

# Crawley Borough Council

## Report to Planning Committee

30 August 2022

### Section 106 Monies – Q3 2020/21 to Q1 2022/23

Report of the Head of Economy and Planning – PES/401

#### 1. Purpose

- 1.1. Section 106 of the Town and Country Planning Act 1990 provides that planning permissions may be granted subject to planning obligations, agreed for individual site permissions between the developer and the local planning authority, which are set out in a separate legal agreement, often referred to as a 'Section 106 Agreement'. Financial contributions arising from such agreements are paid by site developers to the local planning authority and must be spent as set out in the relevant Section 106 (S106) agreement and in accordance with legislation (see appendix A).
- 1.2. This report summarises all the S106 monies received, spent and committed to project schemes between quarter three of 2021/22 and quarter one of 2022/23.

#### 2. Recommendations

- 2.1. That the Committee notes the update on S106 monies received, spent, and committed between Q3 2021/22 and Q1 2022/23.

#### 3. Reason for Recommendations

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

#### 4. S106 Monies Received between 1 Oct 2021 and 30 June 2022.

- 4.1. Between Q3 2021/22 and Q1 2022/23 a total of £337,375.91 of monies were paid to the Council by developers in accordance with their obligations under the S106 agreements with the local planning authority. 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> |
|----------------------------|------------------|--|--------------|
| Public Realm (MR)          | CR/2019/0696/FUL | Land Jersey Farm, County Oak Lane, LG    | £ 3,555.16   |
| Transport                  | CR/2019/0696/FUL | Land Jersey Farm, County Oak Lane, LG    | £ 48,572.56  |
| Affordable Housing         | CR/2018/0891/FUL | EDF Building, Russell Way, Three Bridges | £166,306.48  |
| Open Space                 | CR/2018/0891/FUL | EDF Building, Russell Way, Three Bridges | £ 7,270.24   |
| Tree Replacement           | CR/2018/0891/FUL | EDF Building, Russell Way, Three Bridges | £ 16,121.21  |
| Open Space                 | CR/2018/0894/OUT | Steers Lane, Forge Wood                  | £ 21,864.74  |
| Transport                  | CR/2018/0894/OUT | Steers Lane, Forge Wood                  | £ 20,845.92  |
| Affordable Housing         | CR/2018/0188/FUL | Belgrave House, Station Way, Northgate   | £ 32,256.23  |
| Public Realm (MR)          | CR/2021/0248/FUL | The Base, Fleming Way, Crawley           | £ 850.00     |
| Transport                  | CR/2021/0248/FUL | The Base, Fleming Way, Crawley           | £ 3,794.88   |
| Tree Replacement           | CR/2021/0248/FUL | The Base, Fleming Way, Crawley           | £ 15,938.49  |

**£337,375.91**

## 5. S106 Monies Spent Between 1 Oct 2021 and 30 June 2022

5.1. Between Q3 2021/22 and Q1 2022/23, a total of £213,205.11 of S106 monies was 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 Spend | Status    |
|---------------------|---|----------|---------------|-----------|
| Public Realm (MR)   | CGP* Manor Royal Junction Improvements                      | WSCC     | -£ 3,555.16   | Ongoing   |
| Transport           | CGP* Manor Royal Junction Improvements                      | WSCC     | -£ 59,962.56  | Ongoing   |
| Transport           | Car Club  | CBC      | -£ 17,664.00  | Completed |
| Open Space          | Dormans Play Area   | CBC      | -£ 34,548.14  | Completed |
| Open Space          | Rushetts Road Play Area                                     | CBC      | -£ 4,595.00   | Completed |
| Open Space          | Ninefields Play Area  | CBC      | -£ 13,850.00  | Completed |
| Town Centre         | CGP* Station Gateway  | CBC      | -£ 19,144.39  | Ongoing   |
| Transport           | CGP* Western Boulevard - Sustainable Transport Improvements | CBC      | -£ 59,885.86  | Ongoing   |

**-£213,205.11**

## 6. S106 Monies Committed Between 1 Oct 2021 and 30 June 2022

6.1. A further £70,460.19 of S106 monies was committed to infrastructure projects between Q3 2021/22 and Q1 2022/23, through the Council's agreed approval process (see appendices B and C). 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      | Southgate Playing Fields  | £ 50,460.19  | 2022/23         | Ongoing |
| Open Space          | CBC      | Perkstead Court Play Area | £ 20,000.00  | 2022/23         | Ongoing |

