

# Crawley Borough Council

## Report to Planning Committee 21 October 2019

### Section 106 Monies – Q1&2 2019/20

Report of the Head of Economy and Planning, *PES/337*

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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 Q1&2 of the financial year 2019/20.

#### 2. Recommendations

That the Committee:

- 2.1. Notes the update on S106 monies received, spent and committed in Q1&2 of the financial year 2019/20.

#### 3. Reason for Recommendations

- 3.1. The Council's Policy Statement of S106 Monies through Planning Agreements requests an update to be reported to the Planning Committee.

#### 4. S106 Monies Received (to date) 2019/20.

- 4.1. During the Q1&2 of the financial year 2019/20 a total of £142,291.95 of monies were paid to the Council by developers in accordance with their obligations under the S106 agreements with the local planning authority.
- 4.2. The following table provides a breakdown of the amounts received by category of spend and the developments from which these monies were received.

S106 Spend Category	Ref	Address	Value
Open Space	CR/2016/0662/FUL	Car Park, 11-13 The Boulevard, Northgate, Crawley	£10,981.85
Transport			£20,007.00
Tree Contribution			£63,722.35
Affordable Housing	CR/2018/0744/FUL	Oakleigh, Church Road, Pound Hill	£10,500.00
Affordable Housing	CR/2018/0343/FUL	44 Albany Road, West Green	£10,000.00
Affordable Housing	CR/2018/0837/FUL	Land Adjacent to 139 Warren Drive, Ifield	£9,450.00
Manor Royal PR	CR/2018/0473/FUL	Diamond Point, Fleming Way	£9,560.00
Tree Contribution	CR/2017/0760/FUL	9 Woolborough Road, Northgate, Crawley	£8,070.75

**£142,291.9**

## 5. S106 Monies Spent (to date) 2019/20.

5.1. In Q1&2 of 2019/20, a total of £951,713.15 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	Project Name	Lead Org	Project Cost	Status
Education	Ifield Community College, Equipment	WSCC	-£ 90,110.05	Funds Transferred
Manor Royal PR	CGP Manor Royal Junction	CGP	-£ 29,698.43	Funds Transferred
Open Space	Ewhurst Playing Fields	CBC	-£ 4,693.48	In Progress
Open Space	Kidborough Road Gossops Green	CBC	-£ 67,353.02	In Progress
Open Space	Memorial Gardens	CBC	-£ 242.15	In Progress
Open Space	Stoney Croft	CBC	-£ 6,681.52	In Progress
Transport	Bike It 2017/19	CBC	-£ 15,000.00	Complete
Transport	CGP Manor Royal Junction	CGP	-£297,871.37	Funds Transferred
Transport	CGP Manor Royal W&C	CGP	-£ 38,997.35	In Progress
Transport	CGP MR Superhubs	CGP	-£ 3,322.30	In Progress
Transport	CGP Station Gateway	CGP	-£154,846.81	In Progress
Transport	CGP TC Superhubs	CGP	-£ 723.11	In Progress
Transport	CGP Town Centre W&C	CGP	-£ 22,555.97	In Progress
Transport	West Green Crossing	WSCC	-£ 10,075.00	Funds Transferred
Transport	WSCC Ifield Avenue Walking Cycling	WSCC	-£ 99,100.53	Funds Transferred
Town Centre	CGP Station Gateway	CBC	-£ 7,476.19	In Progress
Town Centre	CGP Station Gateway	CBC	-£ 17,075.00	In Progress
Town Centre	CGP Station Gateway	CBC	-£ 12,778.75	In Progress
Transport	CGP Three Bridges Station	CBC	-£ 73,112.12	In Progress

**-£951,713.15**

**6. S106 Monies Committed (to date) 2019/20.**

6.1. A further £769,998.87 of S106 monies was committed to infrastructure projects during Q1&2 of 2019/20, 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.

