



WARRINGTON
Borough Council

Warrington Borough Council Local Plan

Annual Monitoring Report 2019

(Monitoring period: 1st April 2018 – 31st March 2019)

Published February 2020

Contents

- 1. Key Messages**
- 2. Introduction**
- 3. Contextual Information and Indicators**
 - Settlement & Population
 - Social Characteristics
 - Economic Characteristics
 - Environmental Characteristics
 - Transport Characteristics
- 4. Local Plan Progress**
 - LDS Progress
 - Neighbourhood Plan Update
 - Community Infrastructure Levy (CIL)
 - Statement of Community Involvement (SCI)
- 5. Local Indicators**
 - Housing Land Development and Availability
 - Employment Land Development and Availability
 - Retail Development in the Town Centre
 - Hot Food Takeaway SPD
 - Open Space
 - Environmental Quality
 - Minerals
 - Waste
 - Section 106 Monitoring
 - Applications Monitoring
- 6. IDP Update**
- 7. Duty to Cooperate**

1. Key Messages

This is the 15th Annual Monitoring Report (AMR) to be produced by Warrington Borough Council in its capacity as Local Planning Authority. The report covers the period from the 1st April 2018 to 31st March 2019.

Overall the 2018/19 monitoring report confirms that the Borough's development plan policies continue to be effectively implemented to secure their intended positive outcomes for Warrington's communities, economy and environment.

Headline findings from this AMR include:

- 503 net new homes were completed within Warrington, which shows an increase of 144 units than that reported in the previous monitoring period (359).
- A total of 112 affordable housing gains were recorded across the period, which is an increase on the 86 which were reported in the previous year.
- The percentage of dwellings completed on previously developed land has remained high (95%), comfortably exceeding the 80% target, ensuring that the delivery of new homes continues to constitute a catalyst for regeneration.
- The completion of 107,901 sqm of new employment floor space across 9 sites totalling 32Ha of land. This is higher than the last monitoring period (4.26Ha).
- Four Section 106 agreements were signed providing a total future income of £1,236,672.00. The Council also received £2,576,249.82 from previous agreements which is marginally less than that reported in the last AMR (£2,972,384.00).
- The period saw a further decrease of 1,092 tonnes in the total municipal waste arisings when compared to the previous monitoring period.
- The Council determined a total of 2,238 planning applications. Of these, 1,499 (67%) were approved and 231 (10%) were refused

2. Introduction

This annual monitoring report for Warrington Borough Council, in its capacity as Local Planning Authority, covers the period 1st April 2018 to the 31st March 2019. It is the 15th Annual Monitoring Report to be prepared by the Council under the provisions of Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011 - Part 6 Planning, section 113 local development: monitoring reports) and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended) specifically requires monitoring reports to detail:

- the implementation of the local development scheme; and
- the extent to which the policies set out in the local development documents are being achieved.

In addition Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 details that monitoring reports must also contain:

- Details of any neighbourhood development orders or neighbourhood development plans;
- Information pursuant to Regulation 62(4) of the Community Infrastructure Levy Regulations where the authority has introduced a Community Infrastructure Levy Charging Schedule; and
- Action in relation to co-operation with a body or person prescribed under Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended).

At the outset it should be noted that the Local Development Scheme to which this AMR will report progress against is that adopted in March 2019.

The development plan policies in operation across the monitoring period were those adopted policies from the Local Plan Core Strategy, However, a legal challenge to the adopted LPCS removed the housing target from the plan and a review of the Local Plan is now underway. This is addressed in the Local Plan Progress section later in the document.

Monitoring remains integral to the survey – monitor – review cycle that has underpinned plan preparation for many years, and complements the plan – monitor – manage process embraced in current planning practise as well as the wider ‘performance management’ culture adopted by the Council. Following the introduction of the Planning and Compulsory Purchase Act 2004 the ensuing ‘spatial planning’ approach has broadened the range of key issues away from traditional land use and development ones to instead cover a wider range of social, economic and environmental considerations, an approach which this report seeks to embrace. Accordingly this report presents information likely to be of interest to stakeholders and partners beyond the traditional ‘planning’ customer base.

The 2019 AMR is structured to present information around the following themes:

- Contextual Information and Indicators for Warrington
- Local Plan Progress
- Performance against Core & Local Indicators
- Infrastructure Delivery Plan Update
- Summary & Conclusions

3. Contextual Information and Indicators

Settlement & Population

The Office of National Statistics (ONS) mid-2018 population estimate for Warrington is 209,500. The density of population is high with 11.6 residents per hectare; this an increase from the 2011 census figure of 11.2 residents per hectare. Compared to our neighbouring authorities, Warrington's ethnicity is low with just 4.1% of its total population being non-white British (Census 2011).

Social Characteristics

The 2016 AMR saw the publication of new Indices of Multiple Deprivation 2015 which updated the statistics from 2010. Overall, deprivation within Warrington has increased slightly relative to the 2010 indices. With an average score of 19.3 compared with 18.5 in 2010, Warrington now ranks 147th out of 326 local authorities on the rank of "Average SOA score" measure compared with 153rd in 2010. This places Warrington within the 45th centile, meaning 55% of local authorities within England are less deprived than Warrington. There is significant variation between wards with some wards being amongst the least deprived (Lymm) and some in the most deprived (Poplars & Hulme) in the country. These figures remain the same in this monitoring period.

Employment levels within Warrington have reduced slightly. This year, Warrington has 104,700 (78.4%) people as "economically active" compared to 107,700 (79.4%) in 2018. This compares favourably with the North West (76.9%) and Great Britain (78.7%).

The most comprehensive picture of health in the Borough is presented by the Joint Strategic Needs Assessment (JSNA) which draws together information about health and wellbeing in Warrington. Headline findings in relation to health outcomes show that the average life expectancy of Warrington residents is improving, but the pace of improvement has slowed in recent years, and the relative gap between Warrington and England has not narrowed. Warrington has stark variations in affluence within the town. Areas which experience higher levels of socio-economic deprivation experience have correspondingly high levels of ill health. The variation in terms of life expectancy related to deprivation is over 10 years for men and almost 7 years for women. More information on the JSNA can be found at <https://www.warrington.gov.uk/jsna>

In terms of National Vocational Qualifications at level 4 and above, Warrington has gained a higher percentage (40.5%) than the North West average (35.5%) also the Great Britain (39.3%) average, and has generally outperformed the regional and national averages across the remaining levels. Consequently Warrington has a lower percentage of the working age population with no qualifications in comparison to the North West but is slightly higher than the Great Britain averages. These figures have increased slightly from the last AMR.

Economic Characteristics

In this monitoring period, Warrington has a total of 134,000 employee jobs recorded with the majority of these being in the Professional, Scientific and Technical Activities sector. This is a slight decrease on 2018 with 136,000 jobs recorded. Warrington is home to the largest cluster of nuclear research and technology firms in the UK and also has major employment clusters in Logistics, Precision Engineering, Telecoms and Software, Energy and Business Services.

Average earnings in Warrington is £595.90 gross weekly pay. Warrington's average gross wage is 7.2% higher than the North West average (£558.80) and the GB average (£587.00). Average house prices have increased in the last monitoring year in Warrington from £183,898 to £187,724. The latest housing tenure and household spaces statistics remain those from the 2011 Census with 71.6% of all dwellings as owner occupied and 96.8% of household spaces in Warrington being occupied.

Environmental Characteristics

Warrington currently has 375 statutory listed buildings, 623 locally listed buildings, 16 conservation areas and 11 scheduled monuments. Nature designations currently include 55 local wildlife sites, 4 local nature reserves, 4 Sites of Special Scientific Interest (SSSIs) and 3 Special Areas of Conservation (SACs). Following the most recent Landscape Character Assessment for Warrington, the borough has 20 landscape character areas across the Borough. Current mineral operations in Warrington include Southworth Quarry and Rixton Combined Site.

Transport Characteristics

Warrington is at the centre of a highly connected network of motorways (M6/M62/M56), international airports (Manchester and Liverpool John Lennon), mainline rail (West Coast Mainline and Transpennine) and waterway linkages (Manchester Ship Canal). It is also an intersection for some of the busier A routes in the region (A57/A49/A56/A50). Car ownership in Warrington is higher than regional and national levels with higher percentages of households (38.9% compared to 29.5% regionally and 32.1% nationally) owning two or more vehicles and lower percentages owning no car at all. The latest travel to work data for Warrington shows 59.2% of employees come from within Warrington. The top three inflow areas into Warrington come from St Helens (13.8% of commuters), Wigan (13.3%) and Halton (11.8%). The three most popular areas for commuting out of the borough are Halton (13.4%), Manchester (12.1%) and Trafford (9.2%).

Further information and statistics regarding Warrington can be found below:

- [NOMISWeb \(Office of National Statistics\)](#)
 - ONS Annual Population Survey
 - ONS Annual Survey of Hours and Earnings
 - ONS Local Labour Force Survey
 - ONS Recorded Crime Tables
- [Census 2011](#)
- [Indices of Multiple Deprivation](#)
- [Land Registry](#)
- [Warrington JSNA](#)
- [Historic England](#)
- [Warrington Borough Council Website](#)

4. Local Plan Progress

Adopted Local Plan

The Warrington Local Plan Core Strategy was adopted by the Council on 21 July 2014 and is the current Statutory Development Plan for the Borough, setting out the overarching strategic policies for guiding the location and level of development in the Borough up to 2027.

Upon adoption, there was a High Court Challenge which resulted in parts of the Plan being quashed:

- The housing target of 10,500 new homes (equating to 500 per year) between 2006 and 2027 and;
- References to 1,100 new homes at the Omega Strategic Proposal

Not all of the Local Plan Core Strategy has been overturned and all other policies within the Plan remain unaltered and are considered to be a sound and robust basis for the determination of planning applications across the Borough at this point in time.

Local Plan Review

In October 2016, the Council's Executive Board agreed to commence the process of reviewing the existing Warrington Local Plan. The Council subsequently undertook a 6 week period of consultation on the scope of the review and the Council's assessment of Warrington's development needs. The Council also invited developers, landowners, the local community and other stakeholders to submit sites they wanted to be considered as part of the Plan review.

Following the consultation the Council undertook the necessary work to progress to a Preferred Development Option for accommodating Warrington's development needs. A consultation on the Preferred Development Option was carried out between 18th July and 29th September 2017 and around 4,500 responses were received from residents, community groups, developers and other stakeholders. Each representation was read through, and carefully considered, and these have been fundamental in preparing our Draft Local Plan. Wherever possible the council sought to address concerns – including a reduction in the overall scale of development proposed.

The Proposed Submission Version Local Plan (Regulation 19 Draft Local Plan 2019) was approved for consultation by Full Council on 25th March 2019. The council carried out a nine-week consultation on the plan between April and June, receiving around 3,500 representations from the public, businesses, developers and statutory bodies. All of the responses have been carefully reviewed, and the council is now carrying out additional work to respond to these.

The main focus of this work is to ensure the council is able to deliver the necessary social, health, transport and green infrastructure to support Warrington's projected growth.

It is anticipated that it will take the next few months to complete this work. Given the importance of this work, submission of the Local Plan for examination is likely to be delayed until later in 2020.

This means that the timetable for the Local Plan will no longer follow that set out in the Council's most recent Local Development Scheme (LDS) which came into effect from 19th March 2019 (see overleaf).

Local Plan Review	
Overview	
Role and Subject	<ul style="list-style-type: none"> Preparation of a new Local Plan in order that it can facilitate the level of new homes and jobs required to meet Warrington's development needs over the next 20 years
Coverage	<ul style="list-style-type: none"> Borough wide
Status	<ul style="list-style-type: none"> Development Plan Document
Conformity	<ul style="list-style-type: none"> National Planning Policy Framework
Timetable	
Pre-production	Mar 2015 - Sep 2016
SA Scoping	Oct 2016 - Dec 2016
Regulation 18 consultation part 1 – Scope of Review and Call for Sites	Oct 2016 - Dec 2016
Regulation 18 consultation part 2 – Preferred Development Option	Jun 2017 – Sep 2017
Publication	Apr 2019
Regulation 19 consultation	Apr 2019 – Jun 2019
Submission to SoS	Oct 2019
EIP	Jan 2020 – Feb 2020
Consultation on Main Modifications	Jun 2020 - July 2020
Publication of Inspectors Report	Oct 2020
Estimated Date of adoption*	Dec 2020

Figure 4.1 Timetable set out in Local Development Scheme

The Council will update its Local Development Scheme prior to submission of the Plan for examination.

