

Wirral Council – Infrastructure Funding Statement

Financial Year – 2024/ 2025

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 31st 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 2024 – 31st March 2025

App No.	Signed	Proposal	Location	Monitoring Fees	Date Monies Received
APP/23/01051	14 th March 2024	Proposed development for 13 dwellings with associated parking, landscaping and entrance works. (amended plans and description)	The Former Stirrup Public House Arrowe Park Road, Upton, Wirral, CH49 5PB	£1040	9 th April 2024
APP/22/01127	1 st Feb 2024	To demolish existing building and structures and erect 15no dwellings, comprising 12no. houses and 3no. apartments with	Melrose, 8 Melrose Avenue, Hoylake, Wirral, CH47 3BU	£3000	30 th July 2024

		access, landscaping and ancillary works			
APP/23/01016	21 st October 2024	Proposed the change of use from class Sui Generis (processing of aggregates as well as their storage and distribution) to (B8 Storage and Distribution) to allow for the siting of up to 139 no. storage containers with new access from Riverbank Road. Other works include 18 no pole mounted lights to be fixed to shipping containers (amended description and drawings).	Emerald Aggregates Ltd Commercial Road, Bromborough, Wirral, CH62 3NL	£700	29 th November 2024
APP/22/01890	16 th January 2025	116 dwellings (including 20% affordable housing), public open space including equipped play area and riverside walkway, vehicular and pedestrian access off Marshall Close and Pool Lane with associated enabling and engineering works including removal of existing earth bund, installation of noise barrier and reconfiguration of car park serving existing apartment building.	Former Croda Site Land North Of Marshall Close And Pool Close, Wirral, CH62 4TU	£3000	24 th March 2025

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 2024/2025, the Council received a total of **£406,216.38** in S106 Agreement contributions as set out in the following tables.

Section 106 Contributions

Table 2: Section 106 Contributions received from 1st April 2024 – 31st March 2025

App No.	Signed	Proposal	Location	Details
APP/23/01051	14 th March 2024	Proposed development for 13 dwellings with associated parking, landscaping and entrance works. (amended plans and description)	The Former Stirrup Public House Arrowe Park Road, Upton, Wirral, CH49 5PB	Offsite Public Open Space Enhancement Contribution £50,280. Recreational Pressures Fund £3,643.38. Bio-Diversity Net Gain £10,950.
APP/23/01016	21 st October 2024	Proposed the change of use from class Sui Generis (processing of aggregates as well as their storage and distribution) to (B8 Storage and Distribution) to allow for the siting of up to 139 no. storage containers with new access from Riverbank Road. Other works include 18 no pole mounted lights to be fixed to shipping containers (amended description and drawings).	Emerald Aggregates Ltd Commercial Road, Bromborough, Wirral, CH62 3NL	Traffic regulation order £2500
APP/22/01890	16 th January 2025	116 dwellings (including 20% affordable housing), public open space including equipped play area and riverside walkway, vehicular and pedestrian access off	Former Croda Site Land North Of Marshall Close and Pool Close, Wirral, CH62 4TU	Offsite Public Open Space £109,073.00. Bus Stops Contribution £28,500.00. Travel Plan Monitoring £1,000.00. Sports £166,460.00. Employment

		Marshall Close and Pool Lane with associated enabling and engineering works including removal of existing earth bund, installation of noise barrier and reconfiguration of car park serving existing apartment building.		& Skills Mon £1,000.00. Recreational Pressure Funding £32,510.00.
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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 2024 – 31st March 2025

Infrastructure type	SECTION 106 Contributions (£)	
Off Site Public Open Space Enhancement Contribution	£50,280.00 & £109,073.00	£159,653.00
Bio-Diversity Net Gain	£10,950.00	£10,950.00
Bus Stops Contribution	£28,500.00	£28,500.00
Travel Plan Monitoring	£1,000.00	£1,000.00
Sports Contributions	£166,460.00	£166,460.00
Recreational Pressures Fund	£3,643.38 & £32,510.00	£36,153.38
Highways (TRO)	£ 2,500.00	£2,500.00
Employment and Skills Monitoring	£1,000.00	£1,000.00
Total		£406,216.38

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 2024/2025) 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 2024 – 31st March 2025 with future contributions expected to be paid in future financial years:

