

Crawley Borough Council

Report to Planning Committee

2 November 2021

Section 106 Monies – Q4 2020/21 to Q2 2021/22

Report of the Head of Economy and Planning, *PES/389*

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 Q4 2020/21 & Q2 2021/22.

2. Recommendations

That the Committee:

- 2.1. Notes the update on S106 monies received, spent and committed between Q4 2020/21 & Q2 2021/22.
- 2.2. Notes that the Section 106 Monies - Q3 to Q4 2021/22 report will be submitted to the Committee in April 2022.

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) 2021/22

- 4.1. Between Q4 2020/21 & Q2 2021/22 a total of £748,263.64 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 |
|---------------------|------------------|-------------------------------|--------------|
| Affordable Housing | CR/2015/0609/FUL | 15-29 The Broadway, Northgate | £ 664,079.38 |
| Tree Contribution | CR/2017/0552/FUL | Queens Square | £ 7,000.00 |
| Education | CR/2015/0609/FUL | 15-29 The Broadway, Northgate | £ 31,714.00 |
| Fire | CR/2015/0609/FUL | 15-29 The Broadway, Northgate | £ 11,321.92 |
| Open Space | CR/2015/0609/FUL | 15-29 The Broadway, Northgate | £ 12,300.16 |
| Transport | CR/2015/0609/FUL | 15-29 The Broadway, Northgate | £ 21,848.18 |

£ 748,263.64

5. S106 Monies Spent (to date) 2021/22

5.1. Between Q4 2020/21 & Q2 2021/22, a total of -£202,315.39 of S106 monies were spent by the 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 |
|----------------------------|-------------------------|-----------------|---------------------|---------------|
| Transport | Bike It 2019-21 | CBC | -£ 21,310.25 | Ongoing |
| Transport | CGP TC W&C | CBC | -£ 17,531.16 | Ongoing |
| Transport | Maidenbower Cycle Racks | CBC | -£ 6,000.00 | Complete |
| Open Space | Chichester Close | CBC | -£ 43,195.43 | Ongoing |
| Open Space | Dormans Play Area | CBC | -£ 295.00 | Ongoing |
| Open Space | Newbury Road | CBC | -£ 38,062.84 | Ongoing |
| Open Space | Playing Fields | CBC | -£ 7,859.00 | Complete |
| Open Space | Rushetts Road | CBC | -£ 3,965.98 | Ongoing |
| Tree Contribution | Tree Improvements | CBC | -£ 64,095.73 | Complete |
| | | | -£202,315.39 | |

6. S106 Monies Committed (to date) 2021/22

6.1. A further £17,664.00 of S106 monies were committed to infrastructure projects between Q4 2020/21 & Q2 2021/22, 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 |
|----------------------------|-----------------|---------------------|---------------------|------------------------|---------------|
| Transport | CBC | Car Club | £ 17,664.00 | 2021/22 | Ongoing |

6.2. The following table lists the projects which had S106 funds committed prior to 1 January 2021 and are still ongoing/final invoices to be submitted.

