

Crawley Borough Council

Report to Planning Committee

14 November 2023

Section 106 Monies – Q1 2023/24

Report of the Head of Economy and Planning – PES/446

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 Q1 2023/24.

2. Recommendations

- 2.1. That the Committee notes the update on S106 monies received, spent, and committed in Q1 2023/24.

3. Reason for Recommendations

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

4. S106 Monies Received in Q1 2023/24

- 4.1. In Q1 2023/24 a total of £0 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 Q1 2023/24

- 5.1. In Q1 2023/24, a total of -£160,951.22 of S106 monies were spent by the Council on the following infrastructure projects.

S106 Spend Category	Project Name	Lead Org	Project Cost	Status
Transport	A23 Crawley Avenue/ Ifield Avenue Roundabout improvements	WSCC	-£ 90,928.66	Complete
Library	WSCC business and information services at Crawley Library	WSCC	-£ 26,455.33	Complete
Open Space	Southgate Playing Fields	CBC	-£ 43,567.23	Ongoing

-£160,951.22

6. S106 Monies Committed in Q1 2023/24

6.1. A further £0.00 of S106 monies were committed to infrastructure projects in Q1 2023/24, through the Council's agreed approval process. The following table lists the projects which had S106 funds committed prior to 1 April 2023 and are still ongoing:

S106 Spend Category	Lead	Project Name	Project Cost	Completion
Affordable Housing	CBC	Affordable housing provision	£1,209,213.52	2025/26
Open Space	CBC	Bowness Close	£ 19,818.00	2023/24
Open Space	CBC	Brideake Close	£ 18,812.00	2023/24
Open Space	CBC	Curteys Walk	£ 15,905.00	2023/24
Open Space	CBC	Halley Close	£ 16,610.00	2023/24
Open Space	CBC	Ifield Junior	£ 6,010.70	2024/25
Open Space	CBC	Meadowlands	£ 71,565.00	2023/24
Open Space	CBC	Newbury Close	£ 326.15	2024/25
Open Space	CBC	Perkstead Court	£ 22,115.00	2023/24
Open Space	CBC	Plantain Crescent	£ 16,610.00	2023/24
Open Space	CBC	Puffin Close, Ifield	£ 19,818.00	2023/24
Open Space	CBC	Southgate Playing Fields	£ 626.38	2022/23
Open Space	CBC	Wakehams	£ 53,590.00	2023/24
Public Realm (MR)	CBC	CGP MR Superhubs	£ 146,945.21	2023/24
Town Centre	CBC	CGP Station Gateway	£ 97,855.60	2025/26
Town Centre	CBC	Mosaic Memorial Gardens	£ 11,483.69	2022/23
Town Centre	CBC	Creative Playground Programme. Arts Council funded 3yr project.	£ 40,000.00	2024/25
Transport	CBC	Bus Shelters	£ 104,675.73	2024/25
Transport	CBC	Crawley Growth Programme MR Superhubs	£ 116,617.87	2023/24
Transport	CBC	Crawley Growth Programme TC Superhubs	£ 64,793.34	2024/25
Transport	CBC	Crawley Growth Programme Three Bridges Railway Station	£ 11,847.78	2024/25
Transport	CBC	Manor Royal Walking & Cycling	£ 174,117.25	2025/26
			£ 2,239,356.22	