The final decision on the Local Plan and the development it proposes will be made by the independent planning inspector, following the examination.

Neighbourhood Plan Update

Neighbourhood planning is a right for communities introduced through the Localism Act 2011. Communities can shape development in their areas through the production of Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders.

Appleton Thorn

On 19th June 2017 Warrington Borough Council adopted the Appleton Thorn Ward Neighbourhood Development Plan under 38A (4) (a) of the Planning and Compulsory Purchase Act 2004. The Appleton Thorn Ward Neighbourhood Development Plan now forms part of the Development Plan for Warrington Borough Council.

Grappenhall and Thelwall Parish Area

The Council designated a Neighbourhood Area on 6th March 2017.

Lymm

The Council designated a Neighbourhood Area on 6th December 2017.

Stretton

The Council designated a Neighbourhood Area on 6th December 2017.

Details and updates to the progress of the Neighbourhood Plans can be found below:

<https://www.warrington.gov.uk/adopted-neighbourhood-plans>

Community Infrastructure Levy (CIL)

The Council will consider whether to introduce CIL as it progresses the review of the Local Plan.

As this has resulted in a delay to the introduction of CIL from the timetable originally envisaged, the Council adopted a Planning Obligations SPD in January 2017 to set out how the Council will negotiate S106 planning obligations in the interim period. The SPD can be found on the council website.

<https://www.warrington.gov.uk/supplementary-planning-documents>

Statement of Community Involvement (SCI)

The most recent Statement of Community Involvement (SCI) produced by Warrington Borough Council was adopted in April 2014. The document can be found below:

<https://www.warrington.gov.uk/statement-community-involvement>

5. Local Indicators

This section of the AMR examines indicators of how the Council has performed in the latest monitoring period (1st April 2018 to 31st March 2019). Previous AMRs had reported against an indicator set carried over from former Communities and Local Government (CLG) Local Development Framework Core Output Indicators (July 2008). There is no longer a statutory requirement to report against these indicators and whilst this was also the case in previous years, the decision was taken in 2015 to set new local indicators that gave a better suite of information to be compared on an annual basis.

The full set of indicators are:

- **HOU1: Net Additional Dwellings Completed (2018/19)**
- **HOU2: Net Additional Dwellings (Projection from SHLAA)**
- **HOU3: New Dwellings Completed on PDL (2018/19)**
- **HOU4: Pitch provision for Gypsy, Traveller and Travelling Showpeople (2018/19)**
- **HOU5: Affordable Housing Completions (2018/19)**
- **ED1: Total Amount of Completed Employment Floorspace (sqm) – by type**
- **ED2: Total Amount of Completed Employment Floorspace (sqm) on Previously Developed Land (PDL) – by type**
- **ED3: Total Amount of Employment Floorspace Under Construction (sqm) – by type**
- **ED4: Employment Land Available (Hectares) – by type**
- **ED5: Employment Land lost to other uses (Hectares)**
- **RET1: New Retail Development in the Town Centre (sqm)**
- **RET2: New Retail Development permitted outside defined centres (as listed in LPCS Policy SN4) (sqm)**
- **RET3: Vacant Floorspace in the Town Centre (Units & Sqm Floorspace)**
- **HFT1: A5 Planning Applications Approved with reference to the Hot Food Takeaway SPD**
- **OS1: Total Amount of Open Space (Hectares)**
- **OS2: Total Amount of Equipped Play Open Space (Sites & Hectares)**
- **OS3: Total Amount of Informal Play Open Space (Sites & Hectares)**
- **OS4: Total Amount of Parks & Gardens Open Space (Sites & Hectares)**
- **EQ1: Planning Permissions granted contrary to Environment Agency advice**
- **EQ2: Changes in Areas of Biodiversity Importance**
- **EQ3: Renewable Energy Generation**
- **EQ4: Changes to Heritage Assets (Statutory Listed Buildings)**
- **EQ5: Changes to Heritage Assets (Conservation Areas)**
- **MIN1: Production of Primary Land Won Aggregates**
- **MIN2: Construction, Demolition and Excavation Waste**
- **WST1: Capacity of new waste management facilities by WPA**
- **WST2: Amount of municipal waste arising and managed by management type by WPA**

Housing Land Development and Availability (April 2019)

This report contains the findings from Warrington’s housing monitoring for 2019, which forms the basis of the annual Strategic Housing Land Availability Assessment (SHLAA) 2019. The report has been expanded to include the potential capacity of sites across the borough to accommodate new homes over the next 15 years, in addition to the borough’s 5 year housing land supply.

The final report will be available at the address below:

<https://www.warrington.gov.uk/evidence-base-proposed-submission-version-local-plan>

The figures contained in the report have a base date of 31st March 2019 and take account of any changes since 1st April 2018 including planning permissions; homes under construction and completions; and a review of the status and conclusions previously reached for sites already within the SHLAA process. They also include any suitable new sites which have been proposed since 1st April 2018, arising from landholder/developer interest or as a result of site information from within the council and the removal of sites that are no longer considered to have potential for housing, including sites secured for non-residential uses.

Identified Deliverable Supply of Housing Land

Through identifying those sites likely to deliver dwelling completions within the next five years (2019-2024), the Borough’s ‘deliverable’ supply of housing land, as at 1st April 2019, has been calculated and is summarised in Table 5.1 of the SHLAA which is re-produced below.

Table 5.1 – 5 Year “Deliverable” Housing Land Supply

	Number of Sites	Area (Ha)	Forecast Completions					Total	Total as %
			19/20	20/21	21/22	22/23	23/24		
PDL	43	106.47	343	445	428	853	165	2234	65%
GF	11	61.2	163	262	254	224	151	1054	31%
PDL/GF	5	12.93	5	18	70	47	8	148	4%
Total	59	180.6	511	725	752	1124	324	3436	100%

Small Sites Allowance

Previous iterations of the SHLAA did not utilise a physical size or capacity threshold for the identification of sites, as is now required by Planning Practice. A revised approach has been applied within recent SHLAA’s since 2017 to bring them up to date with current practice. To this end, a physical site size threshold of 0.25ha has been adopted and only sites that meet this threshold have been assessed. For sites below this size, an allowance is made for the delivery of small sites within the housing land supply, based on historic completion information.

Warrington has a strong record of delivering a substantial number of dwellings on small sites. This delivery has taken place under varying economic conditions and hence, does not follow any particular trend. Therefore, it is considered reasonable to assume that small sites will continue to be delivered in the borough throughout the plan period and that an average figure (76 per annum) for the fifteen year period should be employed.

Deliverable Housing Land Supply (including Small Sites Allowance)

The deliverable housing land supply (within the next five years) based on identified supply and small sites allowance is set out in Table 5.2 of the SHLAA, reproduced below.

Table 5.2 – 5 Year “Deliverable” Housing Land Supply (inc. Small Sites Allowance)

	Number of Sites	Area (Ha)	Forecast Completions						
			19/20	20/21	21/22	22/23	23/24	Total	Total as %
PDL	43	106.47	343	445	428	853	165	2234	58.5
GF	11	61.2	163	262	254	224	151	1054	27.6
PDL/GF	5	12.93	5	18	70	47	8	148	3.9
Small Sites	n/a	n/a	76	76	76	76	76	380	10.0
Total			587	801	828	1200	400	3816	100%

Identified Developable Supply of Housing Land

The NPPF defines 'developable' land for housing as a site in a suitable location for housing development with a reasonable prospect that the site is available for, and could be viably developed at the point envisaged.

Only those sites in the SHLAA concluded as being 'suitable, available and achievable' and 'suitable, likely to become available and achievable' are capable of contributing to the Borough's developable supply of housing as only these fit with the definition offered (i.e. suitable, with a reasonable prospect that the site is available and could be viably developed at the point envisaged).

The NPPF requires local planning authorities to identify specific developable sites or broad locations for years 6-10 and where possible, for years 11-15. Through identifying those sites likely to deliver dwelling completions within the next 6-15 years, the Borough's 'developable' supply of housing land, as at the 1st April 2019, has been calculated in Tables 5.3 and 5.4 of the SHLAA, reproduced below.

Table 5.3 - Developable (6-10 year period) Housing Land Supply (inc. Small Sites)

	Number of Sites	Area (Ha)	Forecast Completions					Total	Total as %
			24/25	25/26	26/27	27/28	28/29		
PDL	28	67.65	199	200	498	387	222	1506	59.7
GF	9	87.49	131	63	138	154	143	629	25
PDL/GF	1	1.02	0	0	6	0	0	6	0.3
Small Sites	n/a	n/a	76	76	76	76	76	380	15
Total	38	156.16	406	348	709	617	441	2521	100%

Table 5.4 - Developable (11-15 year period) Housing Land Supply (inc. Small Sites)

	Number of Sites	Area (Ha)	Forecast Completions						
			29/30	30/31	31/32	32/33	33/34	Total	Total as %
PDL	27	86.09	184	252	594	373	171	1574	62.1
GF	1	59.45	110	110	110	110	110	550	21.7
PDL/GF	3	6.99	2	2	25	0	0	29	1.2
Small Sites	n/a	n/a	76	76	76	76	76	380	15
Total	31	152.5	372	440	805	559	357	2533	100%

Overall Housing Land Supply (including Small Sites Allowance)

The deliverable (years 0-5) and developable (years 6-15) housing land supply based on identified supply and small sites allowance is set out in Table 5.5 below.

Table 5.5 – Overall (0-15 Year) Housing Land Supply (inc Small Sites Allowance)

	Number of Sites	Area (Ha)	Housing Land Supply				
			Deliverable Forecast Completions	Developable		Total	Total as %
				0 - 5 years	6 - 10 years		
PDL	98	260.21	2234	1506	1574	5314	59.9
GF	21	208.14	1054	629	550	2233	25.2
PDL/GF	9	20.94	148	6	29	183	2.1
Small Sites	n/a	n/a	380	380	380	1140	12.8
Total			3816	2521	2533	8870	100%

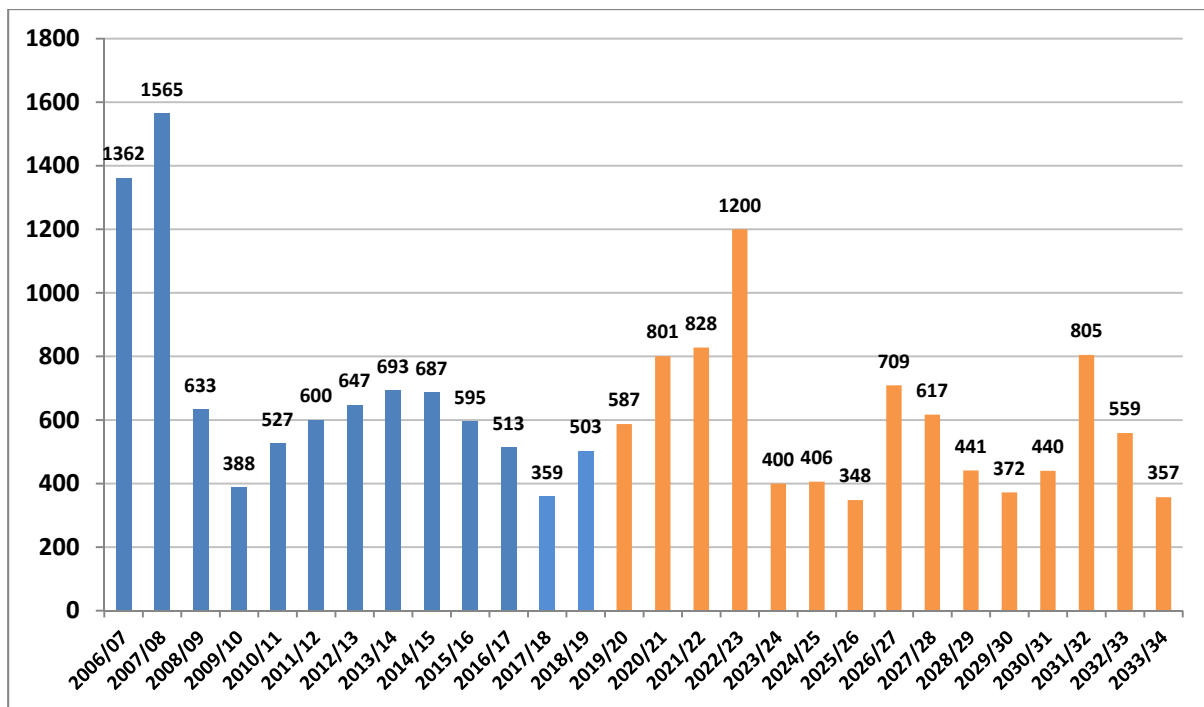
HOU1: Net Additional Dwellings Completed (2018/19)

HOU1	Net Additional Dwellings	503
-------------	---------------------------------	------------

The HOU1 indicator shows that 2018/19 saw the completion of 503 net additional new dwellings (taken from 536 gross completions minus 33 losses). This compares to the 359 net new additional dwellings reported in the last monitoring period.