| S106 Spend Category | Lead Org | Project Name | Project Cost | Due to Complete |
|----------------------------|-----------------|---------------------------------------|---------------------|------------------------|
| Transport | CBC | Bike It 2019-2021 | £ 109.51 | 2021/22 |
| Transport | CBC | Bus Shelters | £ 104,675.73 | 2023/24 |
| Transport | WSCCC | CGP Manor Royal Junction | £ 11,390.00 | 2023/24 |
| Manor Royal PR | CGP | CGP MR Superhubs | £ 146,945.21 | 2023/24 |
| Transport | CGP | CGP MR Superhubs | £ 114,165.32 | 2023/24 |
| Transport | CGP | CGP MR W&C | £ 174,117.25 | 2023/24 |
| Town Centre | CGP | CGP Station Gateway | £ 116,999.99 | 2022/23 |
| Transport | CGP | CGP TC Superhubs | £ 67,245.89 | 2023/24 |
| Transport | CGP | CGP TC W&C | £ 112,224.99 | 2023/24 |
| Transport | CGP | CGP Three Bridges Railway Station | £ 11,347.78 | 2023/24 |
| Open Space | CBC | Chichester Close, Tilgate | £ 1,804.57 | 2020/21 |
| Transport | CBC | Crawters Brook Cycle Path, Mall Path | £ 44,772.72 | 2023/24 |
| Open Space | CBC | Dormans, Gossops Green Playing Field | £ 35,152.35 | 2020/21 |
| Town Centre | CBC | Mosaic Memorial Gardens | £ 11,555.32 | 2020/21 |
| Open Space | CBC | Newbury Road, Pound Hill | £ 1,276.51 | 2020/21 |
| Open Space | CBC | Ninfield Court | £ 15,000.00 | 2020/21 |
| Open Space | CBC | Rushetts Road | £ 5,956.82 | 2020/21 |
| Open Space | CBC | Stoney Croft Ifield | £ 126.15 | 2020/21 |
| Open Space | CBC | Woodcroft Road & Puffin Close, Ifield | £ 24,010.70 | 2020/21 |
| | | | £ 998,876.81 | |

7. Available Funds and Potential Future Spend

7.1. Officers at the Council have identified a programme of infrastructure projects to the value of £1,848,493.84 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 1 October 2021, there remains £600,752.44 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 |
|--------------------|--|-------------------------------|-------------|---------------------------------|---------------------|
| Affordable Housing | Longley House | £1,067,421.81 | TBC | CBC | Process to Commence |
| Fire | Breathing Equipment | £ 50,000.00 | TBC | WSCC | Process to Commence |
| Library | Business services - Crawley Library | £ 26,455.33 | TBC | CBC | Process to Commence |
| Manor Royal PR | Pocket Parks - County Oak/ Metcalf Way | £ 1,400.00 | TBC | MRBID | Process to Commence |
| Manor Royal PR | Public realm improvements, Crawter's Brook | £ 22,846.00 | TBC | MRBID | Process to Commence |
| Manor Royal PR | Gateway 2 Project / street furniture zone 3 MR | £ 9,960.30 | TBC | MRBID | Process to Commence |
| Open Space | Southgate Playing Fields | £ 47,428.65 | 21/22 | CBC | Process to Commence |
| Open Space | Allotments | £ 2,794.25 | TBC | CBC | Process to Commence |
| Open Space | Halley Close | £ 15,000.00 | 21/22 | CBC | Process to Commence |
| Open Space | Curteys Walk | £ 15,000.00 | 21/22 | CBC | Process to Commence |
| Open Space | Perkstead Court | £ 20,000.00 | 21/22 | CBC | Process to Commence |
| Open Space | Meadowlands | £ 65,000.00 | 21/22 | CBC | Process to Commence |
| Open Space | Brideake Close | £ 17,000.00 | 22/23 | CBC | Process to Commence |
| Open Space | Bowness Close | £ 18,000.00 | 22/23 | CBC | Process to Commence |
| Open Space | Plantain Crescent | £ 15,000.00 | 22/23 | CBC | Process to Commence |
| Open Space | Wakehams | £ 55,000.00 | 22/23 | CBC | Process to Commence |

