



I am writing to politely request details of you Councils Section 106 spending.

Specifically, please could you provide the following details for each of the last 5 years:

- | | |
|--|--|
| 1. The total amount of unspent S106 funding | We currently have £18,701,485 in unspent funding with all funding allocated to named schemes through the covenants contained with the deeds. |
| 2. The number of transport schemes funded by S106 in each financial year and the name of the corresponding schemes. | This information can be found in the Councils Infrastructure Funding Statements (IFS) attached. |
| 3. The amount of S106 funding allocated to specific transport schemes during each financial year. | |
| 4. Deadline for expenditure of S106 funds | Please see the attached spreadsheet column A which shows the spend deadline for all unspent funds currently held by Wigan Borough Council. |
| 5. The amount of funds returned to developers due to expiry or inaction | Wigan Council has not returned any S106 contributions to developers as a result of expiry or inaction. |
| 6. The amount of unspent funding at the end of each financial year which had been allocated to a transport scheme. | This information can be found in the Councils Infrastructure Funding Statements (IFS) attached

Publishing an Infrastructure Statement on or before 31 st December each year is a legal requirement for the council in line with The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019. The IFS covering the financial year 2024 – 2025 is not due for publication until the end of 2025. It will be available to view on our website at:

Infrastructure Funding Statement for Section 106 |
| 7. The amount of S106 funding allocated specifically to sustainable transport [mobility solutions] schemes in each financial year and the name of the corresponding schemes. | |
| 8. The amount of S106 funding upsent specifically allocated to sustainable transport schemes [mobility solutions] in each financial year. | |

Wigan Council

Annual Infrastructure Funding Statement

For
Section 106

Reporting Period:

From 01 April 2019 to 31 March 2020



Introduction

This document is Wigan Council's first Infrastructure Funding Statement. It provides information about financial contributions that the Council has secured from developers through "Section 106 Obligations". These are legal arrangements between the Council and developers, through which the developer will fund new or improved infrastructure to address the impact of development on an area.

Publishing an Infrastructure Funding Statement on or before 31st December each year, is a legal requirement for the Council in line with regulations that came into force in 2019. The regulations, whose full title is *The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019*, give details of the information that the Statement has to contain. The rest of this document sets out each of these pieces of information, labelled a) to i), followed by a short explanation.

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 3

a) *The total amount of money to be provided under any planning obligations which were entered during the reported year is **£1,992,590.10**. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.*

This item details the value of developer contributions that were entered into in new Section 106 Obligations signed during the period covered by the Statement. The documents were signed immediately before planning permission was granted for the developments in question. Contributions do not normally become payable until development begins on the ground, which can often be some time after planning permission is granted, so the Council has not yet received most of these sums.

b) *The total amount of money received from planning obligations during the reported year was **£3,338,903.82**.*

This is the amount of contributions that were received during the year covered by the Statement. Most of these will relate to planning permissions granted in previous years, where development has begun on the ground.

c) *The total amount of money received prior to the reported year that has not been allocated is **£4,338,661.17**.*

This item describes the value of contributions that the Council is holding, for which decisions have not yet been made as to what they will be spent on.

The Council operates dedicated Infrastructure Levies in Standish and in Golborne / Lowton, where significant levels of new housebuilding are taking place. Under these Levies, developers contribute a fixed amount per new house, into an overall fund that will then be used to deliver a wide range of infrastructure improvements. The Council will be consulting with local communities in these areas about its proposals and priorities for the use of these

funds in early 2021. Of the figure of £4.338m referenced above, **£3.386m** is held in these Levy funds.

d) *During the reported year the following non-monetary contributions have been agreed under planning obligations:*

i) The total number of affordable housing units to be provided is 122.

This means that a total of 122 new affordable houses were provided on development sites as part of new developments. A breakdown of these is shown in iii) below.

ii) No new school accommodation has been constructed directly as part of new development.

New housing development is often required to contribute to the provision of additional school places to accommodate increased demand from new residents. This is sometimes provided directly on the development site in the form of a new school built by the developer. Alternatively the developer can be asked to provide a financial contribution to the Council, which is then used to expand accommodation at existing school sites. In the year covered by the report, all the contributions secured towards education provision were in the form of financial contributions. Details of the projects delivered to expand existing schools are shown in h) below.

iii) Summary details of all non-monetary obligations agreed within the reported year are as follows:

Planning Application	Development	Covenant Type
A/18/85923/MAJOR	Land At Thompsons Farm Off Heath Lane Lowton	Affordable housing – 17 units
A/18/86359/MAJOR	Site Of Former St Catherine Of Sienna Roman Catholic Church Newton Road Lowton Warrington WA3 1LB	Affordable housing – 6 units
A/19/86931/RMMAJ	Agricultural Land East Garrett Hall Farm Garrett Lane Tyldesley	Affordable housing – 41 units
A/19/87155/RMMAJ	Land Off Garrett Hall Road Tyldesley	Affordable housing – 26 units
A/19/87408/RMMAJ	Site Of Ashtons Tenement Farm Bickershaw Lane Bickershaw	Affordable housing – 6 units
A/19/87897/RMMAJ	Land North Of Garrett Lane East Of Garrett Hall West Of Mosley Common Road And South Of The Guided Busway Tyldesley	Affordable housing – 26 units

- e)** *The total amount of money from planning obligations allocated towards infrastructure during the reported year was **£870,684.17**. Of this amount **£671,226.67** was not spent during the reported year.*

This item describes the value of contributions for which the Council made decisions as to what they would be spent on, during the year covered by the report. Once a decision has been made, further work has to take place to design a scheme in detail, procure a contractor to deliver it, so it is frequently the case that money is not spent in the same year as the decision is made.

A breakdown of the unspent element (£671,226.67) is given in g) below.

- f)** *The total amount of money from planning obligations spent during the reported year was **£1,198,302.99**. None of this amount was spent by a third party on behalf of Wigan Council.*

This item gives details of the total amount of Section 106 funding that the Council has spent during the year covered by the report. A full breakdown of this amount is given in item h) below. In some cases the Council can pass Section 106 funding to another organisation, to spend on its behalf on an agreed project. No funding was spent in this way during the year covered by the report, but in 2018 the Council used contributions from the Golborne and Lowton Infrastructure Levy to fund a scheme of improvements at Lowton St. Mary's Church Hall, which were commissioned and delivered by a community group.

- g)** *The following items have had money allocated towards them during the reported year with unspent allocations:*

This gives a detailed breakdown of the unspent element (£671,226.67) of the total given in e) above, for projects on which a decision had been made during the year covered by the report.

Infrastructure	Allocated	Date Allocated	Unspent
Standish Infill Sites Longridge and Almond Brook	£701,150.00	22 November 2019	£665,226.67
StreetScene Spend	£3,500.00	29 April 2019 to 05 June 2019	£3,500.00
Wigan Pier, Wallgate, Tree planting	£2,500.00	21 February 2020	£2,500.00

h) *In relation to money which was spent by Wigan Borough Council during the reported year:*

i) The items of infrastructure that planning obligation money has been spent on and the amount spent are as follows:

This gives a detailed breakdown of the projects on which Section 106 contributions have been spent during the year covered by the report.

Infrastructure	Spent	Date Spent
Southgate Wigan	£20,286.00	17 April 2019
Classroom at Garrett Hall Primary School	£207,775.79	01 March 2018 to 30 June 2019
Standish Infill Sites Longridge and Almond Brook	£35,923.33	22 November 2019 to 10 November 2020
Standish Infrastructure Levy Spend	£15,716.85	06 March 2016 to 31 March 2020
Lowton J & I School	£11,863.00	08 August 2019
Orrell St Peters High 1FE Enlargement	£19,914.00	24 August 2018 to 02 April 2019
Golborne & Lowton Levy Spend	£25,604.30	31 October 2017 to 20 March 2020
Leigh Scared Heart Leigh Central Leigh Pilot Primary	£223,587.00	04 May 2019 to 18 May 2019
Garrett Hall Mobile Temporary Accommodation	£150,198.68	01 June 2019
Garrett Hall Extension	£11,978.00	12 August 2019
Westleigh High 2FE Extension	£119,854.50	14 May 2019 to 12 August 2019
Play Commuted Sums 2019-2020	£122,974.34	31 March 2020
50 Fairholme Ave Grange Road Resurfacing	£692.00	07 January 2020
Prohibition of Waiting Arrangements Springfield Rd and The Bowlings	£4,000.00	18 October 2019
Pedestrian Crossing Facility Bryn Street	£11,000.00	25 July 2019
Public Open Space Commuted Sums 2019-2020	£29,559.83	31 March 2020
Marsh Playing Fields	£187,375.37	31 July 2019

ii) No planning obligation money was spent on repaying money borrowed.

Councils have the ability to borrow money in order to deliver infrastructure and enable new development, with the borrowing subsequently being repaid through Section 106 contributions provided by the development as it comes forward. This item confirms that the Council has not adopted this approach during the year covered by the report.

iii) No planning obligation money was spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year.

The Regulations allow Councils to use a portion (normally up to 5%) of Section 106 contributions to cover their costs in monitoring and administering the funds. The Council may decide to do this in future but did not use any Section 106 funding for this purpose in the year covered by the report.

- i) The total amount of money retained at the end of the reported year is **£10,334,572.90**. Of this amount retained an amount of **£0.00** has been retained for long term maintenance.*

This item details the total amount of Section 106 funding, including the Infrastructure Levies, that the Council was holding on 31st March 2020.

Sums paid for maintenance are accounted for in the year received, and are treated in line with the obligations entered into in each Section 106 document.



Cover images:

- Front cover
 - Standish Mineral Line
 - Road crossing at Ashton Health Centre
- Back cover
 - Play area at Grange Road, Ashton in Makerfield

Wigan Council Annual Infrastructure Funding Statement For Section 106

Reporting Period:

From 01 April 2020 to 31 March 2021



Introduction

This document is Wigan Council's second Infrastructure Funding Statement. It provides information about financial contributions that the Council has secured from developers through "Section 106 agreements". These are legal agreements between the Council and developers, through which the developer will fund new or improved infrastructure to address the impact of development on an area.

Publishing an Infrastructure Funding Statement on or before 31st December each year, is a legal requirement for the Council in line with regulations that came into force in 2019. The regulations, whose full title is The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, give details of the information that the Statement has to contain. The rest of this document sets out each of these pieces of information, labelled a) to i), followed by a short explanation

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 3

*a) The total amount of money to be provided under any planning obligations which were entered during the reported year is **£3,419,982.00**. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.*

This item details the value of developer contributions that were entered into in new Section 106 Agreements signed during the period covered by the Statement. The agreements were signed at the same time as planning permission was granted for the developments in question. Contributions do not normally become payable until development begins on the ground, which can often be some time after planning permission is granted, so the Council has not yet received most of these sums.

*b) The total amount of money received from planning obligations during the reported year was **£6,563,856.88**.*

This is the amount of contributions that were received during the year covered by the Statement. Most of these will relate to planning permissions granted in previous years, where development has begun on the ground. Significant contributions received during this period were:

£709,803.92	Mosley Common Road Junction works
£1.602m	Affordable Housing, Golborne
£50,000.00	New play equipment Repton Avenue, Ince and William Foster Playing Fields

*c) The total amount of money received prior to the reported year that has not been allocated is **£5,427,210.88**.*

This item describes the value of contributions that the Council is holding, for which decisions have not yet been made as to what they will be spent on.

The Council operates dedicated Infrastructure Levies in Standish and in Golborne / Lowton, where significant levels of new housebuilding are taking place. Under these Levies, developers contribute a fixed amount per new house, into an overall fund that will then be used to deliver a wide range of infrastructure improvements. The Council undertook a public consultation in early 2021 regarding its proposals and priorities for the use of these funds. Of the figure of £5.427m referenced above, **£4.247m** is held in these Levy funds.

d) During the reported year the following non-monetary contributions have been agreed under planning obligations:

i) The total number of affordable housing units to be provided is 109

This means that a total of 109 new affordable houses were provided on development sites as part of new developments. A breakdown of these is shown in iii) below.

ii) No new school accommodation has been constructed directly as part of new development.

