

# Crawley Borough Council

## Report to Planning Committee

9 March 2020

### Section 106 Monies – Q3 2019/20 to Q3 2020/21

Report of the Head of Economy and Planning, PES/384

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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 between Q3 2019/20 & Q3 2020/21.

#### 2. Recommendations

That the Committee:

- 2.1. Notes the update on S106 monies received, spent and committed between Q3 2019/20 & Q3 2020/21.

#### 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) 2020/21

- 4.1. Between Q3 2019/20 & Q3 2020/21 a total of £602,495.92 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.

<b>S106 Spend Category</b>	<b>Ref</b>	<b>Address</b>	<b>Value</b>
Affordable Housing	CR/2017/0925/FUL	1-6 Maunsell Park, Pound Hill, Crawley	£ 32,748.00
Affordable Housing	CR/2017/0594/FUL	Ocean House, Hazelwick Ave, Three Bridges	£120,933.99
Affordable Housing	CR/2019/0541/FUL	46 The Birches	£ 10,617.00
Affordable Housing	CR/20019/0282/FUL	Rear of 3 Southgate Road	£ 16,142.61
Affordable Housing	CR/2018/0693/FUL	5-9 Southgate Road	£ 77,443.36
Affordable Housing	CR/2019/0681/FUL	Zurich House, East Park	£ 50,170.47
Fire	CR/2015/0552/NCC	Forge Wood, North East Sector	£ 50,000.00
Open Space	CR/2018/0341/FUL	Car Park Adj Central Sussex College	£ 13,017.90
Transport	CR/2015/0552/NCC	Forge Wood, North East Sector	£119,225.00
Tree Contribution	CR/2017/0925/FUL	1-6 Maunsell Park, Pound Hill, Crawley	£ 2,100.00
Tree Contribution	CR/2018/0337/OUT	Hilton South Terminal, Gatwick	£ 44,100.00
Tree Contribution	CR/2017/0594/FUL	Ocean House, Hazelwick Ave, Three Bridges	£ 5,704.43
Tree Contribution	CR/2019/0681/FUL	Zurich House, East Park	£ 6,321.48
Tree Contribution	CR/2019/0282/FUL	Rear of 3 Southgate Road	£ 6,300.00
Tree Contribution	CR/2018/0341/FUL	Car Park Adj Central Sussex College	£ 42,622.41
Tree Contribution	CR/2017/0552/FUL	Queens Square	£ 5,049.27

**£ 602,495.92**

## 5. S106 Monies Spent (to date) 2020/21

5.1. Between Q3 2019/20 & Q3 2020/21, a total of -£1,401,589 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 Cat.	Project Name	Lead Org	Project Cost	Status
Transport	4 Real Time Screens Manor Royal	WSCC	-£ 30,225.00	Paid to WSCC
Transport	Bike It 2019/22	CBC	-£ 35,197.80	Ongoing
Transport	CGP MR Superhubs	CBC	-£ 7,979.28	Ongoing
Transport	CGP MR W&C	CBC	-£ 17,537.86	Ongoing
Transport	CGP Station Gateway	CBC	-£ 97,855.60	Ongoing
Transport	CGP Three Bridges Station	CBC	-£ 142,009.61	Ongoing
Transport	CGP Three Bridges Station Bus Shelter	CBC	-£ 10,157.09	Ongoing
Transport	CGP Three Bridges Station Cycle Parking	CBC	-£ 24,192.71	Ongoing
Transport	CGP Town Centre W&C	CBC	-£ 41,915.50	Ongoing
Transport	Ifield Heritage Bus Shelter	CBC	-£ 7,000.00	Complete
Transport	Manor Royal Crawters Brook, Mall Path	CBC	-£ 4,310.60	Ongoing
Manor Royal PR	Gateway 1	MRBID	-£ 31,028.00	Complete
Library	Crawley Library in 2017 to upgrade the shelving	WSCC	-£ 7,079.38	Paid to WSCC
Library	Dementia Pack	WSCC	-£ 4,608.00	Paid to WSCC
Open Space	2 Type A Play Areas Ifield	CBC	-£ 1,989.30	Ongoing
Open Space	2 Type A Play Areas Pound Hill / Rowfant Close	CBC	-£ 660.60	Ongoing
Open Space	Doorman's	CBC	-£ 9,552.65	Ongoing
Open Space	Ewhurst Playing Fields	CBC	-£ 70,164.39	Ongoing
Open Space	Kidborough Road Gossops Green	CBC	-£ 1,220.00	Ongoing
Open Space	Medlar Close	CBC	-£ 55,087.20	Ongoing
Open Space	Memorial Gardens Play Area	CBC	-£ 189,757.85	Ongoing
Open Space	Perkstead	CBC	-£ 1,858.05	Ongoing
Open Space	Playing Pitches Improvement	CBC	-£ 24,492.85	Ongoing
Open Space	Stoneycroft Play Area	CBC	-£ 16,776.53	Ongoing
Town Centre	CGP Station Gateway	CBC	-£ 28,684.08	Ongoing
Town Centre	Mosaic Memorial Gardens	CBC	-£ 8,444.68	Ongoing
CCTV	Return CCTV	CBC	-£ 20,000.00	Complete
Tree Contribution	Tree Improvements	CBC	-£ 13,604.27	Ongoing
Education	Ifield Community College	WSCC	-£ 242,353.48	Paid to WSCC
Education	Waterfield Primary School	WSCC	-£ 255,846.64	Paid to WSCC
			<b>-£1,401,589.00</b>	

