

# Wirral Council – Infrastructure Funding Statement

## Financial Year – 2023/ 2024

### **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 developer contributions secured via agreements under Section 106 of the Town and Country Planning Act 1990 (S106 agreements) Community Infrastructure Levy 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 S106 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:

- 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 S278 agreements in the last financial year: and
- S278 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 2023 – 31st March 2024**

<b>App No.</b>	<b>Signed</b>	<b>Proposal</b>	<b>Location</b>	<b>Monitoring Fees</b>	<b>Date Monies Received</b>
APP/22/01686	29-Nov-23	Hybrid planning application. Moreton Library of up to 45 residential dwellings with associated works.	Land East of Pasture Road including Moreton Library Etc, Moreton	£5000	24-Nov-23

## Section 106 Agreement Summary

Under S106 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 2023/2024, the Council received a total of **£363,726.37** in S106 Agreement contributions (S106) This consists of **£30,000** for Highway works and **£333,726.37** for leisure facilities.

## Section 106 Contributions

**Table 2: Section 106 Contributions received from 1st April 2023 – 31st March 2024**

App No.	Signed	Proposal	Location	Details
APP/18/01080	19-Oct-23	Outline planning permission with all matters reserved except access proposing up to 217 residential units.	Riverside Park Southwood Road Bromborough CH62 3QX	<b>£5,000</b> S106 Monitoring Fee, Education & Skills Monitoring Plan <b>£1,000</b> , Bus Stop Contribution <b>£13,500</b>
APP/23/00041	08-Dec-23	Expansion of the Twelve Quays ferry terminal trailer/vehicle storage area	Morpeth Wharf, Tower Wharf Road, Birkenhead, CH41 1LF	<b>£41,100</b> BNG
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); <b>£240,000</b> for football pitch improvements, <b>£42,300</b> for lift improvement works.
APP/22/01258	7-Sep-23	Erection of apartment building containing 9no (studio, 1 + 2 bedroom) open market residential apartments and associated external works.	Land At Land at Church Road / Prenton Road East, Prenton, Wirral, CH42 7LG	<b>£7,824</b> (Off-Site Tree Planting Contribution) and <b>£2,500</b> (Traffic Regulation Order Contribution)
APP/21/02227	13-Jan-23	Four-storey building containing commercial units and 8 apartments	M & Co, Dee Lane, West Kirby, CH48 0QA	<b>£4,135.05</b> planting of nine replacement trees within the surrounding area.
APP/21/01853	10-Jan-24	Proposal is for 1no. 3 storey new build block and 1no. 2.5 storey new build block, containing 6no. 1 bedroom and 21no. 2-bedroom apartments	Former West Kirby Community Fire Station, Grange Road, West Kirby, CH48 4HX	Recreational Pressures Fund <b>£8,968.32</b> Footway Con <b>£14,000</b>
APP/19/00063	04-May-23	Erection of 15 dwellings	The Stirrup Arrowe Park Road Woodchurch CH49 5PB	Viability assessment <b>£1,999</b>

The following table sets out the above S106 contributions received in the last financial year by infrastructure type.

**Table 3: Section 106 Contributions received from 1st April 2023 – 31st March 2024**

Infrastructure type	SECTION 106 Contributions (£)	
Education (ESMP)	£1,000	<b>£1,000</b>
Bio-Diversity Net Gain	£41,100	<b>£41,100</b>
Leisure	£240,000	<b>£240,000</b>
Lift Improvement Works	£42,300	<b>£42,300</b>
Tree Planting	£4,135.05, £7,824	<b>£11,959.05</b>
Recreational Pressures Fund	£8,968.32	<b>£8,968.32</b>
Highways	£14,000 £2,500	<b>£16,500</b>
Viability Study Fee	£1,999	<b>£1,999</b>
<b>Total</b>		<b>£363,726.37</b>

## Future Section 106 Contributions

The Council has also secured S106 contributions from other development sites which either have been paid or will be paid in future years (i.e., post financial year 2023/2024) 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 2023 – 31st March 2024 with future contributions expected to be paid in future financial years:**