HOU2: Net Additional Dwellings (Projection from SHLAA)

This indicator is a trajectory over time showing how actual dwelling completions compare to the latest forecast completions that come from the latest SHLAA update (in this case, the 2019 SHLAA). The chart below shows an updated trajectory for housing completions up to 2033. It also shows historic completions from 2006/07 to 2018/19 to give an indication of the trend over time. The blue columns represent actual completions and the yellow columns represent the forecast completions from the 2019 SHLAA.



HOU3: New Dwellings Completed on PDL (2018/19)

HOU3	New Dwellings on PDL	511 of 536 (95%)
------	----------------------	------------------

Indicator HOU3 shows that of the 536 gross new dwellings in this period, 511 (95%) were on previously developed land (PDL). This percentage is slightly less than reported in the previous monitoring period (2017/18).

HOU4: Pitch provision for Gypsy, Traveller and Travelling Showpeople (2018/19)

The figures in this section are correct as at 31st March 2019. In this monitoring period, one more unauthorised G&T site has been established. This is the site at Fir Tree Close, Stretton. It has a planning application pending a decision. In addition, one site has been granted planning permission for TS for 5 plots (Plot 16, Athlone Rd).

Gypsy & Travellers		
Site Type	Address	No. of Pitches
Local Authority Sites	-	0
Private Sites with Permanent Permission	57 Gorse Lane, Orford	2
	Smithfield Caravan Park, Glazebury	2
	Woodend Farm, Rixton	1
	Two Acre Caravan Park, Walton	20
	Pennington Lane, Collins Green	4
Private Sites with Temporary Permission	-	
Tolerated Sites (Long term without Planning Permission)	-	0
Unauthorised Developments	Grappenhall Lodge, Cartridge Lane	6
	The Stables, Fir Tree Close, Stretton	5
Total Pitches		40

Travelling Showpeople		
Site Type	Address	No. of Pitches
Local Authority Sites	-	0
Private Sites with Permanent Permission	237 Liverpool Road, Gt Sankey	2
	Land to the north of Hall Lane, Stretton	2
	Plot 16, Athlone Road, Warrington	5
Private Sites with Temporary Permission	-	0
		0
Tolerated Sites (Long term without Planning Permission)	Foundary Street, Warrington Town Centre	2
Unauthorised Developments	-	
Total Pitches		11

In April 2014, Opinion Research Services published a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) for Cheshire, Warrington and Halton. This was the first published record of Gypsy, Traveller and Travelling Showpeople (GT&TS) provision in the borough.

The information below shows how the provision of GT&TS sites have changed in Warrington when compared to the position published in the GTAA in April 2014.

This indicator will look annually at the overall pitch provision in Warrington rather than previous AMRs which looked only at the amount of new pitch provision within the monitoring period.

Position at April 2014 (as reported in GTAA)

Gypsy & Travellers		
Site Type	Address	No. of Pitches
Local Authority Sites	-	0
Private Sites with Permanent Permission	57 Gorsey Lane. Orford	2
	Smithfield Caravan Park, Glazebury	2
Private Sites with Temporary Permission	Two Acre Caravan Park, Walton	15
	Woodend Farm, Rixton	1
Tolerated Sites (Long term without Planning Permission)	-	0
Unauthorised Developments	Grappenhall Lodge, Cartridge Lane	6
Total Pitches		26

Travelling Showpeople		
Site Type	Address	No. of Pitches
Local Authority Sites	-	0
Private Sites with Permanent Permission	237 Liverpool Road, Gt Sankey	1
Private Sites with Temporary Permission	-	0
		0
Tolerated Sites (Long term without Planning Permission)	Foundary Street, Warrington Town Centre	2
Unauthorised Developments	-	
Total Pitches		3

NOTE: a new GTAA has been published in June 2018.

HOU5: Affordable Housing Completions (2018/19)

HOU5	Completions	112
-------------	--------------------	------------

In this monitoring period, there have been 112 affordable housing completions which shows an increase compared to the 86 reported in 2017/18. The majority of these completions were at the former Harrison Centre, Bewsey and Whitecross.

Employment Development and Land Availability (April 2019)

The following indicators have been set for monitoring employment development.

ED1: Total Amount of Completed Employment Floorspace (sqm) – by type

ED2: Total Amount of Completed Employment Floorspace (sqm) on Previously Developed Land (PDL) – by type

ED3: Total Amount of Employment Floorspace under Construction (sqm) – by type

ED4: Employment Land Available (Hectares) – by type

ED5: Employment Land lost to other uses (Hectares)

		B1a	B1b	B1c	B2	B8	Mixed B Use	Total
ED1	Floorspace (sqm)	309	-	-	0	1,500	106,092	107,901
ED2	Floorspace (sqm)	309	-	-	0	1,500	106,092	107,901
ED2	% Floorspace On PDL	100%	-	-	100%	100%	100%	100%
ED3	Floorspace (sqm)	-	-	-	-	-	9,579	9,579
ED4	Hectares	2.95	-	-	-	-	46.39	49.34
ED5	Hectares	-	-	-	-	-	-	0.45

Key Findings for Employment Land Monitoring data for this AMR Period (1st April 2018 to 31st March 2019)

- The completion of 107,901 sqm of new employment floor space across 9 sites totalling 32Ha of land. This is higher than the last monitoring period (4.26Ha).
- Total completions in the plan period from 2006 up to 1st April 2019 stands at 220.20 Ha.
- 2 sites were under construction at the 1st April 2019.
- 19 sites had planning permission, totalling 81.34 ha of land in total.
- Whilst there is no specific target for new employment development on brownfield land, in the period 2006 to 2019, 91% of Warrington’s employment development has been on brownfield sites. 100% of the currently identified supply is brownfield.
- The average annual take up rate of land for development for employment uses between 2006 and 2019 was 16.94 Ha. per annum.
- Losses to other uses accounts for 0.45Ha.

Economic Development Needs Assessment (EDNA) Update 2019

To support the Council's Proposed Submission Version Local Plan (Draft Local Plan 2019), an update to the Council's 2016 EDNA was commissioned and completed in February 2019.

In 2016, Warrington had a realistic employment land supply of 104.53 ha in 14 sites, of which 34.85 ha in 11 sites represented the local supply and just over two thirds, 69.68 ha in three sites, represented the Strategic supply.

Since the 2016 EDNA, this figure has reduced by 20.62 ha and the revised realistic employment land supply for Warrington in the 2019 EDNA stands at 83.91 ha in 10 sites. This consists of 23.94 ha (28.5%) in eight sites representing Local Supply, and 59.97 (71.5%) ha in two sites, representing the Strategic Supply.

As well as establishing the Borough's realistic employment land supply, the EDNA also provides a recommendation in relation to the total amount of employment land needed across the proposed draft Local Plan period (2017-2037). As with the 2016 EDNA, the preferred method of calculating the amount of employment land needed is the roll forward of historical land take up, with a 5 year supply buffer added, to meet local and strategic needs.

This, along with an allowance for the displacement of existing employment development proposed in Warrington Means Business (the Council's Regeneration Programme), has resulted in a requirement in EDNA 2019 for 361.71 ha of employment land up to 2037 to meet local and strategic needs.

Retail Development in the Town Centre (April 2016) and subsequent updates

The most recent retail study for Warrington is the Borough Wide Retail and Leisure Study Update 2019 (Nexus Planning).

<https://www.warrington.gov.uk/evidence-base-proposed-submission-version-local-plan>

RET1: New Retail Development in the Town Centre (sqm)

RET1	Floorspace (sqm)	0
-------------	-------------------------	----------

RET2: New Retail Development permitted outside defined centres (as listed in LPCS Policy SN4) (sqm)

RET2	No. Of Permissions	5
	Floorspace (sqm)	3,840

In total, 6 approvals for new retail development were granted across this monitoring period. Of these permissions, 5 were classed as out-of-centre.

These permissions were:

- 2018/32640 - 44-48 Garage, Winwick Street - Retrospective planning for the change of use from sui generis to A1 retail (1,045 sqm)
- 2018/32650 - 239, THELWALL NEW ROAD, GRAPPENHALL AND THELWALL - Proposed construction of A1 retail units adjacent to the existing convenience store, with associated yard and car park works. (1,800 sqm)
- 2018/33148 - UNIT 2, CRONTON COTTAGES, WARRINGTON ROAD, PENKETH, - Proposed change of use of first floor only from D2 (Assembly and Leisure) to A1 (Shops) (366 sqm)
- 2018/33381 - 415, WARRINGTON ROAD, WARRINGTON - Proposed Alteration and extension to existing building to accommodate existing B1 Print Shop and new A1, A2 & B1 units (129 sqm)
- 2017/31394 - Land at Winwick Street / John Street, Warrington, WA2 7UB - Proposed demolition of the existing building, remediation of the site including the removal of existing sub structures, and the erection of two buildings; one of 8 storeys in height comprising 362 apartments (Use Class C3 - Dwelling houses) and 593m² of commercial floorspace (Use Class A1 Shops, A2 Financial & professional services, A3 Restaurants & cafes, A4 Drinking establishments, B1 Business or D1 Non-residential institutions) together with communal facilities; and a 9 storey building for car parking including substations; together with other associated works. (500 sqm)

RET3: Vacant Floorspace in the Town Centre (Units & Sqm Floorspace)

RET3	Units	84
	% of Total Units	18.5%
	Floorspace (sqm)	23,020
	% of Total Floorspace	17.8%

The Council's Retail and Leisure Study Update 2019 identified vacancy levels within Warrington Town Centre in May 2018.

At the time of the survey, there were 84 vacant units recorded in Warrington, which account for 17.8% of all units in the centre. The majority of these vacant units are located in more peripheral locations, with a particular concentration being evident along Bridge Street. Although the vacancy rate is less than that recorded in 2014 (when there were 121 units, representing 23.5% of the total stock), it remains significantly greater than the national average figure of 11.2%. These figures show that whilst there has been some success in reducing the vacancy rate, there is still some work to do to reduce it further.

However, it is evident that the large-scale regeneration works being undertaken in the form of the Time Square development are having some impact on the functionality and attractiveness of the centre, and it will be important to reassess the vacancy rate once Time Square is completed.

Hot Food Takeaway SPD

HFT1: A5 Planning Applications Approved with reference to the Hot Food Takeaway SPD

HFT1	No. of Planning Permissions	6
------	-----------------------------	---

In the monitoring period of this AMR, 11 applications were received for A5 uses. Of these applications, one was cancelled, three were withdrawn, one was refused with the remaining applications gaining planning permission. In the cases of approval, the Hot Food Takeaway SPD was specifically referred to in the planning officer's reports in determining the applications.

