

# Crawley Borough Council

## Report to Planning Committee

7 March 2023

### Section 106 Monies – Q3 2022/23

Report of the Head of Economy and Planning – PES/428

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#### 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 3 of 2022/23.

#### 2. Recommendations

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

- 4.1. In Q3 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 Q3 2022/23

5.1. In Q3 2022/23, a total of £213,210.49 of S106 monies were spent by the Council on the following infrastructure projects.

S106 Spend Category	Project Name	Lead Org	Project Cost	Status
Transport	CGP Station Gateway	CBC	-£ 109.51	Ongoing
Town Centre	CGP Station Gateway	CBC	-£ 741.94	Ongoing
Town Centre	Mosaic Memorial Garden - Public Art	CBC	-£ 71.63	Ongoing
Open Space	Southgate Playing Fields	CBC	-£ 2,740.01	Ongoing
Transport	Town Centre Cycle Improvements	CBC	-£ 49,247.40	Ongoing
Tree Contribution	Tree Mitigation 202122	CBC	-£ 35,700.00	Ongoing
Tree Contribution	Tree Mitigation 202223	CBC	-£ 68,600.00	Ongoing
Tree Contribution	Tree Mitigation Tilgate	CBC	-£ 56,000.00	Ongoing

**-£213,210.49**

## 6. S106 Monies Committed in Q3 2022/23

6.1. A further £66,958.00 of S106 monies were committed to infrastructure projects in Q3 2022/23, through the Council's agreed approval process. The following table provides a breakdown of the individual projects to which the S106 funds were committed.

S106 Spend Category	Lead Org	Project Name	Project Cost	Due to Complete	Status
Open Space	CBC	Brideake Close	£ 1,812.00	2023/24	Ongoing
Open Space	CBC	Curteys Walk	£ 1,610.00	2023/24	Ongoing
Open Space	CBC	Meadowlands	£ 6,565.00	2023/24	Ongoing
Open Space	CBC	Perkstead Court	£ 2,115.00	2023/24	Ongoing
Open Space	CBC	Puffin Close, Ifield	£ 1,818.00	2023/24	Ongoing
Open Space	CBC	Bowness Close	£ 19,818.00	2023/24	Ongoing
Open Space	CBC	Halley Close	£ 16,610.00	2023/24	Ongoing
Open Space	CBC	Plantain Crescent	£ 16,610.00	2023/24	On Going

**£ 66,958.00**

6.2. The following table lists the projects which had S106 funds committed prior to 1 October 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>
Public Realm (MR)	CGP	CGP MR Superhubs	£ 146,945.21	2023/24
Open Space	CBC	Unsupervised Play	£ 6,336.85	2024/25
Open Space	CBC	Puffin Close, Ifield	£ 18,000.00	2023/24
Town Centre	CGP	CGP Station Gateway	£ 12,819.17	2025/26
Town Centre	CBC	Mosaic Memorial Gardens	£ 11,483.69	2022/23
Transport	CBC	Bus Shelters	£ 104,675.73	2024/25
Transport	CGP	CGP MR Superhubs	£ 116,617.87	2023/24
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	£ 361.56	2024/25
Transport	CGP	CGP Three Bridges Railway Station	£ 11,847.78	2025/26
Open Space	CBC	Southgate Playing Fields	£ 45,020.86	2022/23
Open Space	CBC	Perkstead Court	£ 20,000.00	2023/24
Open Space	CBC	Curteys Walk	£ 15000.00	2023/24
Open Space	CBC	Meadowlands	£ 65,000.00	2023/24
Open Space	CBC	Brideake Close	£ 17,000.00	2023/24
Open Space	CBC	Wakehams	£ 55,000.00	2023/24
Affordable Housing	CBC	Longley House	£1,265,984.52	2025/26