New housing development is often required to contribute to the provision of additional school places to accommodate increased demand from new residents. This is sometimes provided directly on the development site in the form of a new school built by the developer. Alternatively, the developer can be asked to provide a financial contribution to the Council, which is then used to expand accommodation at existing school sites. In the year covered by the report, all the contributions secured towards education provision were in the form of financial contributions. Details of the projects delivered to expand existing schools are shown in h) below.

iii) Summary details of all non-monetary obligations agreed within the reported year are as follows

Planning Application	Development	Covenant Type
A/17/84731/MAJES	Land south of Pepper Lane, Standish	Affordable housing – 13 units
A/13/78700	Rothwells Farm, Lowton Road, Golborne	Affordable housing – 8 units
A/13/78636	Land north and south of Rectory Lane, Standish	Affordable housing – 9 units
A/13/78711	Land south of Walmsley Farm, Green Lane, Leigh	Affordable housing – 3 units
A/15/80373/OUTMA	Lane east of Pocket Nook Farm, Lowton	Affordable housing – 5 units
A/12/77592	Land south east of 79 Stone Cross Lane North, Lowton	Affordable housing – 9 units
A/14/79838/MAJOR	Land south of 147 Alder Lane, Hindley Green	Affordable housing – 6 units
A/16/82102/MAOR	Land at Pocket Nook Lane, Lowton	Affordable housing – 6 units
A/13/78383	Bickershaw Colliery Site, Plank Lane, Leigh	Affordable housing – 15 units
A/13/77906	North of Garrett Lane, East of Garrett Hall, West of Mosley Common Road & south of proposed guided busway	Affordable housing – 18 units
A/18/85923/MAJOR	Land at Thompsons Farm, off Heath Lane, Lowton	Affordable housing – 17 units

*e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was **£3,309,845.29**. Of this amount **£3,057,874.80** was not spent during the reported year.*

This item describes the value of contributions for which the Council made decisions as to what they would be spent on, during the year covered by the report. Once a decision has been made, further work has to take place to design a scheme in detail, procure a contractor to deliver it, so it is frequently the case that money is not spent in the same year as the decision is made. Significant projects within this include –

Purchase and Repair Golborne & Lowton, Mosely Common
Affordable Housing, Longridge Avenue, Standish

A breakdown of the unspent element (**£3,057,874.80**) is given in g) below.

*f) The total amount of money from planning obligations spent during the reported year was £1,062,820.19. Of this amount **£13,840.00** was spent by a third party on behalf of Wigan Borough Council.*

This item gives details of the total amount of Section 106 funding that the Council has spent during the year covered by the report. A full breakdown of this amount is given in item h) below. In some cases, the Council can pass Section 106 funding to another organisation, to spend on its behalf on an agreed project. £13,840.00 was spent by a third party for new surfacing at Beech Walk, Winstanley.

g) The following items have had money allocated towards them during the reported year with unspent allocations

This gives a detailed breakdown of the unspent element (**£3,057,874.80**) of the total given in e) above, for projects on which a decision had been made during the year covered by the report.

Infrastructure	Allocated	Date Allocated	Unspent
Standish Infill Sites	£151,192.00	August 2020	£151,192.00
Longridge and Almond Brook			
Play Commuted Sums 2014-2015	£346.00	August 2020	£346.00
Play Commuted Sums 2018-2019	£5,445.00	June 2020	£5,445.00
Three Sisters Recreation Area	£7,760.00	July 2020	£7,760.00
Improvements at Lilford Park	£44,861.00	July 2020 to October 2020	£44,861.00
Children's Play Area Sandersons Croft Leigh	£42,180.00	October 2020	£42,180.00
Ecological Improvements near Lilford Park and Sandersons Croft	£15,000.00	October 2020	£15,000.00

Infrastructure	Allocated	Date Allocated	Unspent
New play equipment at Land Parks	£2,350.00	October 2020	£2,350.00
Enhance nature reserves at Millers Lane, Platt Bridge	£1,317.00	October 2020	£1,317.00
Mosley Common Road Junction Works	£709,803.92	November 2020	£709,803.92
TRO Land at Bettison Avenue, Leigh	£4,000.00	October 2020	£4,000.00
Traffic Calming features Ribble Road, Platt Bridge	£1,410.00	October 2020	£1,410.00
Offsite Public Open Space Pennington Flash	£43,420.00	November 2020	£43,420.00
Play Equipment Repton Avenue, Ince	£50,000.00	October 2020	£50,000.00
Landscaping at Larchwood Drive, Wigan	£27,984.00	October 2020	£27,984.00
Bins Park Road, Wigan	£1,800.00	November 2020	£1,800.00
York Street, Leigh Affordable Housing	£146,693.00	December 2020	£146,693.00
TRO Field Street and Fosters Building	£4,000.00	November 2020	£4,000.00
Traffic calming Alder Lane, Green Lane, Swan Lane	£23,161.76	December 2020	£23,161.76
New surfacing & equipment on new toddler area Leyland Park, Hindley	£42,180.00	November 2020	£42,180.00
Footpath improvements Hindley and Leigh	£10,958.09	December 2020	£10,958.09
Landscaping at Amberswood Common	£22,620.00	November 2020	£22,620.00
Sports pitches, recreation facilities - Recreation Ground, Southlands Ave, Standish	£15,518.66	November 2020	£15,518.66
Supply, planting trees open land Cranborne Close, Standish	£8,316.63	November 2020	£8,316.63
New toddler play equipment Pennington Flash	£24,821.90	February 2021 to March 2021	£24,821.90

Infrastructure	Allocated	Date Allocated	Unspent
Tree felling at Tyldesley Cemetery	£8,362.00	February 2021	£8,362.00
Tyldesley Primary School bikes and scooter provision	£5,456.25	March 2021	£2,335.75
Atherton High school bike storage	£4,526.25	March 2021	£4,526.25
Tree Planting Northway	£3,706.01	March 2021	£3,706.01
Sport Zone improvements Mesnes Park	£4,604.23	March 2021	£4,604.23
Purchase and Repair scheme – to create additional affordable housing Golborne and Lowton	£1,627,201.60	January 2021 to February 2021	£1,627,201.60

h) In relation to money which was spent by Wigan Borough Council during the reported year:

i) The items of infrastructure that planning obligation money has been spent on and the amount spent are as follows:

This gives a detailed breakdown of the projects on which Section 106 contributions have been spent during the year covered by the report

Infrastructure	Spent	Date Spent
Standish Mineral Line	£98.94	February 2016 to February 2021
Standish Infill Sites Longridge and Almond Brook	£115,815.00	November 2019 to September 2021
SIL Feasibility Studies	£1,455.61	March 2016 to August 2021
Pre-2015 Spend - Air Quality	£1,806.25	January 2012 to April 2020
Golborne & Lowton Levy Feasibility Studies	£1,224.01	October 2017 to August 2021
New Surfacing Beech Walk	£21,260.00	August 2020 to October 2020
Hawthorne Lodge Waiting arrangements A5209	£4,000.00	November 2020
114 High Street, Atherton Howe Bridge Toddler area	£6,920.00	September 2020
Land South West of Bee Lane Central Park Toddler area	£45,000.00	September 2020
Lily Farm Croft Grange Road Resurfacing	£692.00	September 2020
Land North of 27 Avenue Grange Road Resurfacing	£692.00	September 2020
Former Police Station, 51 Old Rd, Jubilee Park Resurfacing	£5,536.00	September 2020
183 Downall Green Rd Grange Road Resurfacing	£692.00	September 2020

Infrastructure	Spent	Date Spent
Open land East of Stone Cross Place Play Scheme at Braithwaite Road	£7,612.00	September 2020
Open Land North of 59 Bank St Contribution to play scheme at Braithwaite Road	£6,920.00	September 2020
74 Legh St Play Scheme Ranworth Drive	£1,384.00	September 2020
121 Edge Green Lane Play scheme Braithwaite Road	£9,688.00	September 2020
4 Rivington Ave Play Scheme Ranworth Drive	£1,384.00	September 2020
Nook Lane Refurbishment of Heywood Ave	£34,600.00	September 2020
60 George St Fencing Thomas Street	£675.00	September 2020
Borsdane Ave Play equipment Raynor Park	£16,192.00	September 2020
323 Bickershaw Lane Play area Westlake	£1,384.00	September 2020
Leigh Rd Fencing at Thomas Street	£692.00	September 2020
385 Warrington Rd Play equipment Leyland Park	£5,536.00	September 2020
Springbank Ind Est Play Equipment Leyland Park	£3,460.00	September 2020
209 Sandy Lane Fencing Thomas Street	£692.00	September 2020
Springbank Gardens Play equipment Raynor Park	£4,152.00	September 2020
Leigh Road Hindley Green fencing at Westlake	£2,768.00	September 2020
Bank St Golborne Fencing Thomas Street	£1,384.00	September 2020
Hindley Council Yard Muga Leyland Park	£56,052.00	September 2020
Forbes Close Hindley Play Equipment Raynor Park	£6,228.00	September 2020
Chapel Green Rd Hindley Play equipment Raynor Park	£3,460.00	September 2020
Warrington Rd Platt Bridge Play area Westlake	£2,076.00	September 2020
Leigh Road new toddler equipment Firs Park	£675.00	September 2020
Holden Road sand-filled carpet surfacing Sandersons Croft	£675.00	September 2020
Westleigh Lane Outdoor gym Lilford Park	£3,718.00	September 2020
Surrey Avenue New sand filled carpet surfacing Sandersons Croft	£675.00	September 2020
Manchester Rd New sand filled carpet surfacing Sandersons Croft	£2,025.00	September 2020
Beech Walk Outdoor gym Pennington Hall Park	£692.00	September 2020
Twist Lane New sand filled carpet surfacing at Sandersons Croft	£2,768.00	September 2020
Heather Grove Outdoor gym at Lilford Park	£13,148.00	September 2020
Bond Street Outdoor Gym Pennington Hall Park	£3,460.00	September 2020

Infrastructure	Spent	Date Spent
Kenwood Ave Outdoor gym Pennington Hall Park	£5,536.00	September 2020
Thames Ave New toddler equipment Firs Park	£43,596.00	September 2020
Smithy Brook Road Play area Holgate and Gayton Close	£70,875.00	July 2020
New toddler area at Ashfield Park, Standish	£52,765.00	July 2020 to September 2020
Outdoor Gym at Astley Street Park	£17,992.00	September 2020
Teen Meet Marsh Green	£44,025.00	April 2020 to September 2020
Air Quality Land North of Garrett Lane	£14,423.00	September 2020 to October 2020
York Street, Leigh Affordable Housing	£1,275.00	January 2021 to July 2021
Marsh Lane Playing Fields	£4,804.50	July 2019 to December 2020
iTrace Monitoring System	£4,782.76	October 2020 to February 2021
Realignment of Chaddock Lane, A580/A572/A577 junction configuration	£6,869.14	December 2020 to March 2021
Bike/Scooters Highfield St Matthews School	£6,312.29	January 2021 to March 2021
St Wilfrids School Standish	£133,000.00	February 2021
Woodfold Primary School Standish	£62,531.20	February 2021
Tyldesley Primary School bikes and scooter provision	£4,506.50	March 2021 to July 2021
Marsh Green Primary scooter storage	£1,395.00	March 2021
Roundabout Mesnes Park	£3,700.00	January 2021
Play Commuted 2020/2021	£106,623.34	March 2021
Public Open Space Commuted 2020/2021	£78,441.65	March 2021

ii) No planning obligation money was spent on repaying money borrowed.

Councils have the ability to borrow money in order to deliver infrastructure and enable new development, with the borrowing subsequently being repaid through Section 106 contributions provided by the development as it comes forward. This item confirms that the Council has not adopted this approach during the year covered by the report.

iii) No planning obligation money was spent of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year.

