financial years:

Application No.	Signed	Proposal	Location	Details
2018/0715	13/05/20	500 apartments (Wirral Waters Reserved Matters)	Dock Road Seacombe Wirral CH41 1JW	20% Affordable Housing
2018/0889	15/07/20	Erection of 5 houses and 7 flats	Land at Egerton Street	100% affordable housing or commuted sum of £29,000
2019/0063	7/07/20	Erection of 15 dwellings	The Stirrup	20% Affordable Housing (3 units)
2019/00191	30/07/20	5x 2-bedroom apartments and 10x 1-bedroom apartments	Atherton Hall, Westbourne Road	100% affordable housing
2019/0636	19/03/21	Three-storey building containing 23 flats	Heswall Gospel Hall	100% affordable housing
2019/0888	11/06/20	Construction of 14 dwellings - A mix of houses and Flats	British Legion Club, 3 Withens Lane	100% Affordable Housing
2019/1181	15/09/20	Single storey classroom block comprising of 6 no. classrooms and associated works including drop-off/pick-up area	Townfield Primary School	£15,000 highway contribution fee for the improvement of an existing pedestrian crossing at Noctorum Way  £25,000 for the introduction of parking controls on appropriate roads in the vicinity
2019/1725	7/07/20	Erection of 11 dwellings	Former Old Manor Club	10% Affordable Housing (1 unit)  £2,500 highways contribution for yellow lines at the junction of the site / entrance to Brookthorpe Close
2019/1805	22/12/20	Conversion and extension, partly to residential	Media House, Cloughton Road	Committed sum (£5,484.10) for affordable housing - to be paid prior to 20% occupation

The following table sets out the above section 106 contributions secured in the last financial year (1<sup>st</sup> April 2020 – 31<sup>st</sup> March 2021) by infrastructure type.

Table 4: Section 106 Agreements signed 1<sup>st</sup> April 2020 – 31<sup>st</sup> March 2021 with future contributions:

Infrastructure type	SECTION 106 Contributions (£)
Affordable Housing	£5,484.10
Highways	£42,500
Total	£47,984.10

## Section 278 Agreement Summary

Section 278 agreements are entered into between the Council and the developer to deliver necessary highway works as a result 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; and
- Traffic calming measures.

The following table sets out the Section 278 agreement projects delivered and the associated contributions received in the last financial year (1<sup>st</sup> April 2020 – 31<sup>st</sup> March 2021) listed by development site.

*Table 5: Section 278 Agreements with contributions paid in the last financial year (1<sup>st</sup> April 2020 – 31<sup>st</sup> March 2021):*

Development Site	Type of use	Summary of section 278 works	Cost (£)
Land off Arrowe Brook Road, Upton	Residential	Highway works relating to the new access	£2,287.08
Land off Wheatland Lane, Wallasey	Residential	Highway works relating to new accesses	£3,746.67
Land off Ferny Brow Road/New Hey Road, Woodchurch	Residential	Highway works relating to new accesses	£2,238.48
Mallowdale Close, Eastham	Residential	Highway works relating to the development-new footway works	£1,858.44

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

*Table 6: Committed Section 278 Agreement Projects for Future Years*

Development Site	Type of use	Section 278 requirements	Estimated Cost (£)
Land off Beaufort Road, Birkenhead	Residential	Highway works relating to new accesses	£14,330.94
Lidl, Thursby Rd, Bromborough	Commercial	Highway works relating to new accesses, footway works and junction improvement works	£14071.40
Health Centre, Orrysdale Road, West Kirby	Health	Installation of controlled pedestrian crossing facility and associated highway works	£44,000.00
Burtens Factory, Pasture Road, Moreton	Residential	Highway works for improved sustainable pedestrian links	£1879.07
Conway Street/Edgar Court, Birkenhead	Residential	Highway works relating to the development-new footway works	£2919.58
Alfred Road, Seacombe	Residential	Highway works relating to the development-new footway works	£1480.25

Land off Mount Pleasant Road, Wallasey	Residential	Highway works relating to new accesses	£883.73
Clifton Avenue, Eastham	Residential	Highway works relating to the development-new footway works	£3,071.75
Gibson House, Maddock Rd/Blenheim Rd, Egremont	Residential	Highway works relating to new accesses	£11,386.45
Land off Chatham Road, Rock Ferry	Residential	Highway works relating to the development-new footway works	£1702.73
Oakdale Road, Seacombe	Residential	Highway works relating to the development-new footway works	£2988.20
Cloughton Road/Hemingford St, Birkenhead	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 alterations or improvements to the highway in order to facilitate development.