Open Space

OS1: Total Amount of Open Space (Hectares)

OS2: Total Amount of Equipped Play Open Space (Sites & Hectares)

OS3: Total Amount of Informal Play Open Space (Sites & Hectares)

OS4: Total Amount of Parks & Gardens Open Space (Sites & Hectares)

In 2016, the Council published an updated 'Open Space Audit', a position statement that provided a snapshot of the headline findings from the open space and recreation audit as at 1st April 2015. The table below shows the headline figures from the new evidence and the previous published Audit from 2012.

		Total (2014/15 Period) (2012 Audit)	Total (2015/16 Period) (2015 Audit)
OS1	Hectares	1,725	1,876
OS2	Sites	165	130
	Hectares	10	11
OS3	Sites	231	252
	Hectares	102	92
OS4	Sites	81	121
	Hectares	392	432

The large increase in identified open space (151 hectares between 2012 and 2015) has mainly come from the inclusion of several golf courses in the outdoor sports category that were not previously included in the audit.

The results show that whilst the number of equipped play sites reduced between 2012 and 2015, the actual area of these sites has increased from 10 to 11 hectares. Informal play areas saw a reduction in the site areas but an increase in the number of sites. Sites classified as Parks and Gardens saw an increase in both number and size over the three year period.

These figures have not been updated in this monitoring period but it is worth noting that planning permissions have been granted since the 2015 audit which, have included the requirement for open space that has now been provided. These will be picked up in the next published open space survey.

Environmental Quality

This section looks at various statistics affecting environmental quality in the Borough.

EQ1: Planning Permissions granted contrary to Environment Agency advice

EQ1	No. Of Planning Permissions	0
------------	------------------------------------	----------

In this monitoring period, there were no applications granted contrary to advice from the Environment Agency.

EQ2: Changes in Areas of Biodiversity Importance

EQ2	+/- Change in Area (Hectares)	0
------------	--------------------------------------	----------

In this monitoring period, there were no changes to area of biodiversity importance (these include Local Wildlife Sites, Local Nature Reserves, SSSIs and Special Areas of Conservation).

EQ3: Renewable Energy Generation – Approved Schemes

EQ3	No. of Approved Schemes	2
------------	--------------------------------	----------

The application of the second part of the adopted Local Plan Core Strategy policy (QE1) has ceased to be applied in relation to residential development during the previous monitoring period, since the publication of the new Planning Obligations SPD January 2017. The second part of Policy QE1 sought energy efficient development in line with the energy hierarchy and reductions in CO₂ emissions above Part L of the current Building Regulations (at the time applications were submitted) for all types of development. Going forward it will only be able to be applied to commercial development due to amendments to the Planning and Energy Act 2008 (implemented as part of the Government's Review of the Housing Standards Review through the Deregulation Bill 2015).

In terms of renewable energy provision as part of development schemes, the Council granted planning permission for **one** development scheme that included condition(s) relating to energy efficiency and /or elements of decentralised and renewable or low carbon energy generation within the monitoring period. This scheme was required the installation of solar panels to meet a proportion of the developments energy needs in line with the target in Policy QE1 but it has not commenced development yet.

In addition there have been **eight** schemes that have required the provision of electric vehicle charging points.

There has been **one** application (2018/33362) submitted for the installation of renewable energy schemes to an existing building, which was for the installation of solar panels to the roof of an existing warehouse and a battery storage system.

There have been **no** applications for large scale renewable energy schemes (Solar farms/wind turbines) during this monitoring period.

EQ4: Changes to Heritage Assets (Statutory Listed Buildings)

EQ4	No. Of Listed Buildings	375
	+/- Change since 2015 AMR	0

In this monitoring period, there have been no new additions to the Statutory Listed Buildings register by Historic England. There have also been no delistings of buildings.

EQ5: Changes to Heritage Assets (Conservation Areas)

EQ5	No. of Conservation Areas	16
	+/- Change since 2015 AMR	0
	Area (Hectares)	191.5
	+/- Change since 2015 AMR	0

In this monitoring period, there have been no changes to the existing Conservation Areas in Warrington and there have also been no new Conservation Area designations.

Minerals

MIN1: Production of Primary Land Won Aggregates

The NPPF requires Mineral Planning Authorities (MPAs) to produce an annual Local Aggregate Assessment (LAA) that provides an assessment of the demand for and supply of aggregates in the MPA area. The Council is working jointly with the 10 Greater Manchester Authorities, the 5 Merseyside authorities and Halton in preparing a joint LAA. The Joint Local Aggregate Assessment for Gt Manchester, Merseyside, Halton and Warrington 2018 provides aggregated figures on a sub-regional basis only. Warrington is grouped together with the Greater Manchester and Merseyside authorities (including Halton) for these monitoring purposes as figures cannot be assigned to individual boroughs for reasons of confidentiality. **The figures in the LAA (2018) contain sales data for the period 1st January 2017 to the 31st December 2017.**

Land won sand and gravel sales in the sub region between 2008 – 2017 (million tonnes)

Year	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Sales	0.44	0.37	0.22	0.24	0.24	0.24	0.26	0.31	*	*

Source: LAA 2018 (containing sales data from 2017) (published July 2019)

** sales figures for 2016 and 2017 have been excluded to maintain confidentiality.*

Crushed rock sales in the sub region between 2008 – 2017 (million tonnes)

Year	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Sales	0.69	0.30	0.29	0.36	0.81	0.42	0.69	0.79	0.87	0.78

Source: LAA 2018 (containing sales data from 2017) (published July 2019)

The following table sets out the forecast based on the 10-year sales data. It also shows the 3-year rolling average of sales which demonstrates the trend in sales more than the 10 year data.

Given the predicted increase in housing completions, employment, infrastructure projects and the economy in general across the sub-region, it is considered reasonable to apply an ‘uplift’ to future predicted demand for aggregates, rather than the previous 10 year average sales data. The table below identifies a 2% annual uplift in predicted aggregate production (based upon economic predictions outlined in the LAA Report), taking the 3 year rolling sales average as the baseline figure to give a more realistic indicator for recent demand. This has been applied over the next ten years and then an average figure taken as the predicted annual production. Actual demand is higher than local production rates and up to date consumption figures which are only available up to 2014. The BGS report for 2014 highlights the North West as one of the regions most heavily reliant on imports, with 45% of requirements being met by imports, and in the sub-region this rises to 92% of aggregate requirements met through imports.

Forecast based on 10-year supply

	Aggregate	
	Sand and Gravel	Crushed Rock
10 year average sales (2006 to 2015)	0.29Mt	0.60Mt
3-Year rolling average of sales	0.27Mt	0.81Mt
Predicted annual production	0.30Mt	0.87Mt

Total Requirement (2017 to 2032)	4. 5Mt	13.05Mt
Permitted reserves as at 31/12/2016	c.	18.37Mt
Landbank as at 31/12/2017	4Yrs (based on existing planning permission)	21.1Yrs

Source: LAA 2018 (containing sales data from 2017) (published July 2019)

The forecast production for **sand and gravel** is 0.30mt. This is down 0.13mt on the 2005 – 2020 annual apportionment requirement of 0.43mt.

The forecast production for **crushed rock** is 0.87mt. This is down 0.45mt on the 2005 – 2020 annual apportionment requirement of 1.32mt.

The landbank for sand and gravel is below the requirement set out in NPPF for a landbank of at least 7 years. The landbank for crushed rock meets the requirement set out in NPPF of at least 10 years. Again, it is important to note that landbanks are based on production rather than consumption, with consumption rates known to be higher for the sub-region and only relate to the contribution the sub-region makes to meeting its needs.

MIN2: Construction, Demolition and Excavation Waste

Data on secondary and recycled aggregate production and use is still variable and incomplete. This is because, while some sites operate under licence and can be monitored, much recycling and re-use occurs on individual construction sites, is temporary in nature and does not produce data. The Environment Agency's database 'Waste Data Interrogator' provides the best available information. The table below shows the amount of CD&E waste produced and handled at sites in the sub-region in 2017. However, the totals in this table will not reflect the true amount of CD&E waste produced and managed in the sub-region because it only shows the waste that moves through licenced sites and does not include waste that is reused on site or disposed of at exempt facilities.

Construction, Demolition and Excavation Waste Produced and Handled in the Sub-region, 2017 (tonnes)

LA Area in Sub-region	Produced	Handled
Greater Manchester	2,720,652	3,152,362
Merseyside with Halton	590,541	1,075,822
Warrington	180,526	606,913
Total	3,491,720	4,835,097

Source: Environment Agency Waste Data Interrogator 2017 (NW AWP AMR 2017)

*This is the same information that was reported in last year's AMR, as there is no more up to date data currently available.

Waste

WST1: Capacity of new waste management facilities by WPA

WST2: Amount of municipal waste arising and managed by management type by WPA

There have been no applications for waste management facilities approved in this monitoring period.

WST2	Landfill	Incineration with Energy From Waste (EfW)	Incineration without Energy From Waste (EfW)	Recycled/Composted	Other	Total Waste Arisings
Amount of waste arisings in tonnes	15,108	37,162	0	38,376	0	90,646

The 2018/19 monitoring period saw a decrease of 1,092 tonnes in the total municipal waste arisings when compared to the previous monitoring period. This continues the general downward trend in the total municipal waste arisings in previous years.

In general terms the 2018/19 monitoring period saw a further reduction in the total amount of municipal waste arisings when compared to the previous monitoring periods (down from 104,511 in 2009/10 to 90,646 tonnes). In addition, there has been significant decrease in the amount of waste being landfilled when compared to the previous monitoring period (down from 39,894 to 15,108 tonnes). This has resulted in consequential increase in the amount of waste being sent for incinerated for energy production (up from 14,257 to 37,162 tonnes).

The amount of waste being recycled/composted has remained fairly static (38,587 compared to 37,587 tonnes last year).

As in previous years the changes in the proportions of waste being landfilled and sent to EfW are principally due to the contractual arrangements of the Council's waste disposal contractor.

S106 Monitoring

This monitoring period (1st April 2018 to 31st March 2019) saw four new Section 106 Agreements signed totalling £1,236,672.00.

This monitoring period also saw the receipt of £2,576,249.82 from nine different developments including Lingley Mere, Dawson House, Chapelford and Omega

The situation of all ongoing Section 106 Agreements as at the end of Quarter 2 (September 2019) is appended to this AMR.

For further information on any of the section 106 agreements shown in the spreadsheets please contact the Planning Policy and Programmes Team on 01925 442826.

Applications Monitoring

In this monitoring period, the Council determined 2,238 planning applications. Of these, 1,499 (67 %) were approved and 231 (10%) were refused. A further 140 applications were withdrawn for various reasons and a further 368 were either cancelled before determination or were judged that planning permission was not required.

Statistics on determination of planning applications showed:

- *91.43% of 'major' applications were decided within 13 weeks.*
- *74.23% of 'minor' or 'other' applications were decided within 8 weeks.*

This monitoring period also saw the determination of 64 planning appeals with 41 (64%) dismissed, withdrawn or turned away and the remaining 23 (36%) being overturned.

6. IDP Update (Interim CIL Infrastructure Update)

The Infrastructure Delivery Plan (IDP) and the associated schedules form part of a series of evidence based documents that underpin Warrington's Local Plan Core Strategy, and the emerging Proposed Submission Version Local Plan 2019 (Draft Local Plan).

The IDP schedule aims to provide a comprehensive range of programmes which impact on spatial planning and aid all parties in identifying and prioritising infrastructure provision as part of an integrated approach to planning and infrastructure development. It is, however, recognised that funding arrangements and priorities of individual stakeholders will change and therefore the IDP schedule is a living and evolving document that should be reviewed and monitored regularly in order to ensure that it includes the most up to date information.

