

# Crawley Borough Council

## Report to Planning Committee

1 November 2022

### Section 106 Monies – Q2 2022/23

Report of the Head of Economy and Planning – **PES/424**

#### **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 in quarter 2 of 2022/23.

#### **2. Recommendations**

- 2.1. That the Committee notes the update on S106 monies received, spent, and committed in Q2 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 in Q2 2022/23**

- 4.1. In Q2 2022/23 a total of £0.00 of monies were paid to the Council by developers in accordance with their obligations under the S106 agreements with the local planning authority.

## 5. S106 Monies Spent in Q2 2022/23

5.1. In Q2 2022/23, a total of £87,683.64 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	Status
Open Space	Southgate Playing Fields	CBC	-£2,700.00	Ongoing
Town Centre	CGP Station Gateway	CBC	-£17,075.00	Ongoing
Town Centre	CGP Station Gateway	CBC	-£60,780.60	Ongoing
Town Centre	CGP Station Gateway	CBC	-£6,438.89	Ongoing
Transport	Town Centre Cycle Improvements - W3323	CBC	-£689.15	Ongoing

**-£87,683.64**

## 6. S106 Monies Committed in Q2 2022/23

6.1. A further £1,415,029.95 of S106 monies were committed to infrastructure projects in Q2 2022/23, through the Council's agreed approval process ([PES/401](#)). 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	Curteys Walk	£12,045.43	2022/23	Ongoing
Open Space	CBC	Meadowlands	£65,000.00	2022/23	Ongoing
Open Space	CBC	Brideake Close	£17,000.00	2022/23	Ongoing
Open Space	CBC	Wakehams	£55,000.00	2022/23	Ongoing
Affordable Housing	CBC	Longley House	£1,265,984.52	2024/25	Ongoing

**£1,415,029.95**

6.2. The following table lists the projects which had S106 funds committed prior to 1 July 2022 and are still ongoing:

<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 <sup>1</sup>	CGP MR Superhubs	£146,945.21	2024/25
Open Space	CBC	Curteys Walk (reallocated underspend)	£1,804.57	2022/23
Open Space	CBC	Newbury Close	£200.00	2022/23
Open Space	CBC	Curteys Walk	£1,150.00	2022/23
Open Space	CBC	Stoney Croft	£126.15	2022/23
Open Space	CBC	Ifield Junior	£6,010.70	2022/24
Open Space	CBC	Puffin Close, Ifield	£18,000.00	2022/23
Town Centre	CGP	CGP Station Gateway	£13,561.11	2022/23
Town Centre	CBC	Mosaic Memorial Gardens	£11,555.32	2019/ 20
Transport	CGP	Station Gateway	£109.51	2024/25
Transport	CBC	Bus Shelters	£104,675.73	2024/25
Transport	CGP	CGP MR Superhubs	£116,617.87	2024/25
Transport	CGP	CGP MR W&C	£174,117.25	2024/25
Transport	CGP	CGP TC Superhubs	£64,793.34	2024/25
Transport	CGP	CGP TC W&C	£49,608.96	2024/25
Transport	CGP	CGP Three Bridges Railway Station	£11,847.78	2024/25
Open Space	CBC	Southgate Playing Fields	£47,760.19	2022/23
Open Space	CBC	Perkstead Court	£20,000.00	2022/23
			<b>£641,938.48</b>	