## 6. S106 Monies Committed (to date) 2020/21

6.1. A further £365,122.54 of S106 monies were committed to infrastructure projects between Q3 2019/20 & Q3 2020/21, 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.

S106 Spend Category	Lead Org	Project Name	Project Cost	Due to Complete	Status
Open Space	CBC	Medlar Close, Langley Green	£ 9,912.80	2021/22	On Going
Open Space	CBC	Woodcroft Road & Puffin Close, Ifield	£ 24,010.70	2021/22	On Going
Transport	CBC	Three Bridges Railway Station	£ 11,347.78	2021/22	On Going
Transport	CBC	Maidenbower Com Centre Bike Racks	£ 6,000.00	2021/22	On Going
Transport	CBC	CGP TC W&C	£ 92,855.60	2024/25	On Going
Transport	WSCC	CGP Manor Royal Junction	£ 11,390.00	2024/25	On Going
Manor Royal PR	CBC	CGP Superhubs	£ 9,560.00	2024/25	On Going
Open Space	CBC	Newbury Road, Pound Hill	£ 39,339.40	2021/22	On Going
Open Space	CBC	Chichester Close, Tilgate	£ 44,999.91	2021/22	On Going
Open Space	CBC	Dormans, Gossops Green Playing Field	£ 35,447.35	2021/22	On Going
Open Space	CBC	Ninfield Court	£ 15,000.00	2021/22	On Going
Tree Contribution	CBC	Tree Planting Programme –TP2021	£ 57,400.00	2021/22	On Going
Open Space	CBC	Two Year Improvement Prog. Playing Fields	£ 7,859.00	2021/22	On Going
			<b>£ 365,122.54</b>		

6.2. The following table lists the projects which had S106 funds committed prior to 01.10.19 and either await commencement, are ongoing or where final invoices have not yet been submitted.

S106 Spend Category	Lead Org	Project Name	Project Cost	Due to Complete
Transport	CBC	Bike It 2019-2021	£ 21,419.66	2021/22
Transport	CBC	Bus Shelters	£ 104,675.73	2024/25
Transport	CGP	CGP MR Superhubs	£ 114,165.32	2024/25
Transport	CGP	CGP MR W&C	£ 174,117.25	2024/25
Transport	CGP	CGP TC Superhubs	£ 47,875.78	2024/25
Transport	CGP	CGP TC W&C	£ 54,229.67	2024/25

Transport	CBC	Crawters Brook Cycle Path, Mall Path	£ 46,813.74	2021/22
Manor Royal PR	CGP	CGP MR Superhubs	£ 137,385.21	2024/25
Open Space	CBC	Stoney Croft Ifield	£ 126.15	2019/20
Town Centre	CGP	CGP Station Gateway	£ 116,999.99	2024/25
Town Centre	CBC	Mosaic Memorial Gardens	£ 11,555.32	2021/22
Tree Contribution	CBC	Tree Planting Programme Phase 1	£ 3,195.73	2021/22