**£ 70,460.19**

6.2. The following table lists the projects which had S106 funds committed prior to 1 October 2021 and are still ongoing:

| <b>S106 Spend Category</b> | <b>Project Name</b>   | <b>Project Remaining Budget</b> | <b>Due to Complete</b> | <b>Lead Org</b> |
|----------------------------|---|---------------------------------|------------------------|-----------------|
| Public Realm (MR)          | CGP* Manor Royal Bus waiting area Superhubs                       | £146,945.21                     | 2022/23                | CBC             |
| Open Space                 | Curteys Walk Play Area  | £ 2,954.57                      | 2022/23                | CBC             |
| Open Space                 | Newbury Close Play Area   | £ 200.00                        | 2022/23                | CBC             |
| Open Space                 | Ifield Junior Play Area   | £ 6,136.85                      | 2024/25                | CBC             |
| Open Space                 | Puffin Close, Play Area Ifield                                    | £ 18,000.00                     | 2022/23                | CBC             |
| Town Centre                | CGP* Station Gateway  | £ 97,855.60                     | 2024/25                | CBC             |
| Town Centre                | Mosaic Memorial Gardens   | £ 11,555.32                     | 2024/25                | CBC             |
| Transport                  | CGP* Station Gateway  | £ 109.51                        | 2024/25                | CBC             |
| Transport                  | Bus Shelters  | £104,675.73                     | 2024/25                | CBC             |
| Transport                  | CGP* Manor Royal Bus Waiting Area Superhubs                       | £116,617.87                     | 2024/25                | CBC             |
| Transport                  | CGP* Manor Royal Walking & Cycling Improvement                    | £174,117.25                     | 2024/25                | CBC             |
| Transport                  | CGP* Town Centre Bus Waiting Area - Superhub                      | £ 64,793.34                     | 2024/25                | CBC             |
| Transport                  | CGP* Western Boulevard scheme                                     | £ 50,298.11                     | 2024/25                | CBC             |
| Transport                  | CGP* Three Bridges Station (Specific Clause, Cycle parking racks) | £ 11,347.78                     | 2024/25                | CBC             |
|                            |   | <b>£805,607.14</b>              |                        |                 |

## 7. Available Funds and Potential Future Spend

7.1. Officers at the Council have identified a programme of infrastructure projects to the value of £2,058,298.01, which are proposed 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 30 June 2022, there remains £655,592.55 of other uncommitted S106 monies for which projects have yet to be identified. 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         | Bus Stop Contribution - Steers Lane          | £ 20,845.92                   | 2023/24     | CBC                             | Process to Commence |
| Transport         | Car Club                                     | £ 2,343.00                    | TBC         | CBC                             | Process to Commence |
| Transport         | CGP* Three Bridges Station improvements      | £ 60,000.00                   | 2024/25     | CBC                             | Process to Commence |
| Transport         | Ifield Avenue Roundabout improvements        | £ 90,928.66                   | TBC         | WSCC                            | Process to Commence |
| Transport         | CGP* Station Gateway                         | £ 98,109.18                   | 2024/25     | CBC                             | Process to Commence |
| Public Realm (MR) | County Oak or Metcalf Way Pocket Parks       | £ 1,400.00                    | TBC         | MRBID                           | Process to Commence |
| Public Realm (MR) | Gateway 2 / street furniture zone 3 M. Royal | £ 9,960.30                    | TBC         | MRBID                           | Process to Commence |
| Public Realm (MR) | Public realm improvements - Crawler's Brook  | £ 22,846.00                   | TBC         | MRBID                           | Process to Commence |
| Library           | Business info services at Crawley Library    | £ 26,455.33                   | TBC         | CBC                             | Process to Commence |
| Open Space        | Brideake Close Play Area                     | £ 17,000.00                   | 2022/23     | CBC                             | Process to Commence |
| Open Space        | Curteys Walk Play Area                       | £ 12,045.43                   | 2022/23     | CBC                             | Process to Commence |
| Open Space        | Meadowlands Play Area                        | £ 65,000.00                   | 2022/23     | CBC                             | Process to Commence |
| Open Space        | Wakehams Play Area                           | £ 55,000.00                   | 2022/23     | CBC                             | Process to Commence |
| Open Space        | Allotments                                   | £ 26,072.25                   | TBC         | CBC                             | Process to Commence |
| Open Space        | Halley Close Play Area                       | £ 15,000.00                   | 2023/24     | CBC                             | Process to Commence |
| Open Space        | Bowness Close Play Area                      | £ 18,000.00                   | 2023/24     | CBC                             | Process to Commence |
| Open Space        | Plantain Crescent Play Area                  | £ 15,000.00                   | 2023/24     | CBC                             | Process to Commence |
| Open Space        | Ifield Green Junior Play Area                | £ 41,989.30                   | 2023/24     | CBC                             | Process to Commence |