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

## 7. Available Funds and potential future spend

7.1. Officers at the Council have identified a programme of infrastructure projects to the value of £829,744.78, 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 £468,615.83 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	Transport CGP	£64,234.18	2024/25	CBC	Process to Commence
Transport	CGP MRJ	£56,688.74	2024/25	CBC	Process to Commence
Transport	CGP Three Bridges	£60,000.00	2024/25	CBC	Process to Commence
Transport	Bus Stop Contribution - Steers Lane	£20,845.92	2023/24	CBC	Process to Commence
Transport	Car Club	£2,343.00	2024/25	CBC	Process to Commence
Transport	Travel Plan	£6,843.15	2024/25	WSCC	Process to Commence
Transport	Ifield Avenue Roundabout improvements	£90,928.66	2028/29	WSCC	Process to Commence
Manor Royal PR	County Oak/ Metcalf Way Pocket Parks	£1,400.00	2028/29	MRBID	Process to Commence
Manor Royal PR	Public realm improvements Crawler's Brook	£22,846.00	2028/29	MRBID	Process to Commence
Manor Royal PR	Gateway 2 Project/ street furniture in zone 3	£9,960.30	2028/29	MRBID	Process to Commence
Library	Business/ Inform services, Crawley Library	£26,455.33	2028/29	WSCC	Process to Commence
Open Space	Allotments	£26,072.25	2026/27	CBC	Process to Commence
Open Space	Halley Close	£15,000.00	2023/24	CBC	Delegated Process Underway
Open Space	Plantain Crescent	£15,000.00	2023/24	CBC	Delegated Process Underway
Open Space	Bowness Close	£18,000.00	2023/24	CBC	Delegated Process Underway
Open Space	Unsupervised Play	£100,783.58	2023/25	TBC	Process to Commence
Open Space	Amenity green space within Three Bridges	£2,119.83	2023/25	CBC	Process to Commence
Town Centre	Town Centre CGP	£12,232.88	2024/25	CBC	Process to Commence
Town Centre	Art within the Town Centre	£40,000.00	2024/25	CBC	Process to Commence
Fire	Breathing Equipment	£50,000.00	2029/30	WSCC	Process to Commence
CCTV	TC CCTV maintenance	£28,325.00	2025/26	CBC	Process to Commence
CCTV	Mobile CCTV Dan	£4,965.96	2025/26	CBC	Process to Commence
Tree Contribution	Tree Programme 202223 x 98	£68,600.00	2022/23	CBC	Process to Commence
Tree Contribution	Tree Programme Tilgate	£50,400.00	2022/23	CBC	Process to Commence
Tree Contribution	Tree Programme 202223 x 51	£35,700.00	2022/23	CBC	Process to Commence

**£829,744.78**

## 8. Summary of S106 Monies

8.1. The table below provides an overall overview of the S106 monies spent, received, and committed in Q2 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 01.07.22	Received Q2 2022/23	S106 Spend Q2 2022/23	Committed prior to Q2 2022/23 Project Ongoing	Committed Q2 2022/23	Provisionally Allocated Q2 2022/23	Uncommitted/ not Provisional Allocation 30.09.22	Total Balance
Transport	£830,698.10	£0.00	-£689.15	£521,770.44	£0.00	£301,883.65	£6,354.86	£830,008.95
Manor Royal PR	£182,001.57	£0.00	£0.00	£146,945.21	£0.00	£34,206.30	£850.06	£182,001.57
Library	£43,970.28	£0.00	£0.00	£0.00	£0.00	£26,455.33	£17,514.95	£43,970.28
Open Space	£475,272.91	£0.00	-£2,700.00	£95,051.61	£149,045.43	£176,975.66	£51,500.21	£472,572.91
Town Centre	£161,643.85	£0.00	-£84,294.49	£25,116.43	£0.00	£52,232.88	£0.05	£77,349.36
Fire	£152,246.81	£0.00	£0.00	£0.00	£0.00	£50,000.00	£102,246.81	£152,246.81
Education	£182,798.46	£0.00	£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	£33,290.96	£0.04	£33,291.00
Affordable Housing	£1,265,984.52	£0.00	£0.00	£0.00	£1,265,984.52	£0.00	£0.00	£1,265,984.52
Tree Contribution	£262,050.39	£0.00	£0.00	£0.00	£0.00	£154,700.00	£107,350.39	£262,050.39
<b>Total</b>	<b>£3,589,957.89</b>	<b>£0.00</b>	<b>-£87,683.64</b>	<b>£788,883.69</b>	<b>£1,415,029.95</b>	<b>£829,744.78</b>	<b>£468,615.83</b>	<b>£3,502,274.25</b>

## 9. Background Information

The last report to Planning Committee: [PES/401](#)

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