The IDP can be found on the Council's web site:

<https://www.warrington.gov.uk/evidence-base-proposed-submission-version-local-plan>

7. Duty to Co-operate

The 'Duty to Co-operate' is a legal requirement as part of the Local Plan preparation process. This 'Duty' was introduced by the Localism Act which came into effect in November 2011. Further advice on the 'Duty' is given in the National Planning Policy Framework 2019 (NPPF 2); the Town and Country Planning (Local Planning) (England) Regulations 2012 which came into effect on the 6th April 2012 and the National Planning Practice Guidance which was issued on 6th March 2014.

The Duty to Co-operate requires local planning authorities and other bodies to co-operate with each other to address 'strategic issues' relevant to their areas. Within the context of the 'Duty', 'strategic' issues are interpreted as those which are larger than local (cross boundary) and which cannot therefore be addressed by a single local planning authority working alone. The priority given to any 'strategic' issues will evidently depend on the local circumstances and in some instances there may be few or genuinely no such issues. This may include:

- The provision for new housing across a wider housing area
- The provision of major retail, leisure, industrial and other economic development
- The provision of infrastructure; and
- The protection and enhancement of the natural and historic environment

The Town and Country Planning (Local Planning) (England) Regulations 2012 usefully clarifies the public bodies which the duty to co-operate also covers. This includes:

- Environment Agency
- Historic England
- Natural England
- Civil Aviation Authority
- Homes England
- Clinical Care Commissioning Groups
- Office of the Rail Regulator
- Highways England
- Integrated Transport authorities
- Highways Authorities
- Marine Management Organisation
- Local Enterprise Partnership

The Council has continued to undertake extensive and proactive engagement with adjoining Local Authorities, minerals and waste authorities and other public organisations on key strategic issues that affect the area and wider sub-region. This has included a high level of co-operation throughout the preparation of the Preferred Development Option (PDO 2017), and the emerging Proposed Submission Version Local Plan 2019 (Draft Local Plan). This commitment not only stems from the requirement of the "Duty to Co-operate" but is also enshrined within the Council's Statement for Community Involvement.

Amendments to the National Planning Policy Framework (2012), as set out in the revised NPPF 2 (2019), require Local Authorities, when discharging the 'Duty to Co-operate' requirement through the Plan making process, to produce one or more Statements of Common Ground (SoCG) with identified authorities.

As part of this new 'Duty', Warrington Borough Council has been selected along with Cheshire East Borough Council and Cheshire West and Chester Borough Council as 'pilot authorities' by the Ministry of Housing, Communities & Local Government (MHCLG) to produce the new style Statement of Common Ground.

Although the SoCG has been prepared working jointly with Cheshire East Council and Cheshire West and Chester Council the statement only covers the administrative area of Warrington Borough Council. This is considered to be appropriate given the varied and functional relationships it has with a number of authorities and the fact that WBC is not preparing any joint statutory Plans.

The SoCG outlines the geographical area covered, the key strategic issues it addresses, the plan making authorities responsible for joint working and any additional signatories, and the management and governance arrangements for updating and agreeing the completed statement, in line with the guidance provided in the draft Planning Practice Guidance.

As well as the SoCG with Cheshire East Borough Council and Cheshire West and Chester Council, the Council, as part of the Draft Local Plan preparation process, will be entering into a SoCG with the neighbouring authorities of Halton Borough Council and St Helens Borough Council.

The SoCG and a consolidated Duty to Co-operate statement will be made publically available as part of the evidence base to support the Draft Local Plan Submission Version consultation, due to commence in early April 2019.

Appendix 1

Status of S106 Agreements up to Q2 2019/20

Affordable Housing Contributions

Application Number	Address	Project Code	Ward	Date 106 Signed	Current Site Activity	Number of Affordable	Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
2011/18949 (Renewal)	Land at Dawson House, Liverpool Road, Great Sankey		Great Sankey North & Whittle Hall	07/12/2010	Under Construction	Commu- ted sum - £1,995,760	£498,940 to be paid within 45 working days of commencement date. £498,940 to be paid within 45 working days of the 51st occupation £498,940 to be paid within 45 working days of occupation of the 100th dwelling on land. £498,940 to be paid within 45 working days of occupation of the last dwelling on land.	£997,880.00	£410,113.00	£587,767.00	10/09/2022
2016/27453	Land between Cedarfield Road and Farmers Arms, Lymm, Warrington		Lymm North & Thelwall	02/08/2016	Complete	Unilateral Undertaking £23,510.00	To be used only for the provision of affordable housing in Lymm, if not used for that purpose within 30months then it will be used for the provision of affordable housing with the borough of Warrington	£23,510.00		£23,510.00	15/05/2023
2016/27809	The Rhinewood Country House Hotel, Glazebrook Lane		Rixton & Woolston	21/02/2017	Complete	Commu- ted sum - £405,000.00	To pay 50% of the affordable housing contribution to the council on or before the occupation of the fifth individual dwelling unit on the development. (£202,500.00) To pay the remaining 50% of the affordable housing contribution to the council on or before the occupation of the seventeenth individual dwelling unit on the development (£202,500.00)	£405,000.00		£405,000.00	04/09/2023
2017/31426	365 Warrington Road, Culcheth, Warrington		Culcheth, Glazebury & Croft	24/01/2018	Under construction	Commu- ted Sum - £300,762.00	Off site Affordable Housing Contribution £300,762.00 towards the provision of off-site affordable housing within the borough 50% prior to the first occupation of the dwellings 50% prior to the occupation of the 8th dwelling	£150,381.00	£0	£150,381.00	27/05/2024
2012/20808	The Hermit Inn, Golborne Road, Winwick, Warrington, WA2 8SN	P.00538	Burtonwood & Winwick	22/07/2013	Complete	Commu- ted sum - £90,000.00	50% - £45,000 prior to occupation 50% (£45,000) upon the occupation of the 12th dwelling.	£90,000.00	£22,258.00	£12,000.00	25/06/2025

Affordable Housing Contributions

Application Number	Address	Project Code	Ward	Date 106 Signed	Current Site Activity	Number of Affordable	Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
2013/22322	Gemini 16, Land to the South of Westbrook Crescent, Warrington (Willowwale)	P.00538/ P.00545/ P.00557	Westbrook	22/12/2014	Complete	Commuted Sum - £425,000. Additional Affordable Housing Contribution £850,000.	£425,000 before the commencement of the development and £850,000 (additional affordable contribution – see S106) In the event that the owner elects to pay the additional affordable housing contribution pursuant to clause 1.4 of this schedule to pay the additional affordable housing contribution to the council on or (at the owner's absolute discretion) prior to occupation of 50% of the open market units. Clause 1.4 – The owner may elect to pay the Affordable housing additional contribution to the council pursuant to and in accordance with clause 3.1 of this schedule.	£1,275,000.00	£205,885.58	£550,000.00	22/07/2025
2013/22491	Former M & S Discount Store, Warrington Road, Glazebury		Culcheth, Glazebury & Croft	04/06/2014	Complete	Commuted sum - £105,000.00	£52,500 prior to the occupation of the 7th dwelling and £52,500 prior to the occupation of the 14th dwelling	£106,864.02		£52,993.47	22/02/2026
2015/26442	Willowpool Nurseries and Garden Centre, Burford Lane, Lymm		Lymm South	16/05/2016	Under Construction	Commuted Sum - £70,530.00	An initial payment of £25,250 on occupation of the first unit Second payment of £25,250 on occupation of the 6th unit Final payment of £20,030 on occupation of the 11th unit.	£25,250.00		£25,250.00	01/01/2029
2016/28807	Land bounded by Pewterspear Green Road, Ashford Drive, Stretton, Warrington		Appleton	11/10/2018	Under construction		Starter homes / Discount market units - 40% (72 units) of residential units are constructed, marketed and sold as starter homes/discount market units.	n/a		n/a	n/a
2015/26469	Zones 3 to 6, Omega South, Warrington		Great Sankey North & Whittle Hall	20/12/2016	Under Construction	20% of each residential phase - Starter Homes	To ensure that 20% of the residential units within each phase are constructed, marketed and sold as starter homes/discount market units	n/a		n/a	n/a

Affordable Housing Contributions

Application Number	Address	Project Code	Ward	Date 106 Signed	Current Site Activity	Number of Affordable	Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
2007/10238	Land at Navigation Street, Howley, Warrington		Fairfield & Howley	06/09/2007 & 26/08/2009	Not yet started	Commuted sum - £390,440.00	50% on or before 1st occupation 50% on 1st Anniversary (Council to provide housing within 5 years.)	n/a		n/a	n/a
2011/18363	A J Beer and Co Warrington LTD, Station Road, Latchford,		Latchford East	23/04/2013	Not yet started	Commuted sum - £100,000.00	Prior to the 1st occupation of the development	n/a		n/a	n/a
2012/20090	Hollingreave Farm, Dam Lane, Rixton-with Glazebrook, Warrington, WA3 6LE		Rixton & Woolston	12/06/2013	Not yet started	Commuted sum - £45,000.00	To pay the contribution upon the 1st occupation.	n/a		n/a	n/a
2016/28534	Oakdene nursing home, Twiss Green Lane, Culcheth and Glazebury, warrington, WA3		Culcheth, Glazebury & Croft	22/12/2016	Under Construction	Commuted Sum - £12,298.00	To apply the Affordable Housing contribution solely towards the provision of Affordable Housing within the Borough of Warrington and for no other purpose	n/a		n/a	n/a
2016/28535	Land at 42 Culcheth Hall Drive		Culcheth, Glazebury & Croft	11/09/2017	Under Construction	UU - £120,304.00	First instalment £40,104.00 on occupation of the 3 rd dwelling £40,100.00 occupation of the 6 th dwelling £40,100.00 upon the occupation of the 9 th dwelling	n/a		n/a	n/a
2017/31102	Barsbank Lane, Lymm		Lymm North & Thelwall	11/01/2018	Under Construction	Commuted Sum - £78,792.00	On or before 1st occupation of any dwelling	n/a		n/a	n/a
2016/28521	Land at Lymm Rugby Club, Lymm, WA13 0AT		Lymm South	02/07/2018	Not yet started	UU – MAX £236,376.00	An affordable housing contribution will be payable if the development makes a surplus following completion of the sports facilities and the residential development, up to a maximum of £236,376.00	n/a		n/a	n/a

Affordable Housing Contributions

Application Number	Address	Project Code	Ward	Date 106 Signed	Current Site Activity	Number of Affordable	Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
2017/31816 (APP/M0655/W)	Land at Tanyard Farm, Rushgreen Road, Lymm, Warrington, WA13 9PR		Lymm North & Thelwall	06/09/2018	Not yet started	24 dwellings (50:50 affordable rent housing : shared ownership)	<p>Prior to 50% of the market dwellings, to construct and practically complete 50% of the affordable dwellings in accordance with the planning permission and not to occupy more than 50% of the market dwellings until this has been done.</p> <p>Prior to the occupation of 75% of the market dwellings, to construct and practically complete the remaining 50% of the affordable dwellings in accordance with the planning permission and to make them available for residential occupation and not to occupy more than 75% of the market dwellings until this has been done.</p> <p>Prior to the occupation of 75% of the market dwellings, to transfer the affordable dwellings to one of more registered providers, such transfer to contain covenants to ensure that the Affordable dwellings shall be retained for the lifetime of the development and made available to qualifying persons and not to occupy more than 75% of the market dwellings until this has been done.</p> <p>Following the transfer of the affordable dwellings to a registered providers in accordance with paragraphs 1.1 and 1.4 of this schedule, to procure that the registered provider(s) shall enter into the nominations agreement with the council and the avoidance of doubt all nominations made in respect of qualifying persons for those affordable dwellings which are made available as affordable rent housing</p>	n/a		n/a	n/a