App No.	Signed	Proposal	Location	Details
APP/23/01051	14-Mar-24	Proposed development for 13 dwellings with associated parking, landscaping and entrance works. (amended)	The Stirrup, Arrowe Park Road, Ch495PB	S106 monitoring fee - <b>£1040</b> Offsite Open Space - <b>£50,280</b> RPF - <b>£3,643.38</b> BNG - <b>£10,950</b>
APP/23/01524	07-Mar-24	Residential development of 66 dwellings.	Former Foxfield School Douglas Drive, Moreton, Wirral, CHAPP/23/0101646 6BT	Off-site Open Space - <b>£35,000</b> Outdoor Sports Provision - <b>£76,824</b> Indoor Sports Provision - <b>£17,886</b> Recreational Pressure Fund - <b>£18,546</b> Biodiversity Net Gain - <b>£60,000</b> BNG monitoring fee - <b>£2,000</b> S106 monitoring fee - <b>£3,000</b>
APP/22/00737	07-Mar-24	Erection of 69,358sq. ft/6,444sq.m of commercial and industrial units.	Land to north of Beaufort Road, and to the east of Wallasey Bridge Road, West Float, CH41 1HG	S106 Mon Con - <b>£3,000</b> Employment and Skills Plan - <b>£5,000</b> BNG - <b>£66,600</b>

The following table sets out the above S106 contributions secured in the last financial year (1st April 2023 – 31st March 2024) by infrastructure type.

**Table 5: Section 106 Agreements signed 1st April 2023 – 31st March 2024 with future contributions.**

Infrastructure type	Section 106 Contributions (£)
Biodiversity Net Gain	£66,600, £60,000 <b>£126,600</b>
Recreational Pressures Contribution	£18,546, £3,643.38 <b>£22,189.38</b>
Outdoor Sports Provision	£76,824 <b>£76,824</b>
Indoor Sports Provision	£17,886 <b>£17,886</b>
Off-site Open Space	£35,000, £50,280 <b>£85,280</b>
S106 Monitoring Fees	£1040, £3,000, £3,000, <b>£7,040</b>
BNG Monitoring Fees	£2,000 <b>£2,000</b>
Highways (TRO) (Travel Monitoring Fee) (Traffic Signal)	£10,000, £1,000 <b>£11,000</b>
<b>Total</b>	<b>£348,819</b>

## Section 278 Agreement Summary

S278 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 S278 agreement projects delivered, and the associated contributions received in the last financial year (1st April 2023 – 31st March 2024) listed by development site.

**Table 6: Section 278 Agreements with contributions paid in the last financial year 1st April 2023 – 31st March 2024**

Development Site	Type of use	Section 278 requirements	Estimated Cost (£)
Cloughton Road/Hemingford St, Birkenhead-BTC, WGC works	Industrial/commercial	Highway works relating to new access and junction improvement works	£6,296.23
Woodchurch Road/ Duck Pond Ln, Woodchurch-Aldi	Commercial	Highway works relating to the development-new footway works	£10,023.88
Welton Road, Bromborough-access	industrial	Provision of new accesses	£1879.92
Welton Road, Bromborough-northern access	industrial	Provision of new footway and removal of turning head	£476.80
Seacombe Ferry, Wallasey former Seacombe Ferry Hotel	Residential	Provision of new footway and access	£654.50
Bebington Road, new Ferry plot B & C	residential	Provision of new footways	£3343.16

The following table sets out the committed S278 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 (£)
Brimstage Hall, Brimstage	Commercial	Provision of new access and traffic signage	£1931.35
Tower Wharf, Birkenhead-Stena Car Park	Industrial	Provision of new turning head	£3344.14
Pasture Road, Moreton Plot A-Lidl	Commercial	Provision of footway and new access	Estimated £2000
Pasture Road, Moreton-Plot B & E	Commercial	Provision of new footway and pedestrian refuge	£6174
Pasture road, Moreton-plot c & D	Residential	Provision of new access and footway	£2772
Brook Street, Birkenhead	Residential	Provision of footway and access	£1097
Douglas Drive, Moreton former Foxfield school	Residential	Provision of footways and new access	£5292
Dock Road North, Bromborough	Residential	Provision of footway and new accesses	Estimated £3000
Arrove Park Road, Upton former The stirrup pub	Residential	Provision of footway, new access and upgrade two bus stops	£3632.79

## 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 S278 agreements to arrange for developers to pay for or make.