The Regulations allow Councils to use a portion (normally up to 5%) of Section 106 contributions to cover their costs in monitoring and administering the funds. The Council may decide to do this in future but did not use any Section 106 funding for this purpose in the year covered by the report.

*i) The total amount of money retained at the end of the reported year is **£15,225,863.02**. Of this amount retained an amount of **£0.00** has been retained for long term maintenance.*



Cover images:

- Front cover
 - Ashfield Park fenceline
 - Marsh Green Teenmeet
- Back cover
 - Bikes and Scooters for Tyldesley Primary School
 - Leyland Park MUGA lines
 - New build at Longridge Avenue, Standish

Wigan Council, Places Directorate
www.wigan.gov.uk



Annual Infrastructure Funding Statement for Section 106 Agreements

Reporting Period:

From ***01 April 2021*** to ***31 March 2022***



Prepared: **December 2022**

Introduction

This document is Wigan Council's third Infrastructure Funding Statement (IFS or the 'Statement'). It provides information about financial contributions that the Council has secured from developers through "Section 106 agreements". These are legal agreements between the Council and developers, through which the developer will fund new or improved infrastructure to address the impact of development on an area.

Publishing an IFS each year is a legal requirement for the Council in line with regulations that came into force in 2019. The regulations, whose full title is '*The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019*', give details of the information that the Statement must contain. The rest of this document sets out each of these pieces of information, labelled a) to i), followed by a short explanation.

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A, Schedule 2, Section 3.

a) The total amount of money to be provided under any planning obligations which were entered during the reported year is **£744,734.73**. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.

This item details the value of developer contributions that were entered into in new Section 106 Agreements signed during the period covered by this Statement. The agreements were signed at the same time as planning permission was granted for the developments in question. In general circumstances, contributions do not normally become payable until development begins on the ground, which can often be some time after planning permission is granted, so the Council has not yet received most of these sums.

b) The total amount of money received from planning obligations during the reported year was **£5,575,656.99**.

This amount referenced above relates to the contributions that were received during the year covered by the Statement. Most of these will relate to planning permissions granted in previous years, and in the majority of cases where development has begun on the ground.

c) The total amount of money received prior to the reported year that has not been allocated is **£6,996,349.93**

This item describes the value of contributions that the Council was holding at 31 March 2022, that had been received prior to March 2021, for which decisions have not yet been made as to what they will be spent on.

The Council operates dedicated Infrastructure Levies in Standish and in Golborne / Lowton, where significant levels of new housebuilding are taking place. Under these Levies, developers contribute a fixed amount per new house, into an overall fund that will then be used to deliver a wide range of infrastructure improvements.

Since March 2022 the Council has made decisions as to the spending of a significant proportion of the levy funding – this will be reported on in detail in the next IFS.

d) During the reported year the following non-monetary contributions have been agreed under planning obligations

i) The total number of affordable housing units to be provided is 29.

This means that a total of 29 new affordable houses are to be provided on development sites as part of new developments. A breakdown of these is shown in iii) below.

ii) No new school accommodation has been constructed directly as part of new development.

New housing development is often required to contribute to the provision of additional school places to accommodate increased demand from new residents. This is sometimes provided directly on the development site in the form of a new school built by the developer. Alternatively, the developer can be asked to provide a financial contribution to the Council, which is then used to expand accommodation at existing school sites. In the year covered by this Statement, all the contributions secured towards education provision were in the form of financial contributions. Details of the projects delivered to expand existing school sites are shown in h) below.

iii) Summary details of all non-monetary obligations agreed within the reported year are as follows

Planning Application	Development	Covenant Type
A/20/90460/MAJOR		Affordable Housing – 14 units
A/20/90543/MAJOR		Affordable Housing – 15 units

e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was £2,254,974.96 Of this amount, £1,867,481.92 was not spent during the reported year.

This item describes the value of contributions for which the Council made decisions as to what they would be spent on, during the year covered by the report. Once a decision has been made, further work has to take place to design a scheme in detail, procure a contractor to deliver it, so it is frequently the case that money is not spent in the same year as the decision is made. Significant projects within this include:

- Purchase and Repair Golborne & Lowton, Mosely Common
- New Build Direct Delivery Programme Tyldesley and Astley

A breakdown of the unspent element (£1,867,481.92) is given in g) below.

f) The total amount of money from planning obligations spent during the reported year was £2,371,951.95. Of this amount £0.00 was spent by a third party on behalf of Wigan Borough Council.

This item gives details of the total amount of Section 106 funding that the Council has spent during the year covered by the Statement. A full breakdown of this amount is given in item h) below. In some cases, the Council can pass Section 106 funding to another organisation, to spend on its behalf on an agreed project.

The following table gives a detailed breakdown of the unspent element (£1,867,481.92) of the total given in e) above, for projects on which a decision had been made during the year covered by the report.

g) The following items have had money allocated towards them during the reported year with unspent allocations

Infrastructure	Allocated	Date Allocated	Unspent
Improvements at Lilford Park	£15,880.00	01 December 2021 to 01 February 2022	£15,880.00
PROW Bridleway Walmsley Green, Leigh	£18,333.04	25 March 2022	£18,333.04
Highway Maintenance (Land off Chaddock Lane, Tyldesley. Maintenance payments, March 2018 and March 2021 and 1 last payment due March 2024)	£20,879.01	02 November 2021	£20,879.01
Pavilion improvements at Morley Street pavilion and bowling green	£4,000.00	01 April 2021	£4,000.00
Bike/Scooters Highfield St Matthews School	£1,866.00	08 June 2021	£1,866.00
New play facilities at Pennington Flash	£38,295.00	09 June 2021 to 30 March 2022	£38,295.00
New Sports Pitch at St Gabriels	£66,667.00	26 August 2021	£66,667.00
New play equipment at Hazleton Close	£22,038.57	15 October 2021	£22,038.57
Landscaping at Pennington Flash	£20,527.50	30 March 2022	£20,527.50
New play equipment at Astley Street Park	£6,666.67	18 May 2021	£6,666.67

Infrastructure	Allocated	Date Allocated	Unspent
Open Space Improvements Astley Street Park	£31,875.33	18 May 2021 to 08 December 2021	£31,875.33
New toddler equipment Green Avenue	£12,652.76	12 April 2021	£12,652.76
Bridgewater Business Park TRO	£4,000.00	06 April 2021	£4,000.00
Bridgewater Business Park - upgrade pedestrian crossing	£50,000.00	06 April 2021	£50,000.00
Bridgewater Business Park Footbridge	£26,500.00	06 April 2021	£26,500.00
Land off Thames Avenue (Bike storage Westleigh High and anti-idling signage Gilded Hollins)	£3,750.00	15 April 2021	£305.00
Standish Mineral line extension match fund	£50,000.00	15 April 2021	£50,000.00
Standish school equipment	£3,437.50	15 April 2021	£3,437.50
Shevington Vale Bikes	£3,550.00	15 April 2021	£2,312.50
St Thomas' school bike storage	£1,500.00	15 April 2021	£1,500.00
Worsley Mesnes schools	£21,000.00	15 April 2021	£18,265.00
Equipment for modal shift for Britannia Bridge	£5,423.45	15 April 2021	£1,960.62
Education facilities in the Borough	£90,843.75	24 May 2021	£90,843.75
Grass pitch improvements Bankes Avenue	£24,783.00	09 June 2021	£24,783.00

Infrastructure	Allocated	Date Allocated	Unspent
Norley Quarry/ Rosehill landscaping improvements	£9,949.50	09 June 2021	£9,949.50
MOVA Signal Improvements Cale Lane	£51,666.67	30 April 2021	£50,416.67
Gin Pit Village (Bus service contribution)	£65,665.86	19 July 2021	£65,665.86
Land to the south of Rectory Lane MOVA System at Rectory Lane	£140,000.00	21 July 2021 to 04 August 2021	£140,000.00
Resurfacing of play area at Sherwood Drive	£22,457.23	04 August 2021	£22,457.23
Landscape Improvements Heysham Road Orrell	£12,039.93	04 August 2021	£12,039.93
Open space improvements at Edmund Colins Park	£9,246.00	06 January 2022	£9,246.00
New play equipment High Beeches Crescent	£17,273.00	06 January 2022	£17,273.00
The Gerard Centre (Support to 3 Sisters cycling event. Bikes, Helmets and locks for Nicol Mere Primary)	£4,145.33	12 August 2021	£3,610.33
Parr Bridge (Provision of new bus stop on the Leigh Guided busway or enhanced facilities on the Leigh Guided busway)	£31,219.28	09 August 2021	£31,219.28
Garrett Hall Half FE Extension	£202,843.22	26 August 2021	£202,843.22

Infrastructure	Allocated	Date Allocated	Unspent
Woodfold Internal Alterations	£84,437.50	06 September 2021	£84,437.50
Standish St Wilfrids	£149,557.50	06 September 2021	£149,557.50
Shevington High Expansion	£31,279.50	06 September 2021	£31,279.50
Land at Gibfield Park Highway Works	£113,000.00	30 September 2021	£113,000.00
Westleigh High 2 FE Extension	£63,176.87	01 November 2021	£63,176.87
Bedford High Enlargement	£39,442.01	01 November 2021	£39,442.01
North of Caldwell Ave Northwest of A580 Tyldesley	£13,251.76	25 October 2021	£13,251.76
New surfacing and play equipment at Lilford Park	£29,600.00	01 February 2022	£29,600.00
Tree planting at Marylebone Park	£7,000.00	08 December 2021	£7,000.00
Tree Planting Leigh Cemetery	£16,836.42	08 December 2021	£16,836.42
Replacement equipment William Fosters PF	£1,038.00	08 December 2021	£1,038.00
Pitch Improvements Coronation Park	£1,140.56	08 December 2021	£1,140.56
Tree Planting Crooke Road	£612.13	08 December 2021	£612.13
Surfacing Crankwood Road	£1,131.89	08 December 2021	£1,131.89
Traffic Calming Coldalhurst Lane	£16,564.69	25 October 2021	£16,564.69
Bridleway 014/216/10 Leigh	£12,500.00	12 November 2021	£12,500.00
Pedestrian and Cycle way Caldwell Ave Vicinity	£182,211.63	18 February 2022	£182,211.63

Infrastructure	Allocated	Date Allocated	Unspent
Provision of bin at Wilton St car park	£557.00	08 September 2021	£557.00
Land North of Garrett Lane 2	£5,898.21	07 March 2022	£5,898.21

h) In relation to money which was spent by Wigan Borough Council during the reported year:

i) The items of infrastructure that planning obligation money has been spent on and the amount spent are as follows:

Infrastructure	Spent	Date Spent
Standish Infill Sites Longridge and Almond Brook	£877,944.59	22 November 2019 to 03 December 2021
SIL Feasibility Studies	£16,563.64	06 March 2016 to 17 December 2021
Golborne & Lowton Levy Feasibility Studies	£16,304.01	31 October 2017 to 24 March 2022
Pre-2015 POS Capital Spends	£24,000.00	03 October 2013 to 31 January 2022
Mosley Common Road Junction Works	£16,000.00	16 November 2021
Traffic Calming features Ribble Road, Platt Bridge	£1,410.00	20 April 2021
York Street, Leigh Affordable Housing	£148,543.58	15 January 2021 to 08 February 2022
PROW Bridleway Walmsley Green, Leigh	£12,820.50	16 December 2021
TRO Millers Lane, Mersey Road and Ribble Road, Platt Bridge	£852.00	20 April 2021
iTrace Monitoring System	£20,000.00	06 October 2020 to 25 March 2022
Landscaping at Amberswood Common	£1,683.40	12 May 2021 to 18 May 2021
Improvements to Morley St Bowling Green	£2,725.00	20 October 2021
Bike/Scooters Highfield St Matthews School	£2,310.51	13 January 2021 to 08 June 2021
St Wilfrids School Standish	£33,130.71	09 February 2021 to 31 November 2021

Infrastructure	Spent	Date Spent
Woodfold Primary School Standish	£995.00	09 February 2021 to 27 September 2021
Tyldesley Primary School bikes and scooter provision	£2,335.00	11 March 2021 to 05 July 2021
Atherton High school bike storage	£6,500.50	23 September 2021 to 13 January 2022
Bike storage for Orrell St James Primary	£5,675.00	27 January 2022
Bikes and storage for St Williams Primary	£2,570.00	13 July 2021
Land off Thames Av	£3,445.00	16 September 2021 to 18 January 2022
Shevington Vale Bikes	£1,237.50	25 January 2022
Worsley Mesnes schools	£2,735.00	01 July 2021
Equipment for modal shift for Britannia Bridge	£3,462.83	23 September 2021 to 28 September 2021
MOVA Signal Improvements Cale Lane	£1,250.00	11 May 2021
GM domestic smoke campaign	£399.73	02 September 2021
The Gerard Centre (Support to 3 Sisters cycling event. Bikes, Helmets and locks for Nicol Mere Primary)	£535.00	28 September 2021 to 30 September 2021
Borough wide domestic smoke campaign	£500.00	16 September 2021
Improvement works on PROWs Tyldesley	£2,563.39	20 September 2021 to 09 November 2021
Golborne High School G and L Levy	£950,000.00	13 October 2021 to 11 November 2021
Fred Longworth Enlargement	£51,470.28	16 December 2021
Bridge no 177 and 178	£2,821.79	14 July 2016 to 04 February 2022
Play Commuted Sums	£106,338.53	31 March 2022
Public Open Space Commuted Sums	£39,008.66	31 March 2022
Play improvements Central Park	£13,820.00	01 February 2022

ii) No planning obligation money was spent on repaying money borrowed.