Built Leisure Contributions

Application Number	Address	Project Code	Ward	Date 106 Signed	Current Site Activity	POS Contribution	Amount received to date	Committed	Remaining Balance	Expenditure Date
2016/27313	Lingley Mere Business Park, Great Sankey, Warrington		Great Sankey North & Whittle Hall	07/10/2016	Under Construction	Off Site Recreation - £344,581.00 To be used by the Council towards the refurbishment of the existing artificial grass pitch and associated ancillary facilities – including refurbished changing rooms and additional car parking – at the Great Sankey Neighbourhood Hub. Not to occupy more than 50% of the dwellings	n/a		n/a	n/a
2016/28807	Pewterspear Green		Appleton	27/09/2017	Under construction	Built Leisure £14,510.00 towards the costs of enhancing built sports facilities at Broomfields Leisure Centre to mitigate the impact of the proposed development Occupation of the 90 th dwelling	n/a		n/a	n/a
2017/29930	Appleton Cross		Appleton	18/01/2018	Not Yet Started	Built Leisure £781.07 per dwelling (£288,995 maximum) Towards works to improve capacity of facilities at Broomfields Leisure Centre Occupation of the 1 st dwelling – 50% Occupation of the 186 th dwelling – 50%	n/a		n/a	n/a
2017/29929	Grappenhall Heyes		Appleton	18/01/2018	Not Yet Started	Built Leisure £780.62 per dwelling (£312,246 maximum) Towards works to improve capacity of facilities at Broomfields Leisure Centre 50% prior to occupation of 1 st dwelling 50% prior to occupation of 201 st dwelling	n/a		n/a	n/a
2017/31848	Land at Stretton Road, Appleton Thorn		Appleton	23/10/2018	Under construction	Built sports facilities - £61,892.00 Towards the cost of improving the facilities at Broomfields Leisure Centre 50% on first occupation 50% on or before occupation 30 th dwelling	n/a		n/a	n/a
2018/33778	Delta Crescent, Westbrook Crescent, Cromwell Avenue and Westbrook Way		Westbrook	08/04/2019	Under construction	Bewsey and Dallam Hub Projection - £71,570 towards the councils costs in providing facilities as part of the Bewsey and Dallam Hub to include a swimming pool and/or community rooms	n/a		n/a	n/a

Education Contributions

Application Number	Address	Ward	Date 106 Signed	Current Site Activity	Education Contribution	Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
2017/31426	365 Warrington Road	Culcheth, Croft & Glazebury	24.01.18	Under construction	£48,513.00	Education Contribution to be used by the Council only as a contribution towards secondary education school places at Culcheth High School 50% prior to first occupation of the dwellings 50% prior to occupation of the 8 th dwelling	£24,256.50	£0	£24,256.50	27/05/2024
2016/27313	Land bounded at Lingley Mere Business Park,	Great Sankey North & Whittle Hall	07.10.16	Under Construction	£1,925,419.00	Primary Education - £1,011,203 <ul style="list-style-type: none"> Towards the delivery of a new primary school (Barrow Hall Lane Primary) in the vicinity of the site Secondary Education - £914,216 <ul style="list-style-type: none"> Towards the costs of providing additional capacity at St Gregorys High School and/or Great Sankey High School 30% of dwellings = 40% of contribution 60% of dwellings = 30% of contribution 90% of dwellings = Rest of contribution	Primary School - £404,481.00 Secondary School - £365,686.00	£0	Primary School - £404,481.00 Secondary School - £365,686.00	July 2025
2016/28807	Land at Pewterspear Green	Appleton	27.09.17	Under construction	£1,195,646	Grappenhall Heyes Primary School - £671,706 Bridgewater High School - £523,940 Payable on occupation of 90 th dwelling	n/a	£0	n/a	n/a
2017/29930	Appleton Cross	Appleton	18.01.18	Not yet started	Primary Education - Max £1,380,729.00 Secondary Education – Max £1,076,988.60	Primary Pupil Places Required (Pupils expected to be resident less places expected to be available) x cost Primary Pupil Places Required (Pupils expected to be resident less places expected to be available) x cost 33.3% prior to 1st occupation 33.3% prior to 186 th occupation 33.4% prior to 278 th occupation	n/a	£0	n/a	n/a
2017/29929	Grappenhall Heyes	Appleton	18.01.18	Not yet started	Primary Education – Max - £1,492,680.00 Secondary Education – Max - £1,164,312.00	Primary Pupil Places Required (Pupils expected to be resident less places expected to be available) x cost Primary Pupil Places Required (Pupils expected to be resident less places expected to be available) x cost 33.3% prior to 1 st occupation 33.3% prior to 201 st occupation 33.4% prior to 301 st occupation	n/a	£0	n/a	n/a
2017/31816	Tanyard Farm, Rushgreen Road, Lymm	Lymm North & Thelwall	06.09.18	Not yet started	£177,881.00	Towards the councils costs in providing improvements or enhancements to the education facilities at Lymm High School, Oughtrington Lane 50% on the 1 st occupation 50% on the 32 nd occupation	n/a	£0	n/a	n/a

Education Contributions

Application Number	Address	Ward	Date 106 Signed	Current Site Activity	Education Contribution	Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
2017/31848	Land at Stretton Road, Appleton Thorn	Appleton	23.10.18	Under Construction	Primary Education - £273,658.00 Secondary Education - £210,223.00	<p>Primary Education - £273,658.00 Towards the provision of additional classroom facilities for primary education at Grappenhall Heys community primary school to meet the additional demands placed upon the said schools classroom facilities resulting from the development. 50% on or before occupation of the 30th dwelling 50% on or before occupation of the 60th dwelling</p> <p>Secondary Education - £210,223.00 Towards the provision of additional classroom facilities for secondary education at Bridgewater High School to meet the additional demands placed upon the said schools classroom facilities resulting from the development. 50% on or before occupation of the 35th dwelling 50% on or before occupation of the 65th dwelling</p>	n/a	£0	n/a	n/a

Healthcare Contributions

Application Number	Address	Ward	Date 106 Signed	Current Site Activity	Health Contribution	Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
2015/26469	Zone 3 to 6, Omega South, Warrington	Great Sankey North & Whittle Hall	20.12.16	Under Construction	-	Premises 1,500 square feet located within a standalone building or part of a larger building or development on open market terms	-		-	-
2016/28807	Land at Pewterspear Green	Appleton	27.09.17	Under construction	£138,780.00	Towards primary healthcare facilities Payable on occupation of 90 th dwelling	n/a		n/a	n/a
2017/29930	Appleton Cross	Appleton	18.01.18	Not yet started	£771 (per dwelling) up to max £285,270.00	Towards the purchase and/or construction of a new healthcare facility within Appleton 50% prior to 1 st occupation 50% prior to 186 th occupation	n/a		n/a	n/a
2017/29929	Grappenhall Heyes	Appleton	18.01.18	Not yet started	£771 (per dwelling) up to max £308,400.00	Towards the purchase and/or construction of a new healthcare facility within Appleton 50% prior to 1 st occupation 50% prior to 201 st occupation	n/a		n/a	n/a
2017/31816	Tanyard Farm, Rushgreen Road, Lymm	Lymm North & Thelwall	06.09.18	Not yet started	£49,344.00	Towards the council's costs in providing improvements or enhancements to health facilities at either Brookfield Surgery (Whitbarrow road) or Lakeside Surgery 30% on the first occupation of the 1 st dwelling 40% on the occupation of the 20 th dwelling 30% on the occupation 45 th dwelling	n/a		n/a	n/a
2017/31848	Land at Stretton Road, Appleton Thorn	Appleton	23.10.18	Under construction	£57,054.00	Towards a new health care facility which will form part of the new neighbourhood centre at Appleton Cross or such other healthcare facility as shall be agreed between the owner and the council 50% on or before occupation of 35 th dwelling 50% on or before occupation of 65 th dwelling	n/a		n/a	n/a
2018/33778	Delta Crescent, Westbrook Crescent, Cromwell Avenue and Westbrook Way	Westbrook	08/04/2019	Under construction	£60,909.00	Healthcare - £60,909 towards the Councils costs in providing improvements and/or enhancements to health facilities at Westbrook Medical Centre 50% on or before the 1 st occupation of the 1 st dwelling 50% on or before the 1 st occupation of the 41 st dwelling	n/a		n/a	n/a

Parks and Open Space Contributions

Application Number	Address	Project Code	Ward	Date 106 Signed	Current Site Activity	POS Contribution	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
2003/00248	South of Brian Bevan Island, Chester Road	P.00093.003	Latchford West	13/02/2004	-	Tree Planting Works - £54,560.00	£54,560.00	£1,835.23	£0	01/04/2010
2011/19313	Bruche	P.00401.001	Poulton South	08/03/2013	Complete	Play Area Contribution - £85,645.00 Sport and Recreational Contribution – £300,000.00 (Split between the below projects) Bruche Park Larkfield Park Ecology Park Woolston Park	£385,741.00	£16,781.83	£0	07/03/2017
		P.00401.002								
		P.00401.003								
		P.00401.004								
		P.00401.005								
2012/20721	Total Fitness, Winwick Road, Warrington, WA2 8HQ	P.00470	Bewsey and Whitecross	18/04/2013	-	£10,000.00 - Towards the costs of providing improvements to the A49 corridor within the vicinity of the site in accordance with Policy QE6 of the Warrington Local Plan Core Strategy and paragraph 61 NPPF.	£10,000.00	£441.00	£0	28/03/2018
2010/17552 (2007/12085)	G & J Distillery, Loushers Lane, Warrington (Deed of Variation)	P.00094.021 P.00371.002 P.00472	Latchford West	26/02/2008	Complete	Sport and Recreational Facilities - £300,000 – Use the contribution solely for the provision of sports and recreational facilities within a 2 ½ mile radius of the development.	£300,000.00	£729.23	£0	15/01/2019
2013/22143	Land to the south of the M62, west of Junction 8, Omega South, Warrington, Cheshire (Bericotte Land)	P.00473	Burtonwood & Winwick	26/04/2013		Ecological Measures Contribution The contribution is for the sum of £104,104.00 and is in accordance with Schedule 1 of the agreement dated the 29th August 2013. Expenditure of the contribution is set out under Schedule 2 of the signed agreement and clearly states that the Council will utilise such monies to create and maintain the ground nesting bird habitat on the Council's Gateworth site in accordance with the specifications set out in Schedule 4.	£104,104.00		£68,627.16	19/01/2019
2013/22269	Land at Kingswood 8, Warrington (Land Adjacent to Butts Green)	P.00481	Westbrook	20/12/2013	Site complete	£29,766.00 - Biodiversity Contribution - To be utilised towards the provision of species rich grassland	£29,766.00	£4,912.26	£0	09/04/2019
2009/15420	Land/building south side of Farrell Street	P.00418/268	Fairfield and Howley	28/09/2011	Site complete	Play Area/ Open Space The developer is to provide a play area in the location edged green on the plan in the agreement and in accordance with the 6th schedule. The developer is then to maintain the play area or transfer to the Council If the transfer to the Council is completed the Council should adopt the land within 6 months after the owner has served notice. (£558,515.00) Council Covenants re POS: Within 4 weeks of the developer notifying the Council the Council will inspect the play area and will notify the developer of any outstanding works. Any contribution that is received re POS future maintenance is to be utilised towards the costs solely associated with future maintenance. Recreation Contribution (£100,000)	£100,000.00	£100,000.00	£0	08/08/2019