App No.	Signed	Proposal	Location	Details
APP/22/01759	13 th June 2024	Full planning application for the demolition of existing buildings, erection of a residential development with associated means of access, creation of road infrastructure, landscaping and other site infrastructure	Land At Quarry Road East, Bebington, Wirral	S106 Monitoring Fee £3,000.00. BNG Monitoring Fee £3,000.00. Highways (subway upgrade contribution) £60,000.00. Highways (traffic Signal Contribution) £50,000.00. Highways (TRO) £10,000.00. Highways (travel Plan Monitoring) £1,000.00. Off-site Public Open Space £332,016.00. Sports Contribution £182,245.00. Employee Skills £1,000.00. Recreational Pressures Contribution £35,687.00.
OUT/22/01415	27 th June 2024	Erection of a three-storey building comprising 14 No. residential apartments on ground, first and second floors	Land At 215-223 Wallasey Village, Wirral, CH45 3LG	Affordable Housing Commuted sum of 4% of estimated overall market value of the units - paid prior to occupation of 2nd dwelling.
APP/22/00011	5 th February 2025	Demolition of existing dwelling and creation of three new dwellings	Hillside Upton Road, Bidston, Prenton, Wirral, CH43 7QF	Off-site tree planting in the vicinity of the site £21,560.00
APP/23/01870	27 th March 2025	Demolition of existing dwelling and erection of 3 No. new detached dwellings	24 Croft Lane, Bromborough, Wirral, CH62 2DD	S106 monitoring Fee £150.00 and BNG £4,500.00
APP/23/01510	31 st March 2025	Demolition of existing buildings and erection of 115 dwellings with vehicular access, car parking and	Land Off Dock Road North, Bromborough, Wirral, CH62 4LN	S106 Monitoring Fee £3,000.00. Travel Plan Monitoring £1,000.00. Off-site BNG £141,200.00. Recreational Pressures Contribution £32,229.00

		associated infrastructure		
APP/21/01158	31 st March 2025	Change of use with external alterations of Ashton House from health centre (Use Class E) to form 11 apartments (Use Class C3), and the demolition of Adcote House and Kent House and the erection of 5 dwellings, with associated access, parking and <i>landscaping</i> .	Ashton House, Ashton House Hospital Complex, 26 Village Road, Oxton, Wirral, CH43 5SR	S106 Monitoring Fee £1108.80. Highways TRO £2500.00. Recreational Pressures Contribution £4,484.16
APP/22/02041	31 st March 2025	To develop site by the demolition of existing dwelling and the erection of 8no detached dwellings with new access, landscaping and ancillary works	3 Martin Close, Irby, Wirral, CH61 0HP	BNG £82,000.00

The following table sets out the above S106 contributions secured in the last financial year (1st April 2024 – 31st March 2025) by infrastructure type.

Table 5: Section 106 Agreements signed 1st April 2024 – 31st March 2025 with future contributions.

Infrastructure type	Section 106 Contributions (£)
Biodiversity Net Gain	£4,500.00 & £141,200.00 & £82,000.00 £227,700.00
Recreational Pressures Contribution	£35,687.00 & £32,229.00 & £4,484.16 £72,400.16
Sports Provision	£182,245.00 £182,245.00
Public Open Space	£332,016.00 £332,016.00
Off-site Tree Planting	£21,560.00 £21,560.00
S106 Monitoring Fees	£3,000.00 & £150.00 & £3,000.00 & £1108.80 £7258.80
BNG Monitoring Fees	£3,000.00 £3,000.00
Highways (TRO) (Travel Monitoring Fee) (Traffic Signal)	£60,000.00 & £50,000.00 & £10,000.00 & £1,000.00 & £1,000.00 & £2500.00 £124,500.00
Employment & Skills	£1,000.00 £1,000.00
Total	£971,679.16

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 2024 – 31st March 2025) listed by development site.

Table 6: Section 278 Agreements with contributions paid in the last financial year 1st April 2024 – 31st March 2025

Development Site	Type of use	Section 278 requirements	Estimated Cost (£)
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	£2379.53
Brook Street, Birkenhead	residential	Provision of footway and access	£1097
Douglas Drive, Moreton former Foxfield school	residential	Provision of footways and new access	£5292
Arrowe Park Road, Upton former The Stirrup Pub	residential	Provision of footway, new access and upgrade two bus stops	£3632.79

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
Pasture Road, Moreton-Plot B & E	Commercial	Provision of new footway and pedestrian refuge	£3674
Pasture road, Moreton-plot c & D	Residential	Provision of new access and footway	£2591
Dock Road North, Bromborough	Residential	Provision of footway and new accesses	£3958
Whitfield Street, Birkenhead	Residential	Provision of new access and turning head	Est £3000
Mosslands School, Mosslands Drive, Wallasey	Education	Provision of footway/ cycleway and new accesses	Est £7000
Dock Road, Seacombe-Sainsburys	Commercial	Provision of footway and new access	£2613
Old Hall Road, Bromborough	Residential	Provision of footway/ cycleway and new accesses and traffic signal junction upgrade	£12,010
Melrose Avenue, Hoylake	Residential	Provision of footway and new access	£2040

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.