

Crawley Borough Council

Report to Planning Committee

Section 106 Monies – Q2&3 2017/18

Report of the Head of Economic & Environment Services - PES 279.

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 Q2&3 of the financial year 2017/18.

2. Recommendations

That the Committee:

- 2.1. Notes the update on S106 monies received, spent and committed in Q2&3 of the financial year 2017/18.

3. S106 Monies Received (to date) 2017/18.

- 3.1. During the Q2&3 of the financial year 2017/18 a total of £648,595 of monies were paid to the Council by developers in accordance with their obligations under the S106 agreements with the local planning authority.
- 3.2. 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
Education	CR/2015/0389/FUL	SITE OF FORMER IFIELD COMM. COLLEGE	£142,639.00
Education	CR/2013/0576/FUL	110-112 SPENCERS ROAD, WEST GREEN	£7,640.00
Open Space	CR/2013/0576/FUL	110-112 SPENCERS ROAD, WEST GREEN	£6,970.00
Open Space	CR/2015/0389/FUL	SITE OF FORMER IFIELD COMM. COLLEGE	£48,988.00
Transport	CR/2015/0389/FUL	SITE OF FORMER IFIELD COMM. COLLEGE	£229,598.00
Transport	CR/2013/0576/FUL	110-112 SPENCERS ROAD, WEST GREEN	£9,407.00
Fire	CR/2015/0389/FUL	SITE OF FORMER IFIELD COMM. COLLEGE	£5,764.00
Library	CR/2015/0389/FUL	SITE OF FORMER IFIELD COMM. COLLEGE	£6,414.00
Affordable Housing	N/A	FLAT 8 SPINKS COURT FW	£46,075.00
Affordable Housing	N/A	7 WIMBLEHURST ROAD	£55,650.00
Affordable Housing	N/A	9 WIMBLEHURST RD FW	£65,000.00
Affordable Housing	N/A	HOLLICK- 11 WIMBLEHURST RD FOR	£24,450.00

£648,595.00

4. S106 Monies Spent (to date) 2017/18.

4.1. In Q2&3 of 2017/18, a total of £215,074 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	Lead Org	Project Name	Project Cost	Status
Transport	CBC	Bike It	-£7,500.00	On Going
Transport	WSCC	Ifield Avenue/Ifield Drive roundabout	-£56,013.00	Paid to WSCC
Town Centre	CBC	Changing Places Canopy	-£1,500.00	Completed
Education	WSCC	Transfer of S106 collected to WSCC	-£150,061.00	Dec-18
			-£215,074.00	

5. S106 Monies Committed (to date) 2017/18.

5.1. A further £91,585 of S106 monies was committed to infrastructure projects during Q2&3 of 2017/18, through the Council's agreed approval process.

5.2. The following table provides a breakdown of the individual project schemes to which the S106 funds were committed Q2&3 2017/18.

S106 Spend Category	Lead Org	Project Name	Project Cost	Due to Complete	Status
Town Centre	CBC	High St Public Realm Improvement Scheme	£30,000.00	Sep-17	Approved Money Committed
Open Space	CBC	Three Bridges Playing Fields	£61,585.00	Mar-19	Approved Money Committed
			£91,585.00		

5.3. The following table lists the projects which had S106 funds committed prior to 01.07.17 and are still ongoing/ final invoices to be submitted.

S106 Spend Category	Lead Org	Project Name	Project Cost	Due to Complete
Manor Royal PR	CBC	Langley Walk cycle/foot path lighting improvements	£22,582.00	Complete
Open Space	CBC	Cemetery - Improved bike / pedestrian access	£10,395.00	Complete
Open Space	CBC	Peterhouse Parade footpath lighting improvements	£10,000.00	Aug-18
Open Space	CBC	Allotment improvement - Phase 2.	£5,600.00	TBC
Open Space	CBC	Ditchling Hill, Southgate. Improve Type B Play Area	£65,000.00	Sep-18
Open Space	CBC	Ewhurst Playing Fields, Ifield. Improve Type B Play Area	£65,000.00	Sep-18
Open Space	CBC	Kilmead Close, Northgate. Improve Type A Play Area	£13,000.00	Mar-18
Open Space	CBC	Gainsborough Road Play Area, Tilgate. Improve Type B Play Area	£65,000.00	Sep-18
Town Centre	CBC	Museum - Public Realm	£40,000.00	Complete
Transport	CBC	Cemetery - Improved bike / pedestrian access	£34,605.00	Complete
Transport	CBC	Crawters Brook - 1 off road cycle tracks to NCN21	£76,254.00	Mar-18
Transport	CBC	County Mall shared cycle / foot path improvements	£23,000.00	Mar-18
Transport	CBC	10 new bus shelters	£104,676.00	Mar-18
Transport	WSCC	BIKE IT Programme to increase cycling 2017/19	£52,500.00	Jun-19
Transport	CBC	New bus stop for Tilgate Park	£8,000.00	Complete
Transport	CBC	Boulevard Cycle Path, Phase 2	£94,030.00	TBC
Transport	CBC	Three Bridges Station -Specific S106	£393,759.00	Mar-21
Transport	CBC	SCOOTER SHEDS THE OAKS SCHOOL	£500.00	TBC
Transport	WSCC	WRTPI1 - Real Time Passenger Information, Town Centre and Borough	£48,400.00	Mar-18
Transport	WSCC	WRTPI3 - Real Time Passenger Information, Manor Royal and Three Bridges	£86,600.00	Mar-18

£1,218,901.00

6. Available Funds and potential future spend

6.1. Officers at the Council have identified a programme of infrastructure projects to the value of £3,046,512 which are intended to be delivered by 2021. 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 01.01.18 there remains £811,025 of uncommitted S106 monies where projects have not yet been identified.