**£ 2,151,003.83**

## 7. Available Funds and Potential Future Spend

7.1. Officers at the Council have identified a programme of infrastructure projects to the value of £659,586.36, which are proposed to be delivered by 2026/27. 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 31 December 2022, there remains £411,515.57 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
Fire	Breathing Equipment	£ 50,000.00	TBC	WSCC	Process to Commence
Library	Business/ Information services - Crawley Library	£ 26,455.33	TBC	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)	Public realm improvements at Crawler's Brook	£ 22,846.00	TBC	MRBID	Process to Commence
Public Realm (MR)	Gateway 2/ Street Furniture zone 3 - Manor Royal	£ 9,960.30	TBC	MRBID	Process to Commence
Open Space	Allotments	£ 26,072.25	TBC	CBC	Process to Commence
Open Space	Unsupervised Play	£ 81,824.96	2023/25	CBC	Process to Commence
Open Space	Playing Fields	£ 51,500.00	2023/25	CBC	Process to Commence
Open Space	Amenity Green Space - Three Bridges	£ 2,119.98	TBC	CBC	Process to Commence
Town Centre	Town Centre CGP	£ 12,232.93	2024/25	CBC	Process to Commence
Town Centre	Art within the Town Centre	£ 40,000.00	2024/25	CBC	Process to Commence
CCTV	TC CCTV maintenance	£ 33,290.96	2025/26	CBC	Process to Commence
Transport	Transport Crawley Growth Programme	£ 120,922.92	2024/25	CBC	Process to Commence
Transport	Three Bridges Crawley Growth Programme	£ 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	A23 Crawley Avenue/ Ifield Avenue Roundabout	£ 90,928.66	2026/27	WSCC	Process to Commence

**£ 659,586.36**

## 8. Summary of S106 Monies

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

### Ongoing Projects

S106 Categories of Spend	Balance Brought Forward 01.10.22	Received Q3 2022/23	S106 Spend Q3 2022/23	Committed prior to Q3 2022/23 Project Ongoing	Committed Q3 2022/23	Provisionally Allocated Q3 2022/23	Uncommitted/ not Provisional Allocation 31.12.22	Total Balance 01.01.23
Transport	<b>£830,008.95</b>	£0.00	-£49,356.91	£472,413.53	£0.00	£301,883.65	£6,354.86	<b>£780,652.04</b>
Public Realm (MR)	<b>£182,001.57</b>	£0.00	£0.00	£146,945.21	£0.00	£34,206.30	£850.06	<b>£182,001.57</b>
Library	<b>£43,970.28</b>	£0.00	£0.00	£0.00	£0.00	£26,455.33	£17,514.95	<b>£43,970.28</b>
Open Space	<b>£472,572.91</b>	£0.00	-£2,740.01	£241,357.71	£66,958.00	£161,517.19	£0.00	<b>£469,832.90</b>
Town Centre	<b>£77,349.36</b>	£0.00	-£813.57	£24,302.86	£0.00	£52,232.93	£0.00	<b>£76,535.79</b>
Fire	<b>£152,246.81</b>	£0.00	£0.00	£0.00	£0.00	£50,000.00	£102,246.81	<b>£152,246.81</b>
Education	<b>£182,798.46</b>	£0.00	£0.00	£0.00	£0.00	£0.00	£182,798.46	<b>£182,798.46</b>
CCTV	<b>£33,291.00</b>	£0.00	£0.00	£0.00	£0.00	£33,290.96	£0.04	<b>£33,291.00</b>
Affordable Housing	<b>£1,265,984.52</b>	£0.00	£0.00	£1,265,984.52	£0.00	£0.00	£0.00	<b>£1,265,984.52</b>
Tree Contribution	<b>£262,050.39</b>	£0.00	-£160,300.00	£0.00	£0.00	£0.00	£101,750.39	<b>£101,750.39</b>
<b>Total</b>	<b>£3,502,274.25</b>	<b>£0.00</b>	<b>-£213,210.49</b>	<b>£2,151,003.83</b>	<b>£66,958.00</b>	<b>£659,586.36</b>	<b>£411,515.57</b>	<b>£3,289,063.76</b>

## 9. Background Information

The last report to Planning Committee: [PES/424](#)

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