**£ 832,559.55**

## 7. Available Funds and Potential Future Spend

7.1. Officers at the Council have identified a programme of infrastructure projects to the value of £442,733.50 which are intended to be delivered by 2024/25. 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 01.01.21 there remains £1,279,423 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	Funds Provisionally Allocated	Delivery by	Organisation Requesting Funding	Status
Transport	Car Club	£ 53,382.00	2020/21	CBC	Process to Commence
Transport	Transport CGP	£ 63,048.27	2024/25	CBC	Process to Commence
Transport	CGP TC SUPERHUB	£ 19,386.00	2024/25	CBC	Process to Commence
Transport	Specific Clause	£ 90,928.66	TBC	WSCC	Process to Commence
Manor Royal PR	County Oak or Metcalf Way Micro Parks	£ 1,400.00	TBC	MRBID	Process to Commence
Manor Royal PR	Public Realm Imp, Crawter's Brook	£ 22,846.00	TBC	MRBID	Process to Commence
Manor Royal PR	Gateway 2 /street furniture in zone 3	£ 9,960.30	TBC	MRBID	Process to Commence
Library	Business Inform Service Crawley Library	£ 26,455.33	TBC	CBC	Process to Commence
Open Space	Southgate Playing Field	£ 23,663.06	TBC	CBC	Additional Funds Due
Open Space	Specific Clause	£ 1,106.00	TBC	CBC	Process to Commence
Town Centre	Town Centre CGP	£ 12,232.88	2020/21	CBC/WSCC	Process to Commence
Town Centre	Art within the Town Centre	£ 40,000.00	2020/21	CBC	Process to Commence
CCTV	Car Club	£ 28,325.00	2020/21	CBC	Process to Commence
Fire	Breathing Equipment	£ 50,000.00	TBC	WSCC	Process to Commence

**£ 442,733.50**

## 8. Summary of S106 Monies

8.1. The table below provides an overview of the S106 monies spent, received and committed between Q3 2019/20 & Q3 2020/21 and shows the change in the balance of S106 at the end of Q3 of the financial year 2020/21 (far right hand column) compared to the balance of S106 funds brought forward as of 1 October 2019 (2<sup>nd</sup> column from the left).

S106 Categories of Spend	Balance Brought Forward 01.10.19	Received Q3 2019/20 to Q3 2020/21	S106 Spend Q3 2019/20 to Q3 2020/21	Committed prior to Q3 2019/20 to Q3 2020/21 Project Ongoing	Committed Q3 2019/20 to Q3 2020/21	Provisionally Allocated Q3 2019/20 to Q3 2020/21	Uncommitted/ Not Provisionally Allocated 01.01.21	Total Balance
Transport	£1,217,146	£119,225	-£418,381	£563,297	£121,593	£226,745	£6,355	£917,990
Manor Royal PR	£212,180	£0	-£31,028	£137,385	£9,560	£34,206	£0	£181,152
Library	£55,658	£0	-£11,687	£0	£0	£26,455	£17,515	£43,970
Open Space	£938,751	£13,018	-£371,559	£126	£176,569	£24,769	£378,745	£580,209
Town Centre	£217,917	£0	-£37,129	£128,555	£0	£52,233	£0	£180,788
Fire	£90,925	£50,000	£0	£0	£0	£50,000	£90,925	£140,925
Education	£649,285	£0	-£498,200	£0	£0	£0	£151,084	£151,084
CCTV	£53,291	£0	-£20,000	£0	£0	£28,325	£4,966	£33,291
Affordable Housing	£95,287	£308,055	£0	£0	£0	£0	£403,342	£403,342
Tree Contribution	£188,493	£112,198	-£13,604	£3,196	£57,400	£0	£226,491	£287,086
<b>Total</b>	<b>£3,718,932</b>	<b>£602,496</b>	<b>-£1,401,589</b>	<b>£832,560</b>	<b>£365,123</b>	<b>£442,734</b>	<b>£1,279,423</b>	<b>£2,919,839</b>

## 9. Background Information

The last report to the Planning Committee [Section 106 Monies – Q1&2 2019/20 PES/337](#)

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