

# Crawley Borough Council

## Report to Planning Committee

22 July 2018

### Section 106 Monies – Q3&4 2018/19

Report of the Head of Economy and Planning, *Report No PES/317*

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#### 1. Purpose

- 1.1. Developers are often required through Section 106 planning agreements to make financial contributions towards the provision or improvement of infrastructure if a need is generated by the new developments. These monies must be spent as set out in the planning agreements and in accordance with government guidance.
- 1.2. This report summarises all the S106 monies received/ spent and committed to project schemes in Q3&4of the financial year 2018/19.

#### 2. Recommendations

That the Committee:

- 2.1. Notes the update on S106 monies received, spent and committed in Q3&4of the financial year 2018/19.

#### 3. S106 Monies Received Q3&4 2018/19.

- 3.1. During the Q3&4of the financial year 2018/19 a total of £75,746 of monies were paid to the Council by developers in accordance with their obligations under the S106 agreements with the local planning authority.
- 3.2. The following table provides a breakdown of the amounts received by category of spend and the developments from which these monies were received.

<b>S106 Spend Category</b>	<b>Ref</b>	<b>Address</b>	<b>Value</b>
Manor Royal PR	CR/2016/1020/FUL	2 - 3 GATWICK ROAD, NORTHGATE, CRAWLEY	£31,028.00
Manor Royal PR	CR/2018/0196/FUL	County Oak Retail Park, County Oak Way, LG	£1,400.00
Tree Contribution	CR/2017/0921/FUL	STONER HOUSE, KILNMEAD, NORTHGATE	£6,300
Open Space	CR/2018/031/FUL	CAR PARK ADJACENT TO CRAWLEY COLLEGE NORTHGATE AVENUE, NORTHGATE, CRAWLEY	£12,681
Affordable Housing	CR/2018/0001/FUL	WOODEND, FORGE WOOD, CRAWLEY	£ 9,917.00
Affordable Housing	CR/2018/0557/FUL	27 CRABBET ROAD	£14,420.00

**£75,746**

#### 4. S106 Monies Spent Q3&4 2018/19.

4.1. In Q3&4 of 2018/19, a total of £782,485 of S106 monies were spent by the Council and West Sussex County Council on infrastructure projects. The following table lists the projects on which the funds were spent.

S106 Spend Category	Lead Org	Project Name	Project Cost	Status
Transport	CBC	Bike It	-£ 15,000	Ongoing
Transport	CGP	CGP MR W&C	-£ 96,249	Ongoing
Transport	CGP	CGP Superhubs	-£ 9,540	Ongoing
Transport	CGP	CGP TC W&C	-£ 28,457	Ongoing
Transport	CBC	Crawter's Brook	-£ 4,622	Ongoing
Transport	CGP	Three Bridges Station W3801	-£ 169,783	Ongoing
Transport	WSCC	WSCC RTPI1	-£ 48,400	Complete
Transport	WSCC	WSCC RTPI3	-£ 86,600	Complete
Manor Royal PR	CBC	Cycle way Langley walk	-£ 22,582	Complete
Open Space	CBC	Broadfield 2 Type Play Areas	-£ 25,726	Ongoing
Open Space	CBC	Ditchling Hill Play Area	-£ 64,795	Ongoing
Open Space	CBC	Ewhurst Playing Field	-£ 1,416	Ongoing
Open Space	CBC	Gainsborough Play Area	-£ 64,591	Ongoing
Open Space	CBC	Kidbrough, Gossops Green Play area	-£ 1,416	Ongoing
Open Space	CBC	Pitch Improvement	-£ 36,022	Ongoing
Open Space	CBC	Stoneycroft Play Area	-£ 1,416	Ongoing
Open Space	CBC	Three Bridges Playing Field	-£ 69,086	Ongoing
Town Centre	CBC	High St Public Real Improvement Scheme	-£ 968	Ongoing
Town Centre	CBC	Town Centre Signage	-£ 35,816	Complete

**-£ 782,485**

## 5. S106 Monies Committed Q3&4 2018/19.

5.1. A further £528,265 of S106 monies were committed to infrastructure projects during Q3&4 of 2018/19, through the Council's agreed approval process. The following table provides a breakdown of the individual project schemes to which the S106 funds were committed Q3&4 2018/19.