Parks and Open Space Contributions

Application Number	Address	Project Code	Ward	Date 106 Signed	Current Site Activity	POS Contribution	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
						To apply the recreation contribution solely towards the costs of the recreation facilities associated with the development and the locality and for no other purpose.				
2014/23334	Former Ship Inn and Adjoining land, Chester road, Walton	P.00371.002	Stockton Heath	19/05/2015	Site complete	£10002.72 - Towards the provision of off-site Open Space and Recreation provision within a two mile radius of the development	£10,002.72	£3,704.46	£0	07/04/2020
2012/20175	Land at Doeford Close, Culcheth, Warrington, WA3 4DL	P.00506 P.00507	Culcheth, Glazebury & Croft	22/03/2013	Site complete	Off site contribution for POS (£42,886.00) This is to be divided between: £18,576.00 – Upgrading of the existing children's play space (Culcheth Village Green) £24,310.00 – Sports facilities at the Culcheth Villages Shaw St Recreational Ground.	£42,886.00		£42,584.00	17/01/2022
2011/18949 (Renewal)	Land at Dawson House, Liverpool Road, Great Sankey	P.00569	Great Sankey North & Whittle Hall	07/12/2010	Under Construction	NEAP contribution £63.03 per dwelling (£11,219.34) Towards the provision of play and recreation facilities within a 5 mile radius of the land Open Space - £16,324 Towards the provision of POS (and maintenance) within a 5 mile radius of the land Mersey Forest - £40,000.00 To increase tree planting within the councils administrative area to be administered by the Mersey forest	£65,148.20	£65,148.20 (£40k – Mersey Forrest are to administer the works)		27/06/2023
2014/23290	Zone 7, Omega South, Land to the south of M62, near Junction 8, Burtonwood, Warrington, Cheshire	P.00487	Great Sankey & Whittle Hall	21/10/2014		Ecological Contribution - £300,000	£150,000.00		£150,000.00	17/12/2024
						Ecological Measures means the acquisition, development and conversion of land as grassland into habitat for ground nesting birds and farmlands The creation and long term management of the ground nesting and farmland bird habitat Such measures as considered necessary to preserve and protect any ground nesting and farmland birds whose environment has been disturbed by the development. Such other measured connected with the preservation of flora and fauna disrupted by the Development as shall be agreed in writing by the parties or their successors in title.				
2013/22598	Land at Arpley Landfill Site		Penketh & Cuerdley / Bewsey & Whitecross			1) No more than 3 business days after the commencement date 3CWL shall service on the Council in writing the Commencement Notice 2) Moore Nature Reserve committee meets at least once a year until 31 October 2021 • Between 31 October 2020 and 31 October 2021 3CWL & Moore Nature Reserve will set up a Successor body to meet after 31 October 2021 (See schedule 2 para 2-5 if failure to meet this deadline)	-		-	See POS contribution column

Parks and Open Space Contributions

Application Number	Address	Project Code	Ward	Date 106 Signed	Current Site Activity	POS Contribution	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
						<p>3) Within 10 weeks of the commencement date 3CWL shall submit to WBC in writing for approval a draft Moore Nature Reserve Management Plan – By 28th July 2015</p> <p>4) No later than 31 October 2018 3CWL shall submit to the Council in writing for approval a draft extended aftercare scheme (See schedule 2 para 2-8 if failure to meet this deadline)</p> <p>5) Not less than 12 months after the date of this deed 3CWL shall submit to the Council in writing approval of a draft permissive paths scheme – 15th May 2016. (See schedule 2, Para 2-8 if failure to meet this deadline),</p> <ul style="list-style-type: none"> • Para 9 for changes to the path at any time. • Para 10 for closure of the path on the 31 December every year <p>6) Within 3 months of the commencement date – 12th August 2015 3CWL shall submit to the council in writing the Arpley Community Liaison Group scheme. (See schedule 2, Para 2-6).</p>				
2007/10646	Walton Locks, Chester Road, Warrington	P.00489?	Bewsey & Whitecross	27/09/2007	Complete	Waters Meet Linear Park – Developer to implement the works in line with the Waters Meet Linear Park Specification defined in Schedule 7	-		-	
2007/10550	Bewsey Old Hall (UU)		Chapelford & Old Hall	29/09/2009	7 complete	<p>Completion of a ranger station (£30,000) (Before completion of the development)</p> <p>Ongoing monitoring of bat roost structures - payment of £2000 to be paid to the management company of the site. (Development completion)</p> <p>Before completion of the development</p>	n/a		n/a	n/a
2015/26469	Zones 3 to 6, Omega South, Warrington		Great Sankey North & Whittle Hall	20/12/2016	Under Construction	<p>The Developer, Management Company's and Owner's covenants:</p> <p>Not to occupy or permit the occupation of the 200th or final (whichever comes sooner) residential unit within phase 1 until LEAP 1 has been provided at the development.</p> <p>Not to occupy the occupation of the 500th Residential unit until LEAP 2 has been provided at the development.</p> <p>Not to occupy the occupation of the 800th Residential unit until LEAP 3 has been provided at the development.</p> <p>To Manage and maintain the LEAPs in perpetuity in accordance with the LEAP site plan</p>	n/a		n/a	n/a
2017/29930	Appleton Cross		Appleton	18/01/2018		<p>Sport Pitches</p> <p>£218.18 per dwelling (£80,725 maximum)</p>	n/a		n/a	n/a

Parks and Open Space Contributions

Application Number	Address	Project Code	Ward	Date 106 Signed	Current Site Activity	POS Contribution	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
					Not Yet Started	Towards works to improve capacity of facilities at New Lane, Appleton Thorn 50% prior to occupation of 1 st dwelling 50% prior to occupation of 186 th dwelling				
2017/29929	Grappenhall Heyes		Appleton	18/01/2018	Not Yet Started	Sport Pitches £218.20 per dwelling (£87,280 maximum) Towards works to improve capacity of facilities at New Lane, Appleton Thorn 50% prior to occupation of 1 st dwelling 50% prior to occupation of 201 st dwelling	n/a		n/a	n/a
2017/31816	Tanyard Farm, Rushgreen Road, Lymm		Lymm North & Thelwall	06/09/2018	Not Yet Started	Playing pitch strategy - £15,232 Towards the councils costs in providing improvements or enhancements to the existing pitches/facilities at Lymm High School First occupation of the 1st dwelling	n/a		n/a	n/a
2017/31848	Land at Stretton Road, Appleton Thorn		Appleton	23/10/2018	Not Yet Started	Playing Pitch - £17,612.00 Towards the ongoing maintenance and improvement of capacity at New Lane Playing fields including sports pitch drainage car park improvements and other sports related infrastructure 50% on first occupation 50% on or before occupation 60 th dwelling	n/a		n/a	n/a
2018/33778	Delta Crescent, Westbrook Crescent, Cromwell Avenue and Westbrook Way		Westbrook	08/04/2019	Under construction	Playing pitch and facilities - £18,685 towards the Councils costs in providing improvements or enhancements to the existing pitches/changing facilities at Mary Ann Meadows Recreation Ground.	n/a		n/a	n/a

Transportation Contributions

Application Number	Address	Project Code	Ward	Date 106 Signed	Current Site Activity (Triggers)	Transportation Contribution Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
2010/16581	Saxon Park East, Liverpool Road, Warrington	P.00141	Great Sankey South	31/08/2010	Complete	Footpath and cycleway contribution (highways) "Carry out improvements to pedestrian and cycle facilities along Barnard Street and Forrest Way"	£125,552.00	£119,442.38	£0	14/02/2018
2009/15420	Land/building south side of Farrell Street	(P.00398)	Fairfield & Howley	28/09/2011	Complete	To apply the highways contribution solely towards the provision of improvements to the highways network in the vicinity of the site	£318,000.00	£309,649.03	£0	£159,00.00 12/05/2018 - £79,500.00 11/08/2018 - £39,750.00 08/08/2019 - £39,750.00 08/04/2020
2007/10646	Walton Locks, Chester Road, Warrington	P.00489 ?	Bewsey & Whitecross	27/09/2007	Complete	Towards the cost of improving and maintaining the Orange Land as a link to the TPT by works carried out by the Council in accordance with schedule 4 – purpose of laying out enhancing and subsequently maintaining the link to the Trans Pennine Trail on the Orange Land in accordance with Schedule 5	£13,000.00		£13,000.00	24/03/2019
2003/01449	Phases 1 & 2 Omega site	P.00393	Burtonwood & Winwick	Various agreement	Under construction	Trigger 2A (Schedule 4) Contribution to measures on the Walking and Cycling Pedestrian Network — in accordance with WSP Drawing Ref: 0160/GA/01 Rev F	£300,000.00	£345,196.11	£0	30/06/2019
2003/01449	Phases 1 & 2 Omega site	P.00393	Burtonwood & Winwick	Various agreement	Under construction	Trigger 2B (Schedule 4) Contribution to Traffic Calming/Measures for Burtonwood Village (Part)	£500,000.00			
2014/23334	Former Ship Inn and adjoining land, Chester road, Walton	P.00469	Stockton Heath	24/02/2015	Complete	TRO contribution solely towards the councils costs in researching and making an application for a TRO including any highway works needed to implement the order if obtained in respect of highway at Chester road.	£10,000.00		£3,731.14	17/05/2020

Transportation Contributions

Application Number	Address	Project Code	Ward	Date 106 Signed	Current Site Activity (Triggers)	Transportation Contribution Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
2012/20175	Land at Doeford Close, Culcheth and Glazebury, Warrington, Wa3 4dl	P.00556	Culcheth, Glazebury & Croft	22/03/2013	Complete	£28,563.00 (+RPI) Towards the improvements to pedestrian facilities on Common Lane.	£28,879.61		£28,879.61	19/10/2020
2003/1461	Vulcan Works		St Helens	25/01/2007		£350,000.00 Improvement works to the junction of Alder Root Lane with Hollins Lane and also the A49 Newton Road between the junction of the A49 and Hollins Way and the junction of the A49 with the A5738 Golbourne Road within the Borough of Warrington shown for the purposes of illustration only on drawing number 1 annexed to this deed Junction 8 Contribution - £1,250,000.00	£350,000.00		£350,000.00	01/07/2021
2015/26469	Zones 3 to 6, Omega South, Warrington (Residential)	P.00294.008	Great Sankey North & Whittle Hall	20/12/2016	Under Construction	Improvements to be carried out to Junction 8 of the M62 as shown on drawing M62-Jnt8-WSP-01-22-DR-J-0020 P3 On or before – 28 February 2018	£1,250,000.00	£297,832.06	£0	01/11/2022
2015/26469	Zones 3 to 6, Omega South, Warrington (Residential)	P.00294.008	Great Sankey North & Whittle Hall	20/12/2016	Under Construction	Additional Highway Payment - £20,000.00 On or before – 28 February 2018	£20,000.00	£20,000.00	£0	01/11/2022
2015/26469	Zones 3 to 6, Omega South, Warrington (Residential)		Great Sankey North & Whittle Hall	20/12/2016	Under Construction	Sustainable Transport Contribution - £500,000.00 To improve access to the land by public transport, walking and cycling Not to dispose of more than 9.2 acres (3.72 ha) of the land (Exc Zone 6 phase 1 and any permitted disposal) until 50% has been paid Not to dispose of more than 45 acres (18.2 ha) of the land (Exc Zone 6 phase 1 and any permitted disposal) until remaining 50% has been paid	£250,000.00	£250,000.00	£0	01/11/2022
2011/18949	Land at Dawson House, Liverpool Road, Great Sankey		Great Sankey North & Whittle Hall	07/12/2010	Under Construction	Bus pass contribution £168 per dwelling (29,904) £35,000 to Warrington Borough Transport for an initial contribution. £98,000 Subsequent public transport contribution Within 45 days of the 1st occupation to pay to the Council the bus pass contribution. Within 45 days of the 1st occupation to pay the Council the initial Public Transport Contribution and thereafter within 45 working days of the date of first occupation and on the four subsequent anniversaries thereof to pay to WBT the subsequent public transport.	£78,120.00		£78,120.00	Bus pass contribution (£23,520.00) 14/06/2023 Warrington Borough Transport for an initial contribution (35,000.00) 14/06/2023 Subsequent public transport contribution (£19,600.00) 14/06/2023