Councils have the ability to borrow money in order to deliver infrastructure and enable new development, with the borrowing subsequently being repaid through Section 106 contributions provided by the development as it comes forward. This item confirms that the Council has not adopted this approach during the year covered by the report.

iii) No planning obligation money was spent of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year.

i) The total amount of money retained at the end of the reported year is **£18,362,505.64**. Of this amount retained an amount of £0.00 has been retained for long term maintenance.

The Regulations allow Councils to use a portion (normally up to 5%) of Section 106 contributions to cover their costs in monitoring and administering the funds. The Council may decide to do this in future but did not use any Section 106 funding for this purpose in the year covered by the report.



Cover images

Front cover - Longridge Avenue, Standish. Affordable Homes

Back cover - Playground at Westlake; and
Before and after - Works on public footpath Tyldesley no 258 & 259



Annual Infrastructure Funding Statement For Section 106 Agreements



Picture: 8No. new build bungalows at York Street, as part of the Council's New Build Direct Delivery Scheme

Reporting Period:
From ***01 April 2022*** to ***31 March 2023***

Introduction

This document is Wigan Council's fourth Infrastructure Funding Statement. It provides information about financial contributions that the Council has secured from developers through "Section 106 agreements". These are legal agreements between the Council and developers, through which the developer will fund new or improved infrastructure to address the impact of development on an area.

Publishing an Infrastructure Funding Statement each year, is a legal requirement for the Council in line with regulations that came into force in 2019. The regulations, whose full title is '*The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019*', give details of the information that the Statement must contain. The rest of this document sets out each of these pieces of information, labelled a) to i), followed by a short explanation.

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 3

a) The total amount of money to be provided under any planning obligations which were entered during the reported year is **£1,452,299.16**. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.

This item details the value of developer contributions that were entered into in new Section 106 Agreements signed during the period covered by this Statement. The agreements were signed at the same time as planning permission was granted for the developments in question. In general, contributions do not normally become payable until development begins on the ground, which can often be some time after planning permission is granted, so the Council has not yet received most of these sums.

b) The total amount of money received from planning obligations during the reported year was **£6,018,449.62**.

This amount referenced above relates to the contributions that were received during the year covered by the Statement. Most of these will relate to planning permissions granted in previous years, and in the majority of cases where development has begun on the ground.

c) The total amount of money received prior to the reported year that has not been allocated is **£2,403,946.71**.

This item describes the value of contributions that the Council was holding as of 31 March 2023, that had been received prior to March 2022, for which decisions have not yet been made as to what they will be spent on.

d) During the reported year, the following non-monetary contributions have been agreed under planning obligations:

i) The total number of affordable housing units to be provided is 15.

This means that a total of 15 new affordable houses are to be provided on developments sites as part of new developments. A breakdown of these is shown in iii) below.

- ii) No new school accommodation has been constructed directly as part of new development.

New housing development is often required to contribute to the provision of additional ~~stages~~ to accommodate increased demand from new residents. This is sometimes provided directly on the development site in the form of a new school built by the developer. Alternatively, the developer can be asked to provide a financial contribution to the Council, which is then used to expand accommodation at existing school sites. In the year covered by this Statement, all the contributions secured towards education provision were in the form of financial contributions. Details of the projects delivered to expand existing school sites are shown in paragraph h) on this document.

- iii) Summary details of all non-monetary obligations agreed within the reported year are as follows:

Covenant Type/Service	Development	Planning Application
Affordable Housing 14 Dwellings	Former Beer Garden of The Old Springs, Orrell	A/21/91693/MAJOR
Affordable Housing 15 Dwellings	Land off Barracks Road, Bickershaw	A/22/93503/MAJOR
Affordable Housing 29 Dwellings	Vacant Land North of 20 Bainbridge Avenue, Lowton	A/18/86357/MAJOR
Public Open Space Onsite	Land at Garrett Hall Farm, Tyldesley	A/21/91879/MAJOR
Affordable Housing 13 Dwellings	St Williams RC Church, Ince Green Lane, Ince	A/22/93924/MAJOR
Affordable Housing 2 Dwellings	Robin Hill Farm West, Standish	A/22/93627/MAJOR

- e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was £10,433,519.60. Of this amount £26,367,197.63 was not spent during the reported year.

This item describes the value of contributions for which the Council made decisions as to what they would be spent on, during the year covered by the report. Once a decision has been made, further work must take place to design a scheme in detail, procure a contractor to deliver it, so it is frequently the case that money is not spent in the same year as the decision is made.

The Council operates dedicated Infrastructure Levies in Standish and in Golborne / Lowton, where significant levels of new housebuilding are taking place. Under these Levies, developers contribute a fixed amount per new house, into an overall fund that will then be used to deliver a wide range of infrastructure improvements.

A report to the Council's Cabinet in February 2022 secured approval for a mechanism for taking decisions on which these projects would be funded through the Levies. The report firstly outlined the issues that would be considered, including strategic fit and deliverability, as well as feedback from the public consultation. The report also established a split within the overall funding pot in each of the Levy areas, with 20% of the fund in each area being made available for "Small Scale Infrastructure" projects including community schemes, open

spaces, and upgrades to walking and cycling routes; the other 80% of the pot to be used for “Large Scale Infrastructure” schemes, primarily highways improvements.

A further report taken to the Council’s Cabinet in July 2022 set out a programme of schemes to be funded through the “Large Scale Infrastructure” pot in each of the Levy areas. The schemes identified accounted for the majority, though not all, of the 80% available for both areas. This programme of schemes was considered by the Council’s internal governance processes and was endorsed by the Strategic Management Team on the 31 May 2022.

The maximum “Large Scale Infrastructure” pot that will be available in Standish, when all contributing developments have been built out is £2,306,500 (80% of the total to spend figure of £2,883,125). The projects identified have a combined value of £1,536,974 (May 2022 estimates). The maximum “Large Scale Infrastructure” pot that will be available in Golborne / Lowton, when all contributing developments have been built out is £5,799,633 (80% of the total to spend figure of £7,249,542). The projects identified have a combined value of £5,075,768 (May 2022 estimates).

The above allocation of monies was endorsed and approved by the Council’s Cabinet at this July meeting. It was also endorsed and approved that the remaining levy balances in both areas are retained for the time being as contingency to mitigate potential risks in relation to cost inflation. Consideration is to be given at a future point as to what any unspent portion of the “Large Scale Infrastructure” pots can be used for, as well as elements of the “Small Scale Infrastructure” pots which are to be retained.

Significant other projects within this element include –

- Purchase and repair Scheme across Golborne and Lowton, Mosley Common
- New build direct delivery programme Tyldesley and Astley.
- Improvements to play and public open space provisions at Pennington Flash
- Highways improvement works on the A580.

A breakdown of the unspent element (£6,367,197.63) is given in paragraph g) of this document.

f) The total amount of money from planning obligations spent during the reported year was £3,925,510. Of this amount £0.00 was spent by a third party on behalf of Wigan Borough Council.

This item gives details of the total amount of Section 106 funding that the Council has spent during the year covered by the report. A full breakdown of this amount is given in h) below. In some cases, the Council can pass Section 106 funding to another organisation to spend on its behalf on an agreed project.

The following table gives a detailed breakdown of the unspent element (£6,367,197.63) of the total given in e) above, for projects on which a decision has been made during the year covered by the report.

g) The following items have had money allocated towards them during the reported year with unspent allocations:

Infrastructure	Allocated	Date Allocated	Unspent
SIL Feasibility Studies	£158,159.97	12 October 2022	£154,386.84
Improvements at Lilford Park	£12,544.00	29 June 2022 to 18 November 2022	£11,694.00
POS Paths and woodland management Leyland Park Road Hindley Green	£4,896.00	19 April 2022	£4,896.00
New surfacing Astley St Park, Tyldesley	£6,666.67	13 December 2022	£2,038.67
New surfacing & equipment on new toddler area Leyland Park, Hindley	£9,144.00	19 April 2022	£9,144.00
New play facilities at Pennington Flash	£38,295.00	18 July 2022	£38,295.00
New play equipment at Oakenden	£17,273.00	15 December 2022 to 09 January 2023	£17,273.00
Landscaping at Pennington Flash	£20,528.00	18 July 2022	£20,528.00
Atherton High school bike storage	£70.55	13 December 2022	£70.55
Landscaping and Tree works at Central Park	£3,350.00	07 November 2022	£2,600.00
New play equipment at Astley Street Park	£53,321.00	02 November 2022	£53,321.00
Biodiversity Off Set	£6,553.76	17 January 2023	£6,553.76
Standish Mineral line extension match fund	£55,000.00	01 February 2023	£10,000
Improvements to Lilford Park	£137,762.21	21 November 2022	£135,907.21
Wigan Council New Build Direct Delivery Programme Tyldesley and Astley	£137,181.00	13 February 2023	£137,181.00
Land to the south of Rectory Lane	£90,000.00	02 August 2022 to 18 August 2022	£90,000.00
TRO Whitworth Way	£4,099.91	08 April 2022	£4,022.12
Mosley Common Rd/A580 improvements	£220,259.73	12 April 2022 to 13 February 2023	£193,516.80
20mph speed limit Sovereign Fold Rd	£4,403.67	16 January 2023	£4,403.67
Waiting restrictions Sovereign Fold Rd/Westleigh	£4,403.67	16 January 2023	£4,403.67
Vehicular access from Bee Fold	£116,261.75	25 October 2022	£116,261.75
Alterations to waiting arrangements Warrington Rd	£4,081.56	11 May 2022	£4,081.56
Open space works at Bickershaw CP	£33,145.00	19 April 2022	£33,145.00
Play improvements at Crankwood	£16,300.00	19 April 2022	£16,300.00
Additional SCOOT detectors Princess Rd	£13,720.00	15 July 2022	£13,720.00
Footpath improvements and provision of Toucan Crossing Wigan Rd	£54,885.34	25 May 2022	£54,885.34
Play improvements Central Park	£13,820.00	27 July 2022	£13,820.00
Habitat improvements along Hindsford Brook	£32,384.00	07 November 2022	£32,384.00
Town Centre Improvements	£22,500.00	07 November 2022	£22,500.00