6.2. 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	Lead Org.	Status
Education	Education -specific S106 Clause	£278,439	TBC	WSCC	Process to Commence
Manor Royal PR	Public realm improvements at Crawter's Brook - Specific S106	£22,846	TBC	MRBID	Process to Commence
Manor Royal PR	Growth Programme	£141,495	2017/18	CBC/ WSCC	Process to Commence
Open Space	Memorial Gardens Play area	£170,000	2018/19	CBC	Process to Commence
Open Space	Kidborough Rd Play Area Type B, Gossops Green	£65,000	2018/19	CBC	Process to Commence
Open Space	Stoney Croft Type B Play Area, Ifield	£40,000	2018/19	CBC	Process to Commence
Open Space	2 Type A Play Areas, Broadfield	£26,000	2018/19	CBC	Process to Commence
Open Space	4 type A Play Areas, Ifield	£52,000	2019/20	CBC	Process to Commence
Open Space	2 Type A Play Areas, Pound Hill	£26,000	2019/20	CBC	Process to Commence

Contribution Type	Project Name	Funds Provisionally Allocated	Delivery by	Lead Org.	Status
Open Space	Perkstead Court Play Area, Bewbush	£20,000	2019/20	CBC	Process to Commence
Open Space	2 Type A Play Areas, Bewbush	£13,000	2019/20	CBC	Process to Commence
Open Space	Medlar Close, Langley Green - Type B Play Area	£65,000	2019/20	CBC	Process to Commence
Open Space	Meadowlands Type B Play Area, West Green	£40,000	2019/20	CBC	Process to Commence
Open Space	Southgate Playing Field	£19,173	TBC	CBC	Awaiting further contributions (project is specified in)
Open Space	Bewbush Changing Rooms	£209,695	TBC	CBC	Might not go ahead
Open Space	Specific S106 - see clause	£5,121	TBC	TBC	Process to Commence
Town Centre	Growth Programme	£50,000	2017/18	CBC	Process to Commence
Town Centre	Growth Programme	£148,609	2020/21	CBC/WSCC	Process to Commence
Town Centre	Art within the Town Centre - specific clause S106	£60,000	2020/21	S106	Process to Commence
Transport	WSCC Pelham Place Crossing, Broadfield	£38,145	2017/18	WSCC	Process to Commence
Transport	WSCC Drop Crossing, Boroughwide	£8,365	2017/18	WSCC	Process to Commence
Transport	WSCC School Keep Clear, East Crawley	£8,125	2017/18	WSCC	Process to Commence
Transport	WSCC Safer Route to School	£31,200	2017/18	WSCC	Process to Commence

Contribution Type	Project Name	Funds Provisionally Allocated	Delivery by	Lead Org.	Status
Transport	WSCC School Safety Zone - Ifield	£15,925	2017/18	WSCC	Process to Commence
Transport	Growth Programme	£819,045	2020/21	CBC/ WSCC	Process to Commence
Transport	Cycle Park 3 Bridges station, S106 restriction	£24,193	2020/21	S106	Process to Commence
Transport	TRO, parking restrictions - West Green Dr and Ifield Rd	£10,337	2020/21	WSCC	Process to Commence
Transport	Three Bridges Cycle Path	£60,000	2020/21	CBC	Process to Commence
Transport	WSCC Ifield Avenue Walking Cycling	£99,100	201//19	WSCC	Process to Commence
Transport	Roundabout Work Ifield - Specific S106	£229,598	2017/18	WSCC	Consideration report
Transport	WSCC Travel Plan - Manor Royal	£3,048	2020/21	WSCC	Process to Commence
Transport	WSCC to define project, S016 clause	£139,203	TBC	S106	Process to Commence
Transport	In case Pegler Way is to be returned to 2 way traffic - Specific S106 Clause	£107,850	TBC	S106	Process to Commence

£3,046,512

7. Summary of S106 Monies

7.1. The table below provides an overview of the S106 monies spent, received and committed during Q2&3 2017/18 and shows the change in the balance of S106 at the end of Q3 of the financial year 2017/18 (far right hand column) compared to the balance of S106 funds at the end of Q1, 2017/18 (2nd column from the left).

On Going Projects.

S106 Categories of Spend	Balance Brought Forward 01.07.17	Received Q2&3 2017/18	S106 Spend Q2&3 2017/18	Committed prior to Q2&3 2017/18 Project Ongoing	Committed Q2&3 2017/18	Provisionally Allocated Q2&3 2017/19	Uncommitted and no Provisional Allocation 01.01.18	Total Balance 2017/18
Transport	£2,455,198	£239,005	-£63,513	£922,324	£0	£1,594,134	£114,232	£2,630,690
Manor Royal PR	£186,923	£0	£0	£22,582	£0	£164,341	£0	£186,923
Library	£35,309	£6,414	£0	£0	£0	£0	£41,723	£41,723
Open Space	£1,130,729	£55,958	£0	£233,995	£61,585	£750,989	£140,118	£1,186,687
Town Centre	£330,109	£0	-£1,500	£40,000	£30,000	£258,609	£0	£328,609
Fire	£72,638	£5,764	£0	£0	£0	£0	£78,402	£78,402
Education	£429,305	£150,279	-£150,061	£0	£0	£278,439	£151,084	£429,523
CCTV	£53,291	£0	£0	£0	£0	£0	£53,291	£53,291
Affordable Housing	£41,000	£191,175	£0	£0	£0	£0	£232,175	£232,175
Total	£4,734,502	£648,595	-£215,074	£1,218,901	£91,585	£3,046,512	£811,025	£5,168,023

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