

Wirral Council – Infrastructure Funding Statement

Financial Year – 2019 / 2020

Background

As a result of changes to the Regulations implemented through the Community Infrastructure Levy (CIL) (Amendment) (England) (No.2) Regulations 2019 (which came into force on 1 September 2019), authorities are required to report on what they have received and spent through CIL and developer contributions (section 106 planning obligations under section 106 of the Town and Country Planning Act 1990) and include information for the following year on section 106 Agreement allocation.

Authorities are required to set out in an Infrastructure Funding Statement which infrastructure they intend to fund and detail the different sources of funding.

For the financial year 2019/2020 onward, 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 2020 and by 31 December each year thereafter.

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 sets out the position with regard to 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. However, monitoring fees should not be sought retrospectively for historic agreements.

Authorities must report on monitoring fees in their infrastructure funding statements.

The Council at present does not apply a monitoring fee to Section 106 agreements although this is under review.

Section 106 Agreement Summary

Under section 106 obligations, 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 2019/20, the Council received a total of £294,124 in section 106 Agreement contributions. This consists of £3,000 funding highway works in the Borough, £40,000 spent on improving existing leisure facilities and £251,124 on affordable housing.

Section 106 Contributions

Table 1: Section 106 Contributions received from 1st April 2019 – 31st March 2020:

Application No.	Signed	Proposal	Location	Details	Received
2016/1326	24/03/2017	Erection of 122 dwellings and associated works	Land off Manor Drive Upton Wirral CH49 4NU	£251,124 Affordable Housing payment received (final instalment of an Affordable Housing Contribution totalling £738,600)	15/08/2019
2017/0499	14/03/2018	Erection of ten dwellings	St Luke's Tennis Club Charles Road Hoylake CH47 2AB	£40,000 towards upgrade of tennis courts on Meols Parade	17/04/2019
2019/0843	13/09/2019	Change of use to 59 apartments	178 - 184 Grange Rd Birkenhead Wirral CH41 6EA	£3,000 for Traffic Regulation Order amendments	13/09/19

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 1st April 2019 – 31st March 2020:

Infrastructure type	SECTION 106 Contributions (£)
Affordable Housing	£251,124
Leisure	£40,000
Traffic Regulation Order (TRO)	£3,000
Total	£294,124

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 2019/2020)

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 1st April 2019 – 31st March 2020 with future contributions expected to be paid in future financial years:

Application No.	Signed	Proposal	Location	Details
2016/1476	08/07/2019	Conversion of church and hall into 11 apartments	Hillside Christian Fellowship Church	£10,700 commuted sum for affordable housing
2018/0841	07/06/2019	Erection of 11 dwellings	Land off Saughall Massie Road	£5,500 for School Crossing Patrol
2018/1374	12/09/2019	Erection of three-storey building comprising 3 retail units and 10 apartments	215-223 Wallasey Village Wallasey CH45 3LG	20% Affordable Housing (commuted sum to be agreed at Reserved Matters, paid prior to occupation of 5 units) £3,000 for Traffic Regulation Order
2019/0001	10/07/2019	Demolition of 81 Glenavon Road and erection of 32 dwellings	Pershore House Playing Fields Glenavon Road Prenton	20% Affordable Housing (6 units)
2019/0206	06/08/2019	Construction of 14 apartments	Former Old Tavern Magazine Lane New Brighton CH45 5AD	20% Affordable Housing (£60,000, prior to 50% occupation) £2,000 (prior to occupation) for Traffic Regulation Order
2019/0014	05/11/2019	Hybrid application for new sixth form block (outline) and 25 dwellings (full)	Kingsmead School Playing Fields Bertram Drive Hoylake CH47	Affordable Housing Contribution (£360,000, to be paid prior to 20% occupation). Playing Field Contribution (£100,000, to be paid prior to commencement)
2019/0315	16/03/2020	Erection of 127 dwellings	Wirral Business Park Arrowe Brook Road Upton Wirral CH49 1QZ	25 affordable housing units. £63,500 for public open space (to be paid prior to 25% occupation). £18,000 for pedestrian crossing facilities on Arrowe Brook Road (to be paid prior to 25% occupation). £2,500 for a highways signage scheme

The following table sets out the above section 106 contributions secured in the last financial year (1st April 2019 – 31st March 2020) by infrastructure type.

Table 4: Section 106 Agreements signed 1st April 2019 – 31st March 2020 with future contributions:

Infrastructure type	SECTION 106 Contributions (£)
Public open space	£63,500
Affordable Housing	£430,700
Leisure	£100,000
Highways	£31,000
Total	£619,700

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 projects delivered and the associated contributions received in the last financial year (1st April 2019 – 31st March 2020) listed by development site.

Table 5: Section 278 Agreements with contributions paid in the last financial year (1st April 2019 – 31st March 2020):

Development Site	Type of use	Summary of section 278 works	Cost (£)
McDonalds Restaurant, Prenton Way, Birkenhead	Commercial	Installation of controlled pedestrian crossing facility	£17,355.69
Riverview Road, Bromborough	Industrial	Highway works relating to new accesses	£5,505.64
Riverbank Road, Bromborough	Industrial	Highway works relating to new accesses	£4,626.61

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
Land off Wheatland Lane, Wallasey	Residential	Highway works relating to new accesses	£3,746.67
Health Centre, Orrysdale Road, West Kirby	Health	Installation of controlled pedestrian crossing facility and associated highway works	£18,000.00
Burtons Factory, Pasture Road, Moreton	Residential	Highway works for improved sustainable pedestrian links	£9,000.00
Land off Ferny Brow Road/New Hey Road, Woodchurch	Residential	Highway works relating to new accesses	£2,238.48
Land off Arrowe Brook Road, Upton	Residential	Highway works relating to the new access	£2,287.08
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

Mallowdale Close, Eastham	Residential	Highway works relating to the development-new footway works	£1,858.44
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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.