Transportation Contributions

Application Number	Address	Project Code	Ward	Date 106 Signed	Current Site Activity (Triggers)	Transportation Contribution Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
2015/26469	Zones 3 to 6, Omega South, Warrington (Residential)		Great Sankey North & Whittle Hall	20/12/2016	Under Construction	<p>Omega Boulevard / Lingley Green Avenue Roundabout Contribution</p> <p>Between £625,000.00 and £1,125,000.00 (Figure to be approved in writing by WBC)</p> <p>Highway improvement works to the Lingley Green Avenue / Omega Boulevard junction</p> <p>Not to dispose of more than 50.7 acres (20.5 ha) of the land (exc Zone 6 phase 1 and any permitted disposal) until contribution has been paid.</p> <p>Unless the contribution has not been paid by the 31 December 2020 the contribution is to be paid within 5 working days even if trigger not yet been met.</p>	£875,000.00		£875,000	01/12/2023
99/40635 (plus variations)	Chapelford Urban Village		Chapelford & Old Hall	10/05/2002	Complete	<p>£520,000.00</p> <p>Railway Station site (Land transfer)</p> <p>4 equal instalments on 1st July / Sep / Dec / Feb 19</p>	£520,000.00		£0	11/07/2023
2016/27313	Land bounded at Lingley Mere Business Park, Great Sankey, Warrington		Great Sankey North & Whittle Hall	07/10/2016	Under Construction	<p>Highways Works - £460,000</p> <p>Before occupation of any dwellings on site</p> <p>To be used towards the following purposes:</p> <ul style="list-style-type: none"> - Provision of a controlled crossing on Lingley Green Avenue (to/from the Great Sankey Hub) - Provision of a controlled crossing on Omega Boulevard (to/from Barrow Hall Primary School) - Provision of a footway/cycleway along the frontage of the site on Lingley Green Avenue and Omega Boulevard - Provision of a dropped kerb at the Omega Boulevard/Lingley Green Avenue/Barrow Hall Lane roundabout junction; and - Improvements to junction 8 of the M62 <p>(Owner covenant – Not to build on the Highway widening land and in the event that the Council request it, to transfer the Highway Widening Land to the Council for £1 such as land to be used by the Council only for the purpose of future highway widening PROVIDED THAT this paragraph shall cease to apply if the Council have not requested such a transfer by the date that is 5 years from Commencement of Development.)</p>	£483,451.62		£483,451.62	01/05/2024
2017/31816	Tanyard Farm, Rushgreen road, Lymm		Lymm North & Thelwall	06/09/2018	Not yet started	<p>TRO - £5000.000</p> <p>Towards the councils costs in pursuing the need for TRO in respect of Rushgreen road in connection with the access arrangements to the development.</p>	£5000.00		£5000.00	01/08/2024

Transportation Contributions

Application Number	Address	Project Code	Ward	Date 106 Signed	Current Site Activity (Triggers)	Transportation Contribution Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
2017/31394	Land at Winwick Street / John Street, Warrington, WA2 7UB		Bewsey & Whitecross	27/07/2018	Under construction	Costs in connection with the Town Centre Travel plan - £75,000.00	£75,000.00		£75,000.00	01/02/2029
2018/33778	Land bounded by Delta Crescent, Westbrook Crescent, Cromwell Avenue and Westbrook Way		Westbrook	08/04/2019	Under construction	Cycleway – means the construction of the cycleway by the Council on the Cycleway land	£84,000.00	£0	£84,000.00	09/07/2029
2016/29425	Land at and to the north of, Alban Retail Park, Winwick Road, Warrington, WA2 8TW		Bewsey & Whitecross	18/10/2017	Not yet Started	Travel Plan contribution towards the funding of the Travel Choices Team - £25,000.00	£25,000.00		£25,000.00	n/a (5 years and 2 months from the date of first occupation)
2010/17091	Eagle Ottawa Warrington Ltd, Thelwall Lane, Warrington, Wa4 1nq	P.00404	Latchford East	25/05/2011	Complete	£35,000.00 Towards highways works – Traffic Regulation Order	£35,000.00		£34,623.44	No date specified
2005/06423 & variation 2015	New World Limited, Thelwall Lane, Warrington		Latchford East	07/10/2016	Complete	Bus Contribution Total - £200,000.00 First instalment - £100,000.00 (21st Sept 2016) £80,000 to be used to subsidise the bus services made necessary as a result of the development. £20,000 to advertise the bus service Second instalment - £60,000.00 (30th Sept 2017) Advertise and subsidise the bus service Third instalment - £40,000 (30th Sept 2018) Advertise and subsidise the bus service	£160,000.00	£13,333.65		No date specified
2003/01449	Phases 1 & 2 Omega site		Burtonwood & Winwick	Various agreement	Under construction	Trigger 2C (Schedule 4) £500,000.00 Public Transport Provision/Service Support 20% frequency in accordance with Appendix 3	£0.00		n/a	n/a
2003/01449	Phases 1 & 2 Omega site		Burtonwood & Winwick	Various agreement	Under construction	Trigger 2D (Schedule 4) £150,000.00 Contribution to measures on the Walking and Cycling Pedestrian Network – in accordance with WSP Drawing ref: 0160/GA/01 Rev F	£0.00		n/a	n/a
2003/01449	Phases 1 & 2 Omega site		Burtonwood & Winwick	Various agreement	Under construction	Trigger 2E (Schedule 4) £200,000.00 Public Transport Provision / Service Support 20% frequency in accordance with Appendix 3	£0.00		n/a	n/a

Transportation Contributions

Application Number	Address	Project Code	Ward	Date 106 Signed	Current Site Activity (Triggers)	Transportation Contribution Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
2003/01449	Phases 1 & 2 Omega site		Burtonwood & Winwick	Various agreement	Under construction	Trigger 3A (Schedule 4) £50,000.00 CPZ Investigation and Consultation Contribution	£0.00		n/a	n/a
2003/01449	Phases 1 & 2 Omega site		Burtonwood & Winwick	Various agreement	Under construction	Trigger 3B (Schedule 4) £183,000.00 CPZ (Part 1) —WSP Drawing Ref: 0160/GA/25	£0.00		n/a	n/a
2003/01449	Phases 1 & 2 Omega site		Burtonwood & Winwick	Various agreement	Under construction	Trigger 3C (Schedule 4) £500,000.00 Contribution to measures on the Walking and Cycling Pedestrian Network in accordance with WSP Drawing Ref: 0160/GA/01 Rev F	£0.00		n/a	n/a
2003/01449	Phases 1 & 2 Omega site		Burtonwood & Winwick	Various agreement	Under construction	Trigger 3D (Schedule 4) £1,000,000.00 Public Transport Provision/Service Support 50% frequency in accordance with Appendix 3	£0.00		n/a	n/a
2003/01449	Phases 1 & 2 Omega site		Burtonwood & Winwick	Various agreement	Under construction	Trigger 3F (Schedule 4) £900,000.00 Bus Priority Sankey Way Thewlis Way — in accordance with JMP Drawing Ref: M042011 - 010	£0.00		n/a	n/a
2003/01449	Phases 1 & 2 Omega site		Burtonwood & Winwick	Various agreement	Under construction	Trigger 3G (Schedule 4) £150,000.00 Skills Cluster Group	£0.00		n/a	n/a
2003/01449	Phases 1 & 2 Omega site		Burtonwood & Winwick	Various agreement	Under construction	Trigger 3H (Schedule 4) £200,000.00 Delph Lane/Calver Road Corridor — WSP/JMP Drawing Ref: 11190326/GA/004A, 11190326/GA/005A and 11190326/GA/006A	£0.00		n/a	n/a
2003/01449	Phases 1 & 2 Omega site		Burtonwood & Winwick	Various agreement	Under construction	Trigger 4A (Schedule 4) £233,000.00 CPZ (Part 2) — WSP Drawing Ref: 0160/GA/25	£0.00		n/a	n/a
2003/01449	Phases 1 & 2 Omega site		Burtonwood & Winwick	Various agreement	Under construction	Trigger 4C (Schedule 4) £2,000,000.00 Public Transport Provision/Service Support to 100% frequency in accordance with Appendix 3	£0.00		n/a	n/a
2007/10646	Walton Locks, Chester Road, Warrington		Bewsey & Whitecross	27/09/2007	Complete	£602,097.00 towards the cost of improving highways within the vicinity of the site	n/a		n/a	n/a
2007/11662	Forest Way Business Park, Forest Way		Great Sankey South	30/04/2008	Not yet started	£450,000.00 To pay the highways contribution to the council: £150,000 on the commencement date £150,000 on first occupation £150,000 on completion of the final unit Spending should be complete within 5 years of the date on which the council received the contribution.	n/a		n/a	n/a

Transportation Contributions

Application Number	Address	Project Code	Ward	Date 106 Signed	Current Site Activity (Triggers)	Transportation Contribution Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
2011/18363	A J BEER AND CO WARRINGTON LTD, STATION ROAD, LATCHFORD, WARRINGTON, WA4 2AD		Latchford East	23/04/2013	Not yet started	£35,931.00 The highways contribution is solely towards the implementation of highways improvements within a two mile radius of the site which have the effect of mitigating the impact of additional traffic generated by the implementation of the planning permission. To pay the contribution on the commencement date.	n/a		n/a	n/a
2012/19459	Building 109, Birchwood Dalton Ave, Birchwood Park, Warrington		Birchwood	20/03/2009	Not yet started	£100,000.00 – Towards the purposes of highway and sustainable transport improvements within a 1 mile radius.	n/a		n/a	n/a
2012/19826	Plot 4, Barleycastle Trading Estate, Lyncastle Road, Appleton, Warrington, WA4 4SN		Grappenhall	13/11/2014	Site cleared	19,301 to be paid within 2 months of commencement 19,300 to be paid within 4 months of the commencement date 19,300 to be paid within 6 months of the commencement date	n/a		n/a	n/a
2016/28521	Land at Lymm Rugby Club		Lymm South	02/07/2018	Not yet started	TRO - £3,900.00 - Production of TRO plan - Consultation with existing residents and ward members - Drafting and advertisement of all relevant legal documents; and - Production of works instruction plan, - Instructing contractors to undertake the works required by the TRO Prior to first use of the AGP to pay to the Council the TRO contribution	n/a		n/a	n/a
2016/28807	Land at Pewterspear Green		Appleton	27/09/2017	Under construction	Bus Shelters - £10,000 Sustainable Transport (Bus Services) - £110,000 Payable on occupation of 90 th dwelling	n/a		n/a	n/a

Transportation Contributions

Application Number	Address	Project Code	Ward	Date 106 Signed	Current Site Activity (Triggers)	Transportation Contribution Triggers / Instalment	Amount received to date	Remaining Balance Committed	Remaining Balance Not committed	Expenditure Date
2017/29929	Grappenhall Heyes		Appleton	18/01/2018	Not yet Started	<p>Bus Service - £242,500 to enhance No. 8 service – Prior to 1st occupation of dwelling</p> <p>Bus Stop - £10,000 for two bus stops on Witherwin Ave – Prior to 1st occupation of dwelling</p> <p>Pedestrian Crossing - £70,000 towards signalised pedestrian crossing on Witherwin Ave – Prior to 100th occupation of dwelling</p> <p>Signage - £1,084 towards provision of new signs for Grappenhall Heyes Walled Garden parking – Prior to 1st occupation of dwelling</p>	n/a		n/a	n/a
2017/29930	Appleton Cross		Appleton	18/01/2018	Not yet Started	<p>Bus Stop - £10,000 towards provision of two stops adjacent to local centre – Prior to 1st occupation of local centre</p> <p>Signs - £4,769 towards additional road safety / speed control signage on Lumb Brook Road – Prior to 1st occupation of dwelling</p> <p>Vehicle Activated Signs - £12,257 towards provision of 3 permanent vehicle activated signs to reinforce 30mph speed limit – Prior to 1st occupation of dwelling</p>	n/a		n/a	n/a
2017/31148	Land on Former Kwik Save (now Skate Academy) and adjacent car park, Academy Street, Warrington, WA1 2NP		Bewsey & Whitecross	20/11/2018	Under construction	<p>Town Centre Travel Plan Contribution – £70,000.00 towards the Council's costs in connection with the Town Centre Travel Plan</p>	n/a		n/a	n/a
2017/31848	Land at Stretton Road, Appleton Thorn		Appleton	23.10.18	Under construction	<p>Sustainable Transport - £48,500.00 To enhance bus service number 8 or such other replacement bus service(s) from time to time as shall be determined by the Council.</p> <p>Bus shelter and Associated Works - £10,000.00 Towards the provision of two bus shelters and associated hard standing on Stretton Road adjacent to the Site shown dotted red on plan 4 or such other location on Stretton Road to be agreed with the owner</p>	n/a		n/a	n/a