|                    |                               |               |         |          |                     |
|--------------------|-------------------------------|---------------|---------|----------|---------------------|
| Open Space         | Hammond Road Play Area        | £ 15,322.62   | 2023/24 | CBC      | Process to Commence |
| Open Space         | Hanbury Road Play Area        | £ 21,734.47   | 2024/25 | CBC      | Process to Commence |
| Open Space         | Woodcroft Road Play Area      | £ 18,000.00   | 2024/25 | CBC      | Process to Commence |
| Open Space         | Three Bridges Youth provision | £ 3,737.19    | TBC     | CBC      | Process to Commence |
| Town Centre        | Art within the Town Centre    | £ 40,000.00   | 2024/25 | CBC      | Process to Commence |
| Town Centre        | CGP* Station Gateway          | £ 12,232.88   | 2024/25 | CBC/WSCC | Process to Commence |
| CCTV               | Mobile CCTV Dan               | £ 4,965.96    | 2022/23 | CBC      | Process to Commence |
| CCTV               | Town Centre CCTV              | £ 28,325.00   | 2025/26 | CBC      | Process to Commence |
| Affordable Housing | Longley House                 | £1,265,984.52 | TBC     | CBC      | Process to Commence |
| Fire               | Breathing Equipment           | £ 50,000.00   | TBC     | WSCC     | Process to Commence |

**£2,058,298.01**

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<sup>1</sup> CGP – [Crawley Growth Programme | Invest Crawley](#)

## 8. Summary of S106 Monies

8.1. The table below provides an overall overview of the S106 monies spent, received, and committed between Q3 2021/22 and Q1 2022/23 and shows the change in the balance of S106 at the end of Q1 of the financial year 2022/23 (far right-hand column) compared to the balance of S106 funds brought forward as of 1 October 2021 (2<sup>nd</sup> column from the left).

| S106 Categories of Spend | Balance Brought Forward 01.10.21 | Received between Q3 21/22 & Q1 22/23 | S106 Spend between Q3 21/22 & Q1 22/23 | Committed prior to Q3 21/22 Project Ongoing | Committed between Q3 21/22 & Q1 22/23 | Provisionally Allocated 30.06.22 | Uncommitted/ Not Provisionally Allocated 30.06.22 | Total Balance 30.06.22 |
|--------------------------|----------------------------------|--------------------------------------|--|---|---------------------------------------|----------------------------------|---|------------------------|
| Transport                | £894,997.16                      | £73,213.36                           | -£137,512.42                           | £521,959.59                                 | £0.00                                 | £272,226.76                      | £36,511.75  | <b>£830,698.10</b>     |
| Public Realm (MR)        | £181,151.57                      | £4,405.16                            | -£3,555.16                             | £146,945.21                                 | £0.00                                 | £34,206.30                       | £850.06   | <b>£182,001.57</b>     |
| Library                  | £43,970.28                       | £0.00                                | £0.00                                  | £0.00                                       | £0.00                                 | £26,455.33                       | £17,514.95  | <b>£43,970.28</b>      |
| Open Space               | £499,131.07                      | £29,134.98                           | -£52,993.14                            | £27,291.42                                  | £70,460.19                            | £323,901.26                      | £53,620.04  | <b>£475,272.91</b>     |
| Town Centre              | £180,788.24                      | £0.00                                | -£19,144.39                            | £109,410.92                                 | £0.00                                 | £52,232.88                       | £0.05   | <b>£161,643.85</b>     |
| Fire                     | £152,246.81                      | £0.00                                | £0.00                                  | £0.00                                       | £0.00                                 | £50,000.00                       | £102,246.81                                       | <b>£152,246.81</b>     |
| Education                | £182,798.46                      | £0.00                                | £0.00                                  | £0.00                                       | £0.00                                 | £0.00                            | £182,798.46                                       | <b>£182,798.46</b>     |
| CCTV                     | £33,291.00                       | £0.00                                | £0.00                                  | £0.00                                       | £0.00                                 | £33,290.96                       | £0.04   | <b>£33,291.00</b>      |
| Affordable Housing       | £1,067,421.81                    | £198,562.71                          | £0.00                                  | £0.00                                       | £0.00                                 | £1,265,984.52                    | £0.00   | <b>£1,265,984.52</b>   |
| Tree Contribution        | £229,990.69                      | £32,059.70                           | £0.00                                  | £0.00                                       | £0.00                                 | £0.00                            | £262,050.39                                       | <b>£262,050.39</b>     |
| <b>Total</b>             | <b>£3,465,787.09</b>             | <b>£337,375.91</b>                   | <b>-£213,205.11</b>                    | <b>£805,607.14</b>                          | <b>£70,460.19</b>                     | <b>£2,058,298.01</b>             | <b>£655,592.55</b>                                | <b>£3,589,957.89</b>   |

## 9. Background Information

9.1. The previous S106 Monies report to Planning Committee: [PES/389 S106 Monies Q4 to Q2 20202122](#)

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