Infrastructure	Allocated	Date Allocated	Unspent
Bird hides Improvements Pennington Flash	£11,810.73	07 November 2022	£11,810.73
Refurbishment and improvements to Mesnes Park	£5,068.70	18 November 2022	£5,068.70
Improvements to community building	£15,000.00	18 November 2022	£15,000.00
Biodiversity Net Gain Parsons Meadow	£30,000.00	18 November 2022	£30,000.00
Additional Places in Leigh Atherton Tyldesley	£145,784.00	13 February 2023	£145,784.00
Biodiversity Measures	£9,000.00	13 February 2023	£9,000.00
Landscaping works at Greenslate Water Meadows	£7,791.00	23 December 2022	£7,791.00
A580 junctions - Newton Road / Stonecross Lane	£8,049,334.00	31 May 2022	£8,028,789
Red Rock canal bridge MOVA signals	£189,970.00	28 September 2022	£177,630.17
Provision of waste bins to assist with street cleansing	£1,300.00	31 January 2023	£1,300.00
Golborne Library	£220,000.00	12 October 2022	£220,000.00
St Marys Community Hub	£55,000.00	12 October 2022	£0.00
Lowton Community Hub	£165,000.00	12 October 2022	£95,004.00
Bank Street Car Park resurface	£13,200.00	12 October 2022	£13,200.00
Winton Road play area upgrade	£49,500.00	12 October 2022	£49,500.00
Pond Street play area resurfacing	£27,500.00	12 October 2022	£27,500.00
Golborne Bonk footpath improvements	£55,000.00	12 October 2022	£55,000.00
Golborne Bonk outdoor gym	£27,500.00	12 October 2022	£27,500.00
Golborne Bonk play equipment	£82,500.00	12 October 2022	£82,500.00
Golborne Bonk MUGA resurface and fencing	£71,500.00	12 October 2022	£71,500.00
Pole Street Parking	£26,400.00	12 October 2022	£26,400.00
Robin Hill Playing Fields biodiversity improvements	£16,500.00	12 October 2022	£16,500.00
Almond Brook biodiversity improvements	£22,000.00	12 October 2022	£22,000.00
Southlands Rec playing pitch drainage improvements	£49,500.00	12 October 2022	£49,500.00
Ashfield Park play area surface upgrade	£44,000.00	12 October 2022	£44,000.00
Ashfield Park path improvements	£16,500.00	12 October 2022	£16,500.00
Ashfield Park playing pitch drainage improvements	£110,000.00	12 October 2022	£110,000.00
Ashfield Park outdoor gym	£27,500.00	12 October 2022	£27,500.00
Standish to Wigan off road cycle network	£1,159,481.00	12 October 2022	£1,159,481.00
Bradley Lane traffic signal upgrades	£237,765.00	12 October 2022	£224,998.26
Market Street Puffin Crossing upgrade	£103,455.00	12 October 2022	£91,670.11

h) In relation to money which was spent by Wigan Council during the reported year:

i) The items of infrastructure that planning obligation money has been spent on and the amount spent are as follows:

Infrastructure	Spent	Date Spent
St Mary's Community Hall	£55,827.40	17 November 2022
SIL Feasibility Studies	£114,199.72	06 March 2016 to 29 June 2023
Golborne & Lowton Levy Feasibility Studies	£8,472.31	31 October 2017 to 29 March 2023
Three Sisters Recreation Area	£3,300.00	12 April 2022
Improvements at Lilford Park	£1,495.00	15 March 2023 to 22 March 2023
TRO Land at Bettison Avenue, Leigh	£469.41	16 January 2023
York Street, Leigh Affordable Housing	£409,174.02	15 January 2021 to 12 July 2022
Traffic calming Alder Lane, Green Lane, Swan Lane	£74,919.48	28 September 2022 to 02 February 2023
Toddlers play equipment Westlake Pond, Green Lane, Hindley Green	£58,910.00	31 May 2022
POS Paths and woodland management Leyland Park Road Hindley Green	£107.49	01 April 2022
New surfacing Astley St Park, Tyldesley	£40,400.00	31 August 2022 to 13 December 2022
Landscaping at Amberswood Common	£8,369.00	12 May 2021 to 01 February 2023
Highway Maintenance	£2,730.86	15 December 2020 to 21 February 2023
St Wilfrids School Standish	£84,437.50	09 February 2021 to 03 October 2022
Woodfold Primary School Standish	£11,726.31	09 February 2021 to 04 April 2022
Tyldesley Primary School bikes and scooter provision	£0.75	11 March 2021 to 09 May 2022
Landscaping and Tree works at Central Park	£750.00	14 March 2023
Pavilion improvements at Morley Street pavilion and bowling green	£4,025.00	07 April 2022 to 20 May 2022
Sport Zone improvements Mesnes Park	£2,076.00	25 October 2022 to 25 October 2023
Land off Thames Av	£305.00	16 September 2021 to 22 August 2022
Standish Mineral line extension match fund	£45,000.00	23 March 2023
Standish	£3,437.50	17 February 2023 to 27 February 2023
Shevington	£1,871.63	25 January 2022 to 21 March 2023
Worsley Mesnes	£12,568.90	01 July 2021 to 31 July 2023
Ince	£426.55	23 September 2021 to 17 March 2023
Improvements to Lilford Park	£1,855.00	21 February 2023

Infrastructure	Spent	Date Spent
Wigan Council New Build Direct Delivery Programme Atherton	£27,697.14	28 March 2023 to 06 June 2023
Wigan Council New Build Direct Delivery Programme Tyldesley and Astley	£10,350.00	29 July 2022 to 31 July 2022
Wigan Council New Build Direct Delivery Programme Abram, Hindley, Bickershaw	£270,000.00	29 November 2022 to 21 March 2023
Purchase and Repair scheme - Golborne and Lowton	£1,621,975.30	24 June 2022 to 14 August 2023
Gin Pit Village	£65,665.86	25 July 2022
Open space improvements at Edmund Colins Park	£1,900.00	09 March 2023
Ashton	£1,141.76	28 September 2021 to 25 May 2023
Woodfold Internal Alterations	£184,361.25	20 December 2022 to 29 June 2023
Standish St Wilfrids	£124,557.50	03 October 2022
Bedford High Enlargement	£307,467.01	11 April 2022 to 26 July 2022
TRO Whitworth Way	£77.79	29 June 2022
Mosley Common Rd/A580 improvements	£26,742.93	21 December 2022 to 29 June 2023
Tyldesley	£5,179.95	22 August 2022 to 10 July 2023
Drainage improvements Oaklands Road	£1,490.00	09 January 2023
A580/Newton Road	£10,224.86	21 December 2022 to 29 June 2023
A580/Stone Cross Lane widening	£10,319.94	21 December 2022 to 29 June 2023
Red Rock canal bridge MOVA signals	£12,339.83	22 February 2023 to 29 June 2023
Bradley Lane traffic signals	£12,776.74	21 December 2022 to 29 June 2023
Lowton Community Hub	£69,996.00	09 December 2022 to 28 June 2023
Market St Standish crossing upgrade	£11,784.89	22 February 2023 to 29 June 2023
Play Commuted Sums 2022-2023	£215,156.68	31 March 2023
Public Open Space Commuted Sums 2022-2023	£28,262.01	31 March 2023

ii) No planning obligation money was spent on repaying money borrowed.

Councils have the ability to borrow money in order to deliver infrastructure and enable new development, with the borrowing subsequently being repaid through Section 106 contributions provided by the development as it comes forward. This item confirms that the Council has not adopted this approach during the year covered by the report.

iii) No planning obligation money was spent on administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year.

The Regulations allow Councils to use a portion (normally up to 5%) of Section 106 contributions to cover their costs in monitoring and administering the funds. The Council may decide to do this in future but did not use any Section 106 funding for this purpose in the year covered by the report.

- i) The total amount of money retained at the end of the reported year is **£20,553,573.29**. Of this amount retained an amount of £0.00 has been retained for long term maintenance.

Before



After



Picture: Path improvement works at Greenslate Local Nature Reserve.



Picture: Repair works to a property purchased as part of the Golborne and Lowton purchase and repair scheme



Picture: New balance bikes for a Bikability Scheme in Hindley.



Wigan♥
Council

Annual Infrastructure Funding Statement for Section 106



Picture: Improved flood plain at Almond Brook

Reporting Period:
From 01 April 2023 to 31 March 2024

Introduction

This document is Wigan Council's fourth Infrastructure Funding Statement. It provides information about financial contributions that the Council has secured from developers through "Section 106 agreements". These are legal agreements between the Council and developers, through which the developer will fund new or improved infrastructure to address the impact of development on an area.

Publishing an Infrastructure Funding Statement each year, is a legal requirement for the Council in line with regulations that came into force in 2019. The regulations, whose full title is '*The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019*', give details of the information that the Statement must contain. The rest of this document sets out each of these pieces of information, labelled a) to i), followed by a short explanation

Section 106 Matters

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 3

a) The total amount of money to be provided under any planning obligations which were entered during the reported year is **£1,361,327.02**. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.

This item details the value of developer contributions that were entered into in new Section 106 Agreements signed during the period covered by this Statement. The agreements were signed at the same time as planning permission was granted for the developments in question. In general circumstances, contributions do not normally become payable until development begins on the ground, which can often be some time after planning permission is granted, so the Council has not yet received most of these sums.

b) The total amount of money received from planning obligations during the reported year was **£2,201,020.71**

This amount referenced above relates to the contributions that were received during the year covered by the Statement. Most of these will relate to planning permissions granted in previous years, and in the majority of cases where development has begun on the ground.

c) The total amount of money received prior to the reported year that has not been allocated is **£4,013,124.12**

This item describes the value of contributions that the Council was holding at 31 March 2024, that had been received prior to 1 April 2023, for which decisions have not yet been made as to what they will be spent on.

The Council operates dedicated Infrastructure Levies in Standish and in Golborne / Lowton, where significant levels of new housebuilding are taking place. Under these Levies, developers contribute a fixed amount per new house, into an overall fund that will then be used to deliver a wide range of infrastructure improvements.

d) During the reported year the following non-monetary contributions have been agreed under planning obligations:

- i) The total number of affordable housing units to be provided is 52

This means that a total of 52 new affordable houses are to be provided on development sites as part of new developments. A breakdown of these is shown in iii) below.

In addition to the affordable housing units secured through Section 106 agreements, some affordable housing delivery is also achieved via planning conditions attached to planning permissions. These contributions, while forming an important part of the overall affordable housing provision in the borough, are not captured within this Infrastructure Funding Statement as they fall outside the scope of Section 106 monitoring.

Information on such planning permissions, including those with affordable housing conditions, is publicly accessible through the Council's planning records. These can be viewed by searching our planning applications database at the following address:

<https://www.wigan.gov.uk/Resident/Planning-and-Building-Control/Planning/Search-planning-applications.aspx>

While this Statement focuses specifically on affordable housing secured through Section 106 agreements, it should be noted that additional affordable housing provision is also delivered through other funding streams and the Council's own direct delivery programme.

- ii) No new school accommodation has been constructed directly as part of new development.

New housing development is often required to contribute to the provision of additional ~~school~~ places to accommodate increased demand from new residents. This is sometimes provided directly on the development site in the form of a new school built by the developer. Alternatively, the developer can be asked to provide a financial contribution to the Council, which is then used to expand accommodation at existing school sites. In the year covered by this Statement, all the contributions secured towards education provision were in the form of financial contributions. Details of the projects delivered to expand existing school sites are shown in h) below.