| | | | | | |
|-------------|----------------------------|-------------|---------|------|---------------------|
| Open Space | Ifield Green Junior | £ 58,989.30 | 23/24 | CBC | Process to Commence |
| Open Space | Hammond Road | £ 12,368.05 | 23/24 | CBC | Process to Commence |
| Open Space | Conniston Close | £ 13,000.00 | 24/25 | CBC | Process to Commence |
| Open Space | Woodcroft Road | £ 9,734.43 | 24/25 | CBC | Process to Commence |
| Town Centre | Town Centre CGP | £ 12,232.88 | 2020/21 | CBC | Process to Commence |
| Town Centre | Art within the Town Centre | £ 40,000.00 | 2020/21 | CBC | Process to Commence |
| Transport | Transport CGP | £ 33,375.00 | 2020/21 | CBC | Process to Commence |
| CCTV | Car Club | £ 28,325.00 | 2020/21 | CBC | Process to Commence |
| Transport | Transport CGP | £ 21,848.18 | 2020/21 | CBC | Process to Commence |
| Transport | CGP TC SUPERHUB | £ 19,386.00 | 2020/21 | CBC | Process to Commence |
| Transport | CGP Three Bridges | £ 60,000.00 | 2020/21 | CBC | Process to Commence |
| Transport | WSCC | £ 90,928.66 | 24/25 | WSCC | Process to Commence |

£1,848,493.84

8. Summary of S106 Monies

8.1. The table below provides an overview of the S106 monies spent, received and committed between Q4 2020/21 & Q2 2021/22 and shows the change in the balance of S106 at the end of Q2 of the financial year 2021/22 (far right hand column) compared to the balance of S106 funds brought forward as of 1 January 2021 (2nd column from the left).

Ongoing Projects

| S106 Categories of Spend | Balance Brought Forward 01.01.21 | Received Q4 2020/21 to Q2 2021/22 | S106 Spend Q4 2020/21 to Q2 2021/22 | Committed prior to Q4 2020/21 to Q2 2021/22 Project ongoing | Committed Q4 2020/21 to Q2 2021/22 | Provisionally Allocated Q4 2020/21 to Q2 2021/22 | Uncommitted/ not Provisional Allocation 01.10.21 | Total Balance |
|--------------------------|----------------------------------|-----------------------------------|-------------------------------------|--|------------------------------------|--|--|----------------------|
| Transport | £917,990.39 | £21,848.18 | -£44,841.41 | £640,049.19 | £17,664.00 | £225,537.84 | £11,746.13 | £894,997.16 |
| Manor Royal PR | £181,151.57 | £0.00 | £0.00 | £146,945.21 | £0.00 | £34,206.30 | £0.06 | £181,151.57 |
| Library | £43,970.28 | £0.00 | £0.00 | £0.00 | £0.00 | £26,455.33 | £17,514.95 | £43,970.28 |
| Open Space | £580,209.16 | £12,300.16 | -£93,378.25 | £83,327.10 | £0.00 | £364,314.68 | £51,489.29 | £499,131.07 |
| Town Centre | £180,788.24 | £0.00 | £0.00 | £128,555.31 | £0.00 | £52,232.88 | £0.05 | £180,788.24 |
| Fire | £140,924.89 | £11,321.92 | £0.00 | £0.00 | £0.00 | £50,000.00 | £102,246.81 | £152,246.81 |
| Education | £151,084.46 | £31,714.00 | £0.00 | £0.00 | £0.00 | £0.00 | £182,798.46 | £182,798.46 |
| CCTV | £33,291.00 | £0.00 | £0.00 | £0.00 | £0.00 | £28,325.00 | £4,966.00 | £33,291.00 |
| Affordable Housing | £403,342.43 | £664,079.38 | £0.00 | £0.00 | £0.00 | £1,067,421.81 | £0.00 | £1,067,421.81 |
| Tree Contribution | £287,086.42 | £7,000.00 | -£64,095.73 | £0.00 | £0.00 | £0.00 | £229,990.69 | £229,990.69 |
| Total | £2,919,838.84 | £748,263.64 | -£202,315.39 | £998,876.81 | £17,664.00 | £1,848,493.84 | £600,752.44 | £3,465,787.09 |

9. Background Information

The last report to the Planning Committee [Section 106 Monies – Q3 2019/20 to Q3 2020/21 Meeting: 27/07/2021 - Councillors' Information Bulletin \(3\)](#)

Contact Officer: Mandy Smith, Regeneration Programme Officer.
Tel: 01293438285. Email: mandy.smith@crawley.gov.uk