<b>S106 Spend Category</b>	<b>Lead Org</b>	<b>Project Name</b>	<b>Project Cost</b>	<b>Due to Complete</b>	<b>Status</b>
Transport	CBC	Bike It 2019-2021	£56,617.41	2021/22	On Going
Manor Royal PR	CGP	CGP MR Superhubs	£88,886.88	2020/21	On Going
Town Centre	CGP	CGP Station Gateway	£108,354.25	2022/23	On Going
Transport	CGP	CGP MR Superhubs	£116,065.27	2020/21	On Going
Transport	CGP	CGP MR W&C	£191,655.11	2020/21	On Going
Transport	CGP	CGP TC Superhubs	£67,245.89	2020/21	On Going
Transport	CGP	CGP TC W&C	£124,374.06	2020/21	On Going
Tree Contribution	CBC	Tree Planting Programme Phase 1	£16,800.00	2019/20	On Going

**£769,998.87**

6.2. The following table lists the projects which had S106 funds committed prior to 01.04.19 and are still ongoing/ final invoices to be submitted.

<b>S106 Spend Category</b>	<b>Lead Org</b>	<b>Project Name</b>	<b>Project Cost</b>	<b>Due to Complete</b>
Manor Royal PR	CGP	CGP MR Superhubs	£48,498.33	2020/21
Open Space	CBC	Broadfield Play area x 2	£273.66	Complete
Open Space	CBC	Ditchling Hill, Southgate. Improve Type B Play Area	£205.04	Complete
Open Space	CBC	Ewhurst Playing Fields, Ifield. Improve Type B Play Area	£68,890.81	2019/20
Open Space	CBC	Gainsborough Road Play Area, Tilgate. Improve Type B Play Area	£409.28	Complete
Open Space	CBC	Kidborough Road, Gossops Green	£1,231.18	2019/20
Open Space	CBC	Memorial Garden	£189,757.85	2019/ 20

Open Space	CBC	Peter's playing field	£24,492.85	2018/19
Open Space	CBC	Stoney Croft lfield	£16,902.68	2019/20
Open Space	CBC	Three Bridges Playing Field	£85.28	Complete
Town Centre	CBC	High St Public Real Improvement Scheme	£9,307.88	TBC
Town Centre	CBC	Mosaic Memorial Gardens	£20,000.00	2019/20
Transport	CBC	Bus Shelters	£104,675.73	2019/20
Transport	CGP	CGP MR Superhubs	£6,079.23	2020/21
Transport	CGP	CGP TC W&C	£45,256.62	2020/21
Transport	CGP	CGP Three Bridges Station	£61,514.48	2021/22
Transport	CGP	CGP Three Bridges Station	£37,192.71	2021/22
Transport	CBC	Crawters Brook Cycle Path, Mall Path	£51,124.34	TBC

**£685,897.95**

## 7. Available Funds and potential future spend

7.1. Officers at the Council have identified a programme of infrastructure projects to the value of £1,406,266.68 which are intended to be delivered by 2021/22. 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 01.10.19 there remains £819,438 of uncommitted S106 monies for which projects have yet to be identified.

7.2. 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	Provisionally Allocated	Delivery by	Lead Organisation	Status
Library	Crawley Library in 2017- shelving	£ 7,079.38	TBC	WSCC	Delegated Process
Library	Dementia Pack	£ 4,608.00	TBC	WSCC	Delegated Process
Library	Business & Information services, Library	£ 26,455.33	TBC	CBC	Process to Commence
Manor Royal PR	Specific Clause	£ 31,028.00	TBC	MRBID	Process to Commence
Manor Royal PR	Pocket Parks Manor Royal	£ 1,400.00	TBC	MRBID	Process to Commence