- iii) Summary details of all non-monetary obligations agreed within the reported year are as follows:

Covenant Type/Service	Deed Date	Clause	Planning Application
Affordable Housing Provision 30 Dwellings	23/10/2023	2.2.4	A/22/93762/MAJOR
Affordable Housing Provision 15 Dwellings	31/01/2024	2.2.2.	A/23/95112/MAJOR
Affordable Housing Provision 7 Dwellings	31/12/2023	Sch2 1.2	A/22/94882/MAJOR
Occupation / Use Restriction/Planning Enforcement	07/11/2023	Sch1, 5	A/23/95356/MAJOR
Affordable Housing Provision/Affordable Housing No. Dwellings to be confirmed via Reserved Matters Application - Pending	07/11/2023	Sch1, 8	A/23/95356/MAJOR
Occupation / Use Restriction/Planning Enforcement	07/11/2023	Sch1, 16.1	A/23/95356/MAJOR
Affordable Housing Provision/Affordable Housing	30/01/2024	Sch1, 2.2	A/23/95207/MAJOR
Affordable Housing Provision/Affordable Housing	30/01/2024	Sch1, 2.14	A/23/95207/MAJOR
Affordable Housing Provision/Affordable Housing	30/01/2024	Sch1, 2.1	A/23/95207/MAJOR

e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was **£1,464,420.82**. Of this amount **£926,861.51** was not spent during the reported year.

This item describes the value of contributions for which the Council made decisions as to what they would be spent on, during the year covered by the report. Once a decision has been made, further work has to take place to design a scheme in detail, procure a contractor to deliver it, so it is frequently the case that money is not spent in the same year as the decision is made.

The Council operates dedicated Infrastructure Levies in Standish and in Golborne / Lowton, where significant levels of new housebuilding are taking place. Under these Levies, developers contribute a fixed amount per new house, into an overall fund that will then be used to deliver a wide range of infrastructure improvements.

A report to the Council's Cabinet in February 2022 secured approval for a mechanism for taking decisions on which these projects would be funded through the Levies. The report firstly outlined the issues that would be considered, including strategic fit and deliverability, as well as feedback from the public consultation. The report also established a split within the overall funding pot in each of the Levy areas, with 20% of the fund in each area being made available for "Small Scale Infrastructure" projects including community schemes, open spaces, and upgrades to walking and cycling routes; the other 80% of the pot to be used for "Large Scale Infrastructure" schemes, primarily highways improvements.

A further report taken to the Council's Cabinet in July 2022 set out a programme of schemes to be funded through the "Large Scale Infrastructure" pot in each of the Levy areas. The schemes identified accounted for the majority, though not all, of the 80% available for both areas. This programme of schemes was considered by the Council's internal governance processes and was endorsed by the Strategic Management Team on the 31 May 2022.

The maximum "Large Scale Infrastructure" pot that will be available in Standish, when all contributing developments have been built out is £2,306,500 (80% of the total to spend figure of £2,883,125). The projects identified have a combined value of £1,536,974 (May 2022 estimates). The maximum "Large Scale Infrastructure" pot that will be available in Golborne / Lowton, when all contributing developments have been built out is £5,799,633 (80% of the total to spend figure of £7,249,542). The projects identified have a combined value of £5,075,768 (May 2022 estimates).

The above allocation of monies was endorsed and approved by the Council's Cabinet at this July meeting. It was also endorsed and approved that the remaining levy balances in both areas are retained for the time being as contingency to mitigate potential risks in relation to cost inflation. Consideration is to be given at a future point as to what any unspent portion of the "Large Scale Infrastructure" pots can be used for, as well as elements of the "Small Scale Infrastructure" pots which are to be retained.

Significant other projects within this element include –

- Purchase and repair Scheme across Golborne and Lowton, Mosley Common
- New build direct delivery programme Tyldesley and Astley.
- Improvements to play and public open space provisions at Lilford Park
- Highways improvement works on the A580.

A breakdown of the unspent element (£926,861.51) is given in g) below

f) The total amount of money from planning obligations spent during the reported year was **£2,714,009.11**

This item gives details of the total amount of Section 106 funding that the Council has spent during the year covered by the report. A full breakdown of this amount is given in item h) below. In some cases, the Council can pass Section 106 funding to another organisation, to spend on its behalf on an agreed project.

The following table gives a detailed breakdown of the unspent element (£926,861.51) of the total given in e) above, for projects on which a decision had been made during the year covered by the report.

g) The following items have had money allocated towards them during the reported year with unspent allocations:

Infrastructure	Allocated	Date Allocated	Unspent
Improvements to Morley St Bowling Green	£2,225.00	12/06/2023	£2,225.00
Sports pitches, recreation facilities - Recreation Ground, Southlands Ave, Standish	£33,981.34	03/05/2023	£33,981.34
Play equipment Oaklands Road	£43,936.00	25/09/2023	£43,936.00
Landscaping and Tree works at Central Park	£5,854.24	22/06/2023	£5,854.24
New surfacing Pond Street	£26,979.84	24/05/2023 – 28/02/2024	£26,979.84
Purchase and Repair scheme - Golborne and Lowton	£76,230.00	09/11/2023	£76,230.00
MOVA System at Rectory Lane Rail Bridge	£29,041.63	14/06/2023	£29,041.63
Toucan crossing upgrade Sale Lane	£16,515.00	20/04/2023	£16,515.00
Pedestrian/Cycle Link Sale Lane	£11,010.00	20/04/2023	£11,010.00
Garrett Lane Highway Improvements	£55,050.00	20/04/2023	£55,050.00
TRO Waiting Arrangements Bryn Rd	£3,654.17	18/09/2023	£3,654.17
Upgrade MOVA Westleigh/Nel Pan Lane	£10,596.33	19/12/2023	£10,596.33
Bird hides Improvements Pennington Flash	£9,662.70	24/07/2023 – 20/09/2023	£9,662.70
Red Rock canal bridge MOVA signals	£1,335.41	03/05/2023	£1,335.41
Bradley Lane traffic signals	£21,615.00	03/05/2023	£21,615.00
Market St Standish crossing upgrade	£9,405.00	03/05/2023	£5,985.21
Standish to Wigan Off Road Cycle	£105,407.00	03/05/2023	£105,407.00
Landscaping and Public Open Space improvement works	£11,174.72	22/06/2023	£2,941.72
Pole Street Parking	£2,400.00	03/05/2023	£2,400.00
Pennington Hall Park Enhancement and Uplift	£14,899.63	22/09/2023	£11,639.63
Leigh Street Play Upgrade	£80,911.68	25/09/2023	£80,911.68
Golborne and Lowton Small Play upgrades	£5,000.00	25/09/2023	£5,000.00
Tyldesley Cemetery Upgrades	£20,000.00	01/11/2023	£20,000.00
Sports Fencing Gin Pit Cricket Club	£5,000.00	01/11/2023	£5,000.00
Garrett Hall Mobile Provision	£6,519.32	21/02/2024	£6,519.32
Golborne Park Play Scheme Upgrades	£200,000.00	12/12/2023	£200,000.00
Ashfield Park Levy Upgrades	£1,143.00	30/11/2023	£1,143.00
St Gabriel's Field Division and Upgrade	£101,722.50	17/01/2024	£101,722.50
Standish Public Rights of Way Improvements	£10,000.00	19/02/2024	£10,000.00
Alexandra Park Public Open Space Improvements	£3,316.50	07/03/2024	£3,316.50
Works to PROW 28 Spa Road	£2,917.29	19/12/2023	£2,917.29

h) In relation to money which was spent by Wigan Borough Council during the reported year:

i) The items of infrastructure that planning obligation money has been spent on and the amount spent are as follows:

Infrastructure	Spent	Date Spent	Spend Description
Standish Infill Sites Longridge and Almond Brook	£18,743.45	22/09/2023 – 31/10/2023	<ul style="list-style-type: none"> Capital Project Contribution
SIL Feasibility Studies	£4,000.40	29/06/2023 – 31/03/2024	<ul style="list-style-type: none"> Capital Programme Manager Salary 2023/2024

Infrastructure	Spent	Date Spent	Spend Description
Golborne & Lowton Levy Feasibility Studies	£67,663.09	01/08/2023 – 31/03/2024	<ul style="list-style-type: none"> Capital Programme Manager Salary 2023/24 Golborne Station Masterplan contribution Setup & Validation of Aimsun Micro Simulation of Golborne/Lowton Data Collection Golborne/Lowton Re Development Data Collection around Golborne & Lowton Additional work to improve the validation of the Lowton and Golborne micro-simulation model
Garrett Hall School Temporary Accommodation	£41,268.92	27/04/2023 – 15/09/2023	<ul style="list-style-type: none"> Contribution to capital project
Three Sisters Recreation Area	£1,400.00	12/04/2022 – 30/09/2023	<ul style="list-style-type: none"> Environmental land Management Solutions Three Sisters Scrub Clearance
Wigan Pier, Tree planting	£2,500.00	30/09/2023	<ul style="list-style-type: none"> Planting of Trees in Wigan Pier Conservation Area, completed as part of RTWP MCF Project
Improvements at Lilford Park	£6758.97	13/09/2023 – 15/03/2024	<ul style="list-style-type: none"> Capital Project Contribution: Lilford Wetland Enhancement Street Lighting: Sign at Elmridge Leigh Harris Consulting - Site surveys, drawings, spec and ball park costings A&G Landscapes Lilford Wetland Enhancement
Pre-2015 Public Open Space Capital Spends	£3,495.01	23/06/2023 – 11/07/2023	<ul style="list-style-type: none"> Abbey Lane Gate, Weldfast Services Ltd Grounds Maintenance Recharges Period 1-3 2023
Ecological Improvements Lilford Park and Sandersons Croft	£15,000.00	30/11/2023	<ul style="list-style-type: none"> Contribution to capital project: Lilford Wetland Enhancement
Mosley Common Road Junction Works	£34,840.04	03/09/2023 – 22/10/2023	<ul style="list-style-type: none"> GMCA Mosley Common Signals Salaries Recharge Major Projects 23-24 Q3 Salaries Recharge Major Projects 23-24 Q2 Highways Claim HW003 - Inv 691 534147 Mosley Common WSP Fees and Disbursements
Offsite Public Open Space Pennington Flash	£43,420.00	11/07/2023	<ul style="list-style-type: none"> Contribution to capital project Pennington Flash
Play Equipment Repton Avenue, Ince	£79,035.83	25/04/2023 – 25/05/2023	<ul style="list-style-type: none"> Replacement Play Equipment - Sutcliff Play Ltd
York Street, Leigh Affordable Housing	£40.00	31/10/2023	<ul style="list-style-type: none"> Capital Project Contribution
TRO Tiverton Ave and Harbern Drive	£5,000.00	30/09/2023	<ul style="list-style-type: none"> Highways Claim – Internal Re-Charges
Play Equipment Land Parks	£35,683.33	30/11/2023 – 12/02/2024	<ul style="list-style-type: none"> Capital Project Contribution Foggs Fold Play Area
POS Millers Lane	£3,606.00	18/12/2023	<ul style="list-style-type: none"> Harrison Tree Services Ltd Fencing and gate works at Stratton Drive