S106 Spend Category	Lead Org	Project Name	Project Cost	Due to Complete	Status
Transport	CGP	CGP MR Superhubs	£ 9,402	2018/19	On Going
Transport	CGP	CGP TC W&C	£ 67,813	2018/19	On Going
Manor Royal PR	CGP	CGP MR Superhubs	£ 48,498	2018/19	On Going
Open Space	CBC	Memorial Garden	£ 190,000	2019/ 20	On Going
Open Space	CBC	Broadfield Play area x 2	£ 274	2019/20	On Going
Open Space	CBC	Ewhurst additional funds	£ 10,000	2019/20	On Going
Open Space	CBC	Kidborough Road, Gossops Green	£ 68,584	2019/20	On Going
Open Space	CBC	Stoney Croft Ifield	£ 23,584	2019/20	On Going
Town Centre	CBC	Mosaic Memorial Gardens	£ 20,000	2019/ 20	On Going
Education	WSCC	Ifield College, Equipment	£ 90,110	2019/20	On Going

**£ 528,265**

5.2. The following table lists the projects which had S106 funds committed prior to 01.10.18 and are still ongoing/ final invoices to be submitted.

S106 Spend Cat.	Lead Org	Project Name	Project Cost	Due to Complete
Transport	CBC	Bike It	£15,000	2019/20
Transport	CGP	Three Bridges Station	£37,193	2021/22
Transport	CBC	Crawter's Brook Cycle Path, Mall Path	£51,124	2020/21
Transport	CGP	BOULEVARD CYCLE PATH	£94,030	2020/21
Transport	CBC	Bus Shelters	£104,676	2020/21
Transport	CGP	Three Bridges Station	£134,627	2021/22
Open Space	CBC	Three Bridges Playing Field	£85	Jun-19
Open Space	CBC	Ditchling Hill, Southgate. Improve Type B Play Area	£205	Jun-19
Open Space	CBC	Gainsborough Road Play Area, Tilgate. Type B Play Area	£409	Jun-19
Open Space	CBC	Playing field Improvements	£24,493	Apr-20
Open Space	CBC	Ewhurst Playing Fields, Ifield. Improve Type B Play Area	£63,584	Jun-19
Town Centre	CBC	High St Public Real Improvement Scheme	£9,308	2019/20

**£534,734**

## 6. Available Funds and potential future spend

6.1. Officers at the Council have identified a programme of infrastructure projects to the value of £2,609,610 which are intended to be delivered by 2021. The individual projects that make up this programme will be subject to the existing S106 approval process before any formal commitment is made. As of 31.03.19 there remains £818,413 of uncommitted S106 monies where projects have not yet been identified.

6.2. The table below lists the proposed infrastructure projects, which will be coming forward in due course for consideration through the S106 approval process.

Contribution Type	Project Name	Funds Provisionally Allocated	Delivery by	Organisation Requesting Funding	Status
Transport	Safer Route to School	£ 9,392	2019/20	WSCC	Process to Commence
Transport	Drop Crossing	£ 3,265	2019/20	WSCC	Delegated Process
Transport	School Keep Clear	£ 8,125	2019/20	WSCC	Process to Commence
Transport	Bike IT 2019/21	£ 56,618	2019/21	CBC	Process to Commence
Transport	Transport CGP	£ 570,112	2020/21	CBC/ WSCC	Process to Commence
Transport	Transport CGP	£ 327,637	2020/21	CBC/ WSCC	Spend Authorised not yet committed
Transport	Ifield Bus Shelter Heritage	£ 7,000	2019/20	CBC	Process to Commence
Transport	Car Club	£ 33,375	2020/21	CBC	Process to Commence
Transport	Three Bridges Cycle Path	£ 60,000	2020/21	CBC	Process to Commence
Transport	Ifield Avenue Walking Cycling	£ 99,101	2020/21	WSCC	Process to Commence
Transport	Travel Plan - Manor Royal	£ 3,048	2020/21	WSCC	Process to Commence
Transport	Specific Clause	£ 101,004	TBC	TBC	TBC
Transport	Specific Clause	£ 107,850	TBC	TBC	TBC
Manor Royal PR	Public realm imp. Crawler's Brook	£ 22,846	TBC	MRBID	Process to Commence
Manor Royal PR	Specific Clause	£ 9,960	TBC	MRBID	Process to Commence
Manor Royal PR	Public Realm (MR) CGP	£ 118,585	2020/21	MRBID	Process to Commence
Library	Dementia Pack	£ 4,608	TBC	WSCC	Process to Commence
Library	Upgrade shelving	£ 7,079	TBC	WSCC	Process to Commence
Open Space	4 type A Play Areas, Ifield	£ 52,000	2019/20	CBC	Spend Authorised not yet committed
Open Space	2 Type A Play Areas, Pound Hill	£ 26,000	2019/20	CBC	Spend Authorised not yet committed
Open Space	Perkstead Court Play Area, BB	£ 20,000	2019/20	CBC	Spend Authorised not yet committed
Open Space	2 Type A Play Areas, Bewbush	£ 13,000	2019/20	CBC	Spend Authorised not yet committed
Open Space	Medlar Close, LG - Play Area	£ 65,000	2019/20	CBC	Spend Authorised not yet committed