Manor Royal PR	Public realm at Crawter's Brook	£ 22,846.00	TBC	MRBID	Process to Commence
Manor Royal PR	Gateway 2 Project/ street furniture Z3	£ 9,960.30	TBC	MRBID	Process to Commence
Manor Royal PR	CGP Superhubs	£ 9,560.00	2021/22	CBC	Process to Commence
Open Space	4 type A Play Areas, Ifield	£ 52,000.00	2019/20	CBC	BAG done delegated to commence
Open Space	2 Type A Play Areas, Pound Hill	£ 26,000.00	2019/20	CBC	BAG done delegated to commence
Open Space	Perkstead Court Play Area, Bewbush	£ 20,000.00	2019/20	CBC	BAG done delegated to commence
Open Space	1 Type A Play Areas, Bewbush	£ 13,000.00	2020/21	CBC	BAG done delegated to commence
Open Space	Medlar Close, Langley Green Play Area	£ 65,000.00	2019/20	CBC	BAG done delegated to commence
Open Space	Meadowlands Type B Play Area, WG	£ 40,000.00	2020/21	CBC	BAG done delegated to commence
Open Space	Meadowlands Type B Play Area, WG	£ 25,000.00	2020/21	CBC	Process to Commence
Open Space	Southgate Playing Field	£ 61,428.06	TBC	CBC	See Note
Open Space	Wakehams Green	£ 65,000.00	2021/22	CBC	BAG done delegated to commence
Town Centre	Town Centre CGP	£ 2,925.00	2020/21	CBC	Process to Commence
Town Centre	Art within the Town Centre	£ 40,000.00	2020/21	CBC	Process to Commence
Transport	WSCC Drop Crossing, Borough wide	£ 3,265.00	2017/18	WSCC	Delegated Process
Transport	WSCC School Keep Clear	£ 8,125.00	2017/18	WSCC	Process to Commence
Transport	Safer Route to School Hilltops	£ 9,391.60	2020/21	WSCC	Process to Commence
Transport	Maidenbower Com Centre Bike Racks	£ 12,310.91	TBC	CBC	Process to Commence
Transport	Ifield Bus Shelter Heritage	£ 7,000.00	2019/20	CBC	Process to Commence
Transport	Car Club	£ 53,382.00	2020/21	CBC	Process to Commence
Transport	Three Bridges Cycle Path	£ 60,000.00	2020/21	CBC	Process to Commence
Transport	WSCC Travel Plan - Manor Royal	£ 3,048.27	2020/21	WSCC	Process to Commence
CCTV	Car Club	£ 28,325.00	2020/21	CBC	Process to Commence
Transport	Specific Clause	£ 90,928.66	TBC	TBC	TBC
Transport	Specific Clause	£ 107,894.00	TBC	TBC	TBC
Education	Specific Clause	£ 498,200.17	TBC	TBC	TBC
Open Space	Specific Clause	£ 1,106.00	TBC	TBC	TBC

**£1,406,266.68**

## 8. Summary of S106 Monies

8.1. The table below provides an overview of the S106 monies spent, received and committed during Q1&2 2019/20 and shows the change in the balance of S106 at the end of Q2 of the financial year 2019/20 (far right hand column) compared to the balance of S106 funds brought forward at the beginning of the year (2<sup>nd</sup> column from the left).

### On Going Projects.

S106 Categories of Spend	Balance Brought Forward 01.04.19	Received Q1&Q2 2019/20	S106 Spend Q1&Q2 2019/20	Committed prior to Q1&Q2 2019/20 Project Ongoing	Committed Q1&Q2 2019/20	Provisionally Allocated Q1&Q2 2019/20	Uncommitted/ not Provisional Allocation 01.10.19	Total Balance 2019/20
Transport	£1,912,744	£20,007	-£715,605	£305,843	£555,958	£355,345	£0	£1,217,146
Manor Royal PR	£232,318	£9,560	-£29,698	£48,498	£88,887	£74,794	£0	£212,180
Library	£55,658	£0	£0	£0	£0	£38,143	£17,515	£55,658
Open Space	£1,006,739	£10,982	-£78,970	£302,249	£0	£368,534	£267,968	£938,751
Town Centre	£217,917	£0	-£37,330	£29,308	£108,354	£42,925	£0	£180,587
Fire	£90,925	£0	£0	£0	£0	£0	£90,925	£90,925
Education	£739,395	£0	-£90,110	£0	£0	£498,200	£151,084	£649,285
CCTV	£53,291	£0	£0	£0	£0	£28,325	£24,966	£53,291
Affordable Housing	£65,337	£29,950	£0	£0	£0	£0	£95,287	£95,287
Tree Contribution	£116,700	£71,793	£0	£0	£16,800	£0	£171,693	£188,493
<b>Total</b>	<b>£4,491,023</b>	<b>£142,292</b>	<b>-£951,713</b>	<b>£685,898</b>	<b>£769,999</b>	<b>£1,406,267</b>	<b>£819,438</b>	<b>£3,681,602</b>

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