Infrastructure	Spent	Date Spent	Spend Description
Traffic calming Alder Lane, Green Lane, Swan Lane	£742.28	31/10/2023	<ul style="list-style-type: none"> Contribution to Swan Lane Speed Humps scheme
POS Paths and woodland management Leyland Park Road Hindley Green	£3,561.37	31/08/2023 – 29/02/2024	<ul style="list-style-type: none"> Tree Maintenance at Leyland Park Hindley Grounds Maintenance Ad Hoc Recharges September 2023 - Leyland Park, Park Rd Naturescape PO 2201 Flowers and Seeding at Leyland Park Arboriculture works at Leyland Park
Landscaping at Amberswood Common	£1,070.00	27/11/2023	<ul style="list-style-type: none"> A & G Landscapes and Ground Works Invoice No. AGLG502
Tree planting Bridge St, Golborne	£1,970.00	10/12/2023	<ul style="list-style-type: none"> Harrison Tree Services Ltd - Supply and planting of trees and horticultural works, on Bridge Street
Improvements to Morley St Bowling Green	£1,275.00	19/12/2023	<ul style="list-style-type: none"> Break out 60sq meters of tarmac, cut tree roots and relay tarmac.
Artwork for Astley Colliery Museum	£10,000.00	23/02/2024 – 28/03/2024	<ul style="list-style-type: none"> Artwork for Astley Colliery Museum
Under 5s play area Smiths Lane	£30,000.00	30/11/2023	<ul style="list-style-type: none"> Capital project contribution - Smith's Lane
Woodfold Primary School Standish	£92,364.02	30/09/2023 - 21/12/2023	<ul style="list-style-type: none"> Woodfold Extension Capital Project Contribution Q2 22-23 Woodfold Extension Capital Project Contribution Q3 23-24
New play facilities at Pennington Flash	£197,237.31	03/07/2023 – 01/03/2024	<ul style="list-style-type: none"> Capital Project Contribution Pennington Flash Play Area.
New toddler play equipment Pennington Flash	£49,643.80	07/07/2023 – 11/07/2023	<ul style="list-style-type: none"> New Toddler Play Equipment Pennington Flash
Landscaping at Pennington Flash	£27,370.50	27/07/2023	<ul style="list-style-type: none"> Landscaping at Pennington Flash
Masterplan improvements Pennington Flash	£26,604.68	11/07/2023	<ul style="list-style-type: none"> Masterplan improvements Pennington Flash
Pavilion improvements at Morley Street pavilion and bowling green	£361.20	31/08/2023	<ul style="list-style-type: none"> Defibrillators
Sport Zone improvements Mesnes Park	£929.89	25/10/2023	<ul style="list-style-type: none"> Mesnes Park Dish
Worsley Mesnes	£2,750.00	31/07/2023	<ul style="list-style-type: none"> 6 X E-Bikes for Employee Rental Scheme
Enhanced facilities for formal sport at Howebridge	£150,320.13	15/09/2023	<ul style="list-style-type: none"> Howe Bridge Pitches & Car Park contribution (historic scheme funded from reserves until funding received)
Improvements to Lilford Park	£52,208.11	05/12/2023 – 27/03/2024	<ul style="list-style-type: none"> Install a defibrillator to the side of the toilet building at Lilford Park Property Timemaster Fees Q3 (Sept-Nov 23) - Lilford Park - Toilet Block Refurb

Infrastructure	Spent	Date Spent	Spend Description
			<ul style="list-style-type: none"> Parklands Services (NW) Ltd (32075) - Works to Toilet Blocks at Lilford Park Contribution to COVID Memorial Lilford Park
Wigan Council New Build Direct Delivery Programme Atherton	£114,901.86	28/03/2023 – 06 /12/2023	<ul style="list-style-type: none"> Construction contract spend for 3 Warwick Road,
Purchase and Repair scheme - Golborne and Lowton	£92,823.30	14/08/2023 – 29/11/2023	<ul style="list-style-type: none"> 3 Beech Avenue. Void repairs expenditure. 1 Chestnut Grove. Void repairs and expenditure. 4 Cedar Avenue. Void repair expenditure. 54 Pennine Lane. Void repairs expenditure. 20 Unsworth Avenue. Void repairs expenditure. 5 Derby Road. Void repairs expenditure. 12 Park Avenue. Void repairs expenditure.
Open space improvements at Edmund Collins Park	£545.00	30/09/2023	<ul style="list-style-type: none"> Naturescape -Flowers and Seeding at Edmund Collins Park
Ashton	£800.00	25/05/2023	<ul style="list-style-type: none"> Pump track bike provision for riders age 5 and under at the Cycle Threes Sisters event.
Garrett Hall Half FE Extension	£69,816.22	27/07/2023	<ul style="list-style-type: none"> Contribution to Garrett Hall Capital Project
Woodfold Internal Alterations	£10,676.56	29/06/2023	<ul style="list-style-type: none"> Capital project contribution - Woodfold Primary School Alterations
Shevington High Expansion	£62,559.00	31/10/2023	<ul style="list-style-type: none"> Transfer to Capital Project
Land at Gibefield Park Highway Works	£111,448.59	10/08/2023 – 30/11/2023	<ul style="list-style-type: none"> Internal Re-charges Highways Claims
Westleigh High 2 FE Extension	£63,176.87	27/07/2023	<ul style="list-style-type: none"> Contribution to Westleigh High School capital project
Bedford High Enlargement	£104,265.00	15/09/2023	<ul style="list-style-type: none"> Contribution to capital project Bedford High Enlargement.
Fred Longworth Enlargement	£67,815.00	27/07/2023	<ul style="list-style-type: none"> Contributions towards Fed Longworth Capital Project
Replacement equipment William Fosters PF	£27,837.21	13/02/2024	<ul style="list-style-type: none"> Contribution to capital project at William Foster Playing Fields
Tree Planting Crooke Road	£612.13	13/03/2024	<ul style="list-style-type: none"> Frank P Matthews Ltd(59994) - Tree Planting Crooke Road
Surfacing Crankwood Road	£1,390.00	12/10/2023	<ul style="list-style-type: none"> Thermoplastic Line Marking - Groundworks & Leisure Services
Pedestrian and Cycle Link Mosley Common Road	£8,852.00	30/09/2023	<ul style="list-style-type: none"> Drop Kerb Works Mosley Common
Mosley Common Rd/A580 improvements	£86,327.16	18/04/2023 - 28/03/2024	<ul style="list-style-type: none"> Virgin Media Diversionary Works BT Openreach Diversionary Works Acoustic and Engineering Consultancy

Infrastructure	Spent	Date Spent	Spend Description
			<ul style="list-style-type: none"> WSP UK Ltd Invoice 53080 Printing 11 x Resident Trial Hole Notification Letter Salaries Recharge Major Projects Apr - Jun 23 WSP Fees Tree Surgery Salary recharges major projects 23/24 Q4
Tyldesley	£718.00	10/07/2023	<ul style="list-style-type: none"> Active Travel grant to purchase walking, wheeling and cycling equipment
Bird hide Improvements Pennington Flash	£12,300.73	11/07/2023 – 29/03/2024	<ul style="list-style-type: none"> Hide Improvements Quad and flail works at Pennington Flash
Robin Hill Field	£2,777.56	22/02/2024	<ul style="list-style-type: none"> Harrison Tree Services (North West) Ltd - Tree works at Robin Hill playing fields
Landscaping works at Greenslate Water Meadows	£7,791.00	18/08/2023 – 20/02/2024	<ul style="list-style-type: none"> Footpath repairs at Orrell Water Meadows Enhancement of Water Courses at Greenslate Water Meadows - The Wildlife Trust
A580/Newton Road	£11,149.71	29/06/2023 28/03/2024	<ul style="list-style-type: none"> Salaries Recharge Major Projects Apr - Jun 23 Salaries Recharge Major Projects 23-24 Q2 Salary recharges major projects 23/24 Q4 Salaries Recharge Major Projects 23-24 Q3
A580/Stone Cross Lane widening	£11,244.23	29/06/2023 - 05/04/2024	<ul style="list-style-type: none"> Salaries Recharge Major Projects 23-24 Q2 Salaries Recharge Major Projects Apr - Jun 23 Salary recharges major projects 23/24 Q4 Salaries Recharge Major Projects 23-24 Q3 Print Unit 20626-Mia Hamersley 25 x A4 1pg Letters
Red Rock canal bridge MOVA signals	£9,242.03	24/04/2023 – 24/04/2023	<ul style="list-style-type: none"> Salaries Re-Charges Major Projects 23-24 Q3 Salaries Re-Charges Major Projects 23/24 Q2 Salaries Re-Charges Major Projects Apr-Jun 23 Surveys (NS Surveys Ltd)
Bradley Lane traffic signals	£39,611.95	29/06/2023 – 28/03/2024	<ul style="list-style-type: none"> Tree Works - Cutting back Highways March 24 Interim Claim - Salaries recharge major projects Apr - Jun 23 Printing Unit 101 x A4 1pg Bradley Lane Letters X10/253 Bradley lane shuttle working highways civil design ATC surveys

Infrastructure	Spent	Date Spent	Spend Description
			<ul style="list-style-type: none"> Salaries recharge major projects 23-24 q3 TfGM: Bradley Lane Link Survey TfGM - road safety audit Bradley lane standish Salaries recharge major projects 23-24 q2 - Bradley lane Order nm241 - GMCA traffic light work Bradley lane Letters
Lowton Community Hub	£158,129.00	28/04/2023 – 27/09/2023	<ul style="list-style-type: none"> Lowton Community Hub - Grant Claim 4 Additional Project Contribution Grant Claim 3
Market St Standish crossing upgrade	£80,354.34	30/09/2023 - 28/03/2024	<ul style="list-style-type: none"> Golden Orb Solutions Limited PO299 Land & Topological Survey - NS Surveys Ltd Salaries Recharge Major Projects Apr - Jun 23 GMCA - New Crossing Design Salaries Recharge Major Projects 23-24 Q2 Printing 257 x A4 1pg Letters RSA Market St Standish Supply and Installation of New Puffin - GMCA TFGM Salaries Recharge Major Projects 23-24 Q3 Traffic Light Works - GMCA
Golborne High Admin Block	£376,211.43	13/04/2023 - 21/12/2023	<ul style="list-style-type: none"> S106 Contribution from Golborne & Lowton Levy to Golborne High School Extension Project Q1 Capital Project Contribution: Lowton & Golborne Levy s106 contribution to Golborne High Extension Project - Q2 23/24 Costs Lowton & Golborne Levy s106 contribution to Golborne High Extension Project - Q3 23/24
Landscaping and POS improvement works	£8,233.00	05/12/2023	<ul style="list-style-type: none"> N u Homes Ltd - Removal of wooden boardwalk and supply and fit new timber edgings to create new tarmac footpath approx 100 meters long Supply and lay 60mm Of base course tarmac and 20mm of 6mm topping to new footpath 100m long to the rear of Landor close in Lowton.
A580 Warrington Road/Bridge Street	£800.00	25/04/2023	<ul style="list-style-type: none"> Traffic Signal Modelling & 2D Geo Design at roundabout A580 / Warrington Road / Bridge St
Pennington Hall Park Enhancement and Uplift	£6,343.0	14/08/2023 – 04/03/2024	<ul style="list-style-type: none"> Weldfast Services Ltd - Supply and fit motorbike squeeze, supply and fit 1No. reconditioned tall hoop top fencing panel & 2No. posts

Infrastructure	Spent	Date Spent	Spend Description
			<ul style="list-style-type: none"> Harrison Tree Services - 10 X Tree stumps situated around the park, fell to ground level and grind out 300mm belowground level and rake mulch back into resulting holes. Street Lighting - signs at Pennington Hall Park RWL Build Ltd (64157) - Coping Stones at Penington Hall Park Cca22586 Pennington Hall Park - tarmac and line marking works
Garrett Hall Mobile Provision	£59,829.87	31/10/2023 – 21/12/2023	<ul style="list-style-type: none"> Contribution to capital project
Garrett Hall Resourced Provision	£75,128.31	31/10/2023 – 02/04/2024	<ul style="list-style-type: none"> Capital project contribution.
Almond Brook Pond Enhancements	£17,884.91	29/02/2024 – 31/03/2024	<ul style="list-style-type: none"> Seed and Bulbs - Almond Brook Works at Almond Brook - Redfox

ii) No planning obligation money was spent on repaying money borrowed.

Councils have the ability to borrow money in order to deliver infrastructure and enable new development, with the borrowing subsequently being repaid through Section 106 contributions provided by the development as it comes forward. This item confirms that the Council has not adopted this approach during the year covered by the report

iii) The amount of planning obligation money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was £0.00.

The Regulations allow Councils to use a portion (normally up to 5%) of Section 106 contributions to cover their costs in monitoring and administering the funds. The Council may decide to do this in future but did not use any Section 106 funding for this purpose in the year covered by the report

i) The total amount of money retained at the end of the reported year is **£19,668,383.81**. Of this amount retained an amount of £0.00 has been retained for long term maintenance.

The transformation of a vacant shop into 4No. 1 bed affordable apartments at Warwick Road, Atherton.