Contribution Type	Project Name	Funds Provisionally Allocated	Delivery by	Organisation Requesting Funding	Status
Open Space	Meadowlands Play Area, WG	£ 40,000	2019/20	CBC	Spend Authorised not yet committed
Open Space	Meadowlands Play Area, WG	£ 25,000	2019/20	CBC	Process to Commence
Open Space	Southgate Playing Field	£ 37,765	TBC	CBC	See Note
Open Space	Wakehams Green	£ 65,000	2021/22	CBC	Spend Authorised not yet committed
Open Space	Specific Clause	£ 1,106	TBC	CBC	Process to Commence
Town Centre	Town Centre CGP	£ 148,609	2020/21	CBC/WSCC	Process to Commence
Town Centre	Art within the Town Centre	£ 40,000	2020/21	CBC	Process to Commence
Education	Specific Clause	£ 498,200	TBC	WSCC	Process to Commence
CCTV	Car Club	£ 28,325	2020/21	CBC	Process to Commence

**£ 2,609,610**

## 7. Summary of S106 Monies

7.1. The table below provides an overview of the S106 monies received, spent and committed during Q3&4 2018/19 and shows the change in the balance of S106 at the end of Q3&4 of the financial year 2018/19 (far right hand column) compared to the balance of S106 funds at the end of Q2 2018/19 (2<sup>nd</sup> column from the left).

### On Going Projects.

S106 Categories of Spend	Balance Brought Forward 01.10.18	Received Q3&Q4 2018/19	S106 Spend Q3 & Q4 2018/19	Committed prior to Q3&Q4 2018/19 Project Ongoing	Committed Q3&Q4 2018/19	Provisionally Allocated Q3 & Q4 2018/19	Uncommitted/ not Provisional Allocation 31.03.19	Total Balance 2018/19
Transport	£2,371,394	£0	-£458,650	£436,649	£77,214	£1,386,526	£12,355	<b>£1,912,744</b>
Manor Royal PR	£222,472	£32,428	-£22,582	£0	£48,498	£151,392	£32,428	<b>£232,318</b>
Library	£55,657	£0	£0	£0	£0	£11,687	£43,970	£55,657
Open Space	£1,258,526	£12,681	-£264,468	£88,777	£292,442	£344,871	£280,649	<b>£1,006,739</b>
Town Centre	£254,702	£0	-£36,785	£9,308	£20,000	£188,609	£0	<b>£217,917</b>
Fire	£90,924	£0	£0	£0	£0	£0	£90,924	<b>£90,924</b>
Education	£739,394	£0	£0	£0	£90,110	£498,200	£151,084	<b>£739,394</b>
CCTV	£53,291	£0	£0	£0	£0	£28,325	£24,966	<b>£53,291</b>
Affordable Housing	£41,000	£24,337	£0	£0	£0	£0	£65,337	<b>£65,337</b>

**On Going Projects.**

<b>S106 Categories of Spend</b>	<b>Balance Brought Forward 01/10/18</b>	<b>Received Q3&amp;Q4 2018/19</b>	<b>S106 Spend Q3 &amp; Q4 2018/19</b>	<b>Committed prior to Q3&amp;Q4 2018/19</b>	<b>Committed Q3&amp;Q4 2018/19</b>	<b>Provisionally Allocated Q3 &amp; Q4 2018/19</b>	<b>Uncommitted/ not Provisional Allocation</b>	<b>Total Balance 2018/19</b>
Tree Contribution	£110,400	£6,300	£0	£0	£0	£0	£116,700	<b>£116,700</b>
<b>Total</b>	<b>£5,197,760</b>	<b>£75,746</b>	<b>-£782,485</b>	<b>£534,734</b>	<b>£528,265</b>	<b>£2,609,610</b>	<b>£818,413</b>	<b>£4,491,021</b>

**8. Back Ground Information**

**[SECTION 106 MONIES – Q1&2 2018/19 PES304](#)**

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