7. Available Funds and potential future spend

7.1. Officers at the Council have identified a programme of infrastructure projects to the value of £789,784.57, 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 1 July 2023, there remains £372,244.48 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	Provisionally Allocated	Delivery by	Organisation	Status
CCTV	TC CCTV maintenance	£ 28,325.00	2025/26	CBC	Process to Commence
CCTV	Mobile CCTV	£ 4,966.00	2025/26	CBC	Process to Commence
Fire	Breathing Equipment	£ 50,000.00	TBC	WSCC	Process to Commence
Fire	West Sussex County Council - Crawley Fire, further details to be provided by WSCC	£ 102,246.81	TBC	WSCC	Process to Commence
Open Space	Allotments	£ 28,714.43	TBC	CBC	Process to Commence
Open Space	Unsupervised Play Programme, exact locations will be provided before formal committing funds.	£ 94,895.54	2023/25	CBC	Process to Commence
Open Space	Playing Fields	£ 51,500.00	2023/25	CBC	Process to Commence
Public Realm (MR)	County Oak or Metcalf Way Pocket Parks	£ 5,672.03	TBC	MRBID	Process to Commence
Public Realm (MR)	Public realm improvements at Crawter's Brook	£ 22,846.00	TBC	MRBID	Process to Commence
Public Realm (MR)	Gateway 2 Project / street furniture in zone 3 of Manor Royal	£ 9,960.30	TBC	MRBID	Process to Commence
Public Realm (MR)	Manor Royal Microparks Programme	£ 44,327.27	2025/26	CBC	Process to Commence
Town Centre	Crawley Growth Programme – Station Gateway	£ 12,232.50	2025/26	CBC/WSCC	Process to Commence
Transport	Crawley Growth Programme – Station Gateway	£ 136,752.88	2025/26	CBC	Process to Commence
Transport	Crawley Growth programme - Manor Royal Highway Junction Improvements - including bus lane extension (Phases 1 & 2)	£ 23,313.74	2025/26	WSCC	Process to Commence
Transport	Crawley Growth Programme - Three Bridges Station Improvement Scheme.	£ 60,000.00	2026/27	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	Monitoring of Travel Plan - The Base, Fleming Way	£ 6,843.15	2024/25	WSCC	Process to Commence
Transport	Towards the provision of services on the Metrobus bus route 200.	£ 84,000.00	2026/27	CBC	Process to Commence

£ 789,784.57

8. Summary of S106 Monies

8.1. The table below provides an overall overview of the S106 monies spent, received, and committed in Q1 2023/24 and shows the change in the balance of S106 at the end of Q1 of the financial year 2023/24 (far right-hand column) compared to the balance of S106 funds brought forward as of 1 April 2023 (2nd column from the left).

S106 Categories of Spend	Balance Brought Forward 01/04/23	Received Q1 2023/24	S106 Spend Q1 2023/24	Committed prior to Q1 2023/24 Project Ongoing	Committed Q1 2023/24	Provisionally Allocated Q1 2023/24	Uncommitted/ not Provisional Allocation 30/06/23	Total Balance 01/07/23
Transport	£903,434.18	£0.00	-£90,928.66	£472,051.97	£0.00	£334,098.69	£6,354.86	£812,505.52
Public Realm (MR)	£232,578.87	£0.00	£0.00	£146,945.21	£0.00	£82,805.60	£2,828.06	£232,578.87
Library	£43,970.28	£0.00	-£26,455.33	£0.00	£0.00	£0.00	£17,514.95	£17,514.95
Open Space	£480,483.43	£0.00	-£43,567.23	£261,806.23	£0.00	£175,109.97	£0.00	£436,916.20
Town Centre	£161,571.79	£0.00	£0.00	£149,339.29	£0.00	£12,232.50	£0.00	£161,571.79
Fire	£152,246.81	£0.00	£0.00	£0.00	£0.00	£152,246.81	£0.00	£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	£33,291.00	£0.00	£33,291.00
Affordable Housing	£1,241,228.80	£0.00	£0.00	£1,209,213.52	£0.00	£0.00	£32,015.28	£1,241,228.80
Tree Contribution	£130,732.87	£0.00	£0.00	£0.00	£0.00	£0.00	£130,732.87	£130,732.87
Total	£3,562,336.49	£0.00	-£160,951.22	£2,239,356.22	£0.00	£789,784.57	£372,244.48	£3,401,385.27

9. Background Information

The last report to Planning Committee: [PES/434](#)

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