Fig 1: Vacant Shop



Fig 2: Flats

New Surfacing at Pond Street Play Area



Fig 3: Play Area

Habitat enhancement and flood plain improvements works at Almond Brook



Fig4: Almond Brook



Fig 5: Flood Plain

Spend Deadline	App Number	Site Address	Covenant Type	Total Due	Total Paid	Project Name	Total Alloc	Total Spent	Total Paid not	Total Paid not Spent
19/12/2024	A/17/84752/MAJOR	Land At Owens Farm Smiths Lane Hindley Green Wigan WN2 4XS	(EDU) Education Contribution	131398.00	131398.00		0.00	0.00	131398.00	131398.00
02/10/2025	A/17/84752/MAJOR	Land At Owens Farm Smiths Lane Hindley Green Wigan WN2 4XS	(EDU) Education Contribution	127782.00	127782.00		0.00	0.00	127782.00	127782.00
28/04/2026	A/17/83721/OUTMAJ	Hovis Cale Lane Aspull Wigan WN2 1HD	(EDU) Education Contribution	103303.48	103303.48		0.00	0.00	103303.48	103303.48
22/10/2026	A/17/83721/OUTMAJ	Hovis Cale Lane Aspull Wigan WN2 1HD	(EDU) Education Contribution	104826.85	104826.85		0.00	0.00	104826.85	104826.85
25/03/2027	A/13/78711	Agricultural Land South Of Walmsley Farm Green Lane Leigh	(EDU) Education Contribution	67815.00	67815.00		0.00	0.00	67815.00	67815.00
25/03/2027	A/13/78711	Agricultural Land South Of Walmsley Farm Green Lane Leigh	(EDU) Education Contribution	101722.50	101722.50		0.00	0.00	101722.50	101722.50
25/03/2027	A/13/78711	Agricultural Land South Of Walmsley Farm Green Lane Leigh	(EDU) Education Contribution	67815.00	67815.00		0.00	0.00	67815.00	67815.00
07/04/2027	A/15/81365/OUTMAJ	Land Off Chaddock Lane Tyldesley	(EDU) Education Contribution	152326.68	152326.68		0.00	0.00	152326.68	152326.68
25/05/2027	A/14/79922/OUTMAJ	Land To West Of Westleigh Brook And Parsonage Way Leigh	(EDU) Education Contribution	30191.33	30191.33		0.00	0.00	30191.33	30191.33
31/05/2027	A/12/77592	Open Land South East Of 79 Stone Cross Lane North Lowton	(GLIL) Golborne & Lowton	541676.54	541676.54		0.00	0.00	541676.54	541676.54
14/06/2027	A/15/80681/OUTMAJ	Bridgewater Business Park West Bridgewater Street Leigh	(HW) Highways Contribution	23846.54	23846.54		0.00	0.00	23846.54	23846.54
31/08/2027	A/13/78163	Land At Wigan Enterprise Park Seaman Way Ince WN2 2LE	(EDU) Education Contribution	61039.09	61039.09		0.00	0.00	61039.09	61039.09
31/08/2027	A/13/78163	Land At Wigan Enterprise Park Seaman Way Ince WN2 2LE	(EDU) Education Contribution	44282.04	44282.04		0.00	0.00	44282.04	44282.04
12/09/2027	A/17/83721/OUTMAJ	Hovis Cale Lane Aspull Wigan WN2 1HD	(EDU) Education Contribution	117714.87	117714.87		0.00	0.00	117714.87	117714.87
25/10/2027	A/18/85368/MAJOR	Vacant Land South Of Heath Lane Lowton	(GLIL) Golborne & Lowton	45334.57	45334.57		0.00	0.00	45334.57	45334.57
10/11/2027	A/22/93217/MAJPSI	HM Prison Hindley Barracks Road Bickershaw Wigan WN2 5TH	(PLAY CAPITAL) Play Capital	66667.00	66667.00		0.00	0.00	66667.00	66667.00
18/12/2027	A/17/84246/CU	69 Warwick Road Atherton Manchester M46 9PQ	(HFT) Waste / Recycling	375.22	135.42		0.00	0.00	135.42	135.42
09/01/2028	A/18/85368/MAJOR	Vacant Land South Of Heath Lane Lowton	(GLIL) Golborne & Lowton	136003.72	136003.72		0.00	0.00	136003.72	136003.72

11/01/2028	A/13/78711	Agricultural Land South Of Walmsley Farm Green Lane Leigh	(EDU) Education Contribution	101722.50	101722.50		0.00	0.00	101722.50	101722.50
11/01/2028	A/13/78711	Agricultural Land South Of Walmsley Farm Green Lane Leigh	(EDU) Education Contribution	67815.00	67815.00		0.00	0.00	67815.00	67815.00
01/02/2028	A/16/83078/OUTMES	Land At Langham Road Standish	(SIL) Standish Infrastructure	113715.37	113715.37		0.00	0.00	113715.37	113715.37
01/02/2028	A/16/83078/OUTMES	Land At Langham Road Standish	(SIL) Standish Infrastructure	102817.65	102817.65		0.00	0.00	102817.65	102817.65
24/05/2028	A/18/86357/MAJOR	Vacant Land North Of 20 Bainbridge Avenue Lowton	(EDU) Education Contribution	90730.06	90730.06		0.00	0.00	90730.06	90730.06
26/09/2028	A/21/92224/CU	16 Warrington Road Ashton-In-Makerfield WN4 9PL	(HFT) Waste / Recycling	3287.50	3287.50		0.00	0.00	3287.50	3287.50
10/10/2028	A/22/93026/FULL	Land At Anjou Boulevard Wigan	(HFT) Waste / Recycling	3043.38	3043.38		0.00	0.00	3043.38	3043.38
07/11/2028	A/22/93627/MAJOR	Robin Hill Farm West Robin Hill Lane Standish Wigan WN6 OPR	(SIL) Standish Infrastructure	64935.00	64935.00		0.00	0.00	64935.00	64935.00
19/12/2028	A/18/86438/MAJOR	Open Land East Of 26 Sovereign Fold Road Leigh	(EDU) Education Contribution	117848.15	117848.15		0.00	0.00	117848.15	117848.15
17/01/2029	A/13/78163	Land At Wigan Enterprise Park Seaman Way Ince WN2 2LE	(EDU) Education Contribution	71461.75	71461.75		0.00	0.00	71461.75	71461.75
17/01/2029	A/13/78163	Land At Wigan Enterprise Park Seaman Way Ince WN2 2LE	(EDU) Education Contribution	51843.37	51843.37		0.00	0.00	51843.37	51843.37
28/02/2029	A/18/86357/MAJOR	Vacant Land North Of 20 Bainbridge Avenue Lowton	(EDU) Education Contribution	100793.43	100793.43		0.00	0.00	100793.43	100793.43
18/04/2029	A/13/77906	Land North Of Garrett Lane East Of Garrett Hall West Of Mosley Common Road And South Of The Proposed Guided	(GMPTE) Bus Stops	13212.00	13212.00		0.00	0.00	13212.00	13212.00
29/05/2029	A/16/83078/OUTMES	Land At Langham Road Standish	(SIL) Standish Infrastructure	122149.26	122149.26		0.00	0.00	122149.26	122149.26
29/05/2029	A/16/83078/OUTMES	Land At Langham Road Standish	(SIL) Standish Infrastructure	124044.52	124044.52		0.00	0.00	124044.52	124044.52
04/07/2029	A/23/95120/MAJOR	Parcel Of Land Formally 10 - 16 West Bridgewater St And 40 West Bridgewater Street Leigh WN7 4HB	(POS CAPITAL) POS Capital	4446.67	4446.67		0.00	0.00	4446.67	4446.67
04/07/2029	A/13/78636	Land To The North And South Of Rectory Lane Standish Wigan WN6 OXD	(GMPTE) Bus Stops	168750.00	84375.00		0.00	0.00	84375.00	84375.00
31/07/2029	A/13/78163	Land At Wigan Enterprise Park Seaman Way Ince WN2 2LE	(EDU) Education Contribution	74011.97	74011.97		0.00	0.00	74011.97	74011.97
31/07/2029	A/13/78163	Land At Wigan Enterprise Park Seaman Way Ince WN2 2LE	(EDU) Education Contribution	53693.49	53693.49		0.00	0.00	53693.49	53693.49

28/08/2029	A/23/95749/MAJOR	Land To West Of Shakerley Road Tyldesley	(PLAY CAPITAL) Play Capital	48120.31	48120.31		0.00	0.00	48120.31	48120.31
28/08/2029	A/23/95749/MAJOR	Land To West Of Shakerley Road Tyldesley	Bio-diversity off site net gain	34264.33	34264.33		0.00	0.00	34264.33	34264.33
02/10/2029	A/23/95207/MAJOR	Moss Bank Nurseries Hooten Lane Leigh WN7 3DG	(HW) Highways Contribution	3315.00	3315.00		0.00	0.00	3315.00	3315.00
02/10/2029	A/23/95207/MAJOR	Moss Bank Nurseries Hooten Lane Leigh WN7 3DG	(HW) Highways Contribution	35000.00	35000.00		0.00	0.00	35000.00	35000.00
16/10/2029	A/23/94952/MAJOR	Land At Silk Mill Street Mosley Common Tyldesley	(HW) Highways Contribution	82437.00	82437.00		0.00	0.00	82437.00	82437.00
16/10/2029	A/23/94952/MAJOR	Land At Silk Mill Street Mosley Common Tyldesley	Bio-diversity off site net gain	96400.00	96400.00		0.00	0.00	96400.00	96400.00
16/10/2029	A/23/94952/MAJOR	Land At Silk Mill Street Mosley Common Tyldesley	(GMPTE) Bus Stops	100000.00	100000.00		0.00	0.00	100000.00	100000.00
19/12/2029	A/18/86438/MAJOR	Open Land East Of 26 Sovereign Fold Road Leigh	(EDU) Education Contribution	120526.51	120526.51		0.00	0.00	120526.51	120526.51
05/03/2030	A/12/76732	Land Off Chaddock Lane Tyldesley Greater Manchester	(HW) Highways Contribution	13135.80	13135.80		0.00	0.00	13135.80	13135.80
12/03/2030	A/23/95356/MAJOR	Land To The West Of Stothert Street Atherton	(PLAY CAPITAL) Play Capital	24215.98	24215.98		0.00	0.00	24215.98	24215.98
12/03/2030	A/23/95356/MAJOR	Land To The West Of Stothert Street Atherton	(HW) Highways Contribution	4000.00	4000.00		0.00	0.00	4000.00	4000.00
12/03/2030	A/23/95356/MAJOR	Land To The West Of Stothert Street Atherton	(EDU) Education Contribution	103262.95	103262.95		0.00	0.00	103262.95	103262.95
21/03/2030	A/22/94090/MAJLA	Former Shevington Community Primary School Miles Lane Shevington Wigan WN6 8EW	(POS CAPITAL) POS Capital	11359.97	11359.97		0.00	0.00	11359.97	11359.97
31/03/2030	A/20/90286/MAJOR	St Peter Church Of England Bryn Road Ashton-In-Makerfield WN4 0AA	(HW) Highways Contribution	4000.00	4000.00		0.00	0.00	4000.00	4000.00
10/04/2030	A/23/96226/MAJOR	Land At Astley Park Way Worsley	Bio-diversity off site net gain	201261.50	201261.50		0.00	0.00	201261.50	201261.50
06/05/2030	A/22/93501/FULL	Site Of Platt Bridge Labour Club Platt Street Platt Bridge Wigan WN2 5DA	(HFT) Waste / Recycling	3151.28	3151.28		0.00	0.00	3151.28	3151.28
28/05/2030	A/15/81740/OUTMES	Land East Of Rectory Farm Rectory Lane Standish	(PLAY CAPITAL) Play Capital	108096.70	108096.70		0.00	0.00	108096.70	108096.70
28/05/2030	A/15/81740/OUTMES	Land East Of Rectory Farm Rectory Lane Standish	(PLAY CAPITAL) Play Capital	54048.35	54048.35		0.00	0.00	54048.35	54048.35