

Crawley Borough Council

Report to Planning Committee

6 March 2024

Section 106 Monies – Q2&Q3 2023/24

Report of the Head of Economy and Planning, **PES/456**

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 Q2&Q3 2023/24.

2. Recommendations

That the Committee:

- 2.1. Notes the update on S106 monies received, spent, and committed in Q2&Q3 2023/24.

3. Reason for Recommendations

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

4. S106 Monies Received in Q2&Q3 2023/24.

- 4.1. In Q2&Q3 2023/24 a total of £112,111.12 of monies were paid to the Council by developers in accordance with their obligations under the S106 agreements with the local planning authority.

S106 Spend Category	Ref	Address	Value
Air Quality	CR/2021/0249/FUL	FORMER GSK SITE, MANOR ROYAL	£ 80,491.12
Public Realm (MR)	CR/2021/0249/FUL	FORMER GSK SITE, MANOR ROYAL	£ 31,620.00

£ 112,111.12

5. S106 Monies Spent in Q2&Q3 2023/24.

5.1. In Q2&Q3 2023/24, a total of -£229,970.04 of S106 monies were spent by the Council on the following infrastructure projects.

S106 Spend Category	Project Name	Lead Org	Project Cost	Status
Open Space	Wakehams	CBC	-£ 53,590.00	On Going
Affordable Housing	Water Neutrality Retrofit	CBC	-£ 28,289.00	On Going
Public Realm (MR)	Micro Parks	MRBID	-£ 85,633.60	On Going
Transport	Crawley Growth Programme MR Junctions	WSCC	-£ 62,457.44	On Going

-£229,970.04

6. S106 Monies Committed in Q2&Q3 2023/24.

6.1. A further £180,040.49 of S106 monies were committed to infrastructure projects in Q2&Q3 2023/24, 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
Transport	CBC	Provision of services on the route 200	£ 84,000.00	2024/25
Library	WSCC	Crawley Library Improvements	£ 17,515.33	2024/25
Transport	CBC	Car Club	£ 2,343.00	2024/25
Transport	CBC	Station Gateway	£ 76,182.16	2025/26

£ 180,040.49

6.2. The following table lists the projects which had S106 funds committed prior to 1 July 2023 and are still ongoing:

S106 Spend Category	Lead Org	Project Name	Project Cost	Due to Complete
Affordable Housing	CBC	Longley House	£1,180,924.52	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	£ 200.00	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	Stoney Croft	£ 126.15	2024/25
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	Art within the Town Centre	£ 40,000.00	2024/25
Transport	CBC	Bus Shelters	£ 104,675.73	2024/25
Transport	CBC	CGP MR Superhubs	£ 116,617.87	2023/24
Transport	CBC	CGP TC Superhubs	£ 64,793.34	2024/25
Transport	CBC	CGP Three Bridges Railway Station	£ 11,847.78	2024/25
Transport	CBC	Manor Royal Walking & Cycling	£ 174,117.25	2025/26

£ 2,157,477.22

7. Available Funds and potential future spend.

7.1. Officers at the Council have identified a programme of infrastructure projects to the value of £514,011.80, 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 January 2024, there remains £431,996.84 of 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
Affordable Housing	Longley House	£ 32,015.28	2025/26	CBC	Process to Commence
CCTV	TC CCTV maintenance	£ 28,325.00	2025/26	CBC	Process to Commence
CCTV	Mobile CCTV	£ 4,965.96	2025/26	CBC	Process to Commence
Fire	Breathing Equipment	£ 50,000.00	TBC	WSCC	Process to Commence
Fire	Crawley Fire Station	£ 102,246.81	2026/27	WSCC	Process to Commence
Open Space	Allotments	£ 28,714.43	TBC	CBC	Process to Commence
Open Space	Play Strategy	£ 94,895.35	2024/25	CBC	Process to Commence
Open Space	Playing Fields	£ 51,500.00	2024/25	CBC	Process to Commence
Town Centre	Town Centre Crawley Growth Programme	£ 12,232.88	2025/26	CBC/WSCC	Process to Commence
Transport	Transport Crawley Growth Programme	£ 81,427.02	2025/26	CBC	Process to Commence
Transport	Bus Stop Contribution	£ 20,845.92	2022/25	CBC	Process to Commence
Transport	Travel Plan	£ 6,843.15	2024/25	WSCC	Process to Commence
		£ 514,011.80			

8. Summary of S106 Monies

8.1. The table below provides an overall overview of the S106 monies spent, received, and committed in Q2&Q3 2023/24 and shows the change in the balance of S106 at the end of Q3 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 01/07/23	Received Q2&3 2023/24	S106 Spend Q2&3 2023/24	Committed prior to Q2&3 2023/24 Project Ongoing	Committed Q2&3 2023/24	Provisionally Allocated Q2&3 2023/24	Uncommitted/ not Provisional Allocation 31/12/23	Total Balance 01/01/24
Transport	£812,505.52	£0.00	-£62,457.44	£472,051.97	£162,525.16	£109,116.09	£6,354.86	£750,048.08
Public Realm (MR)	£232,578.87	£31,620.00	-£85,633.60	£146,945.21	£0.00	£0.00	£31,620.06	£178,565.27
Library	£17,514.95	£0.00	£0.00	£0.00	£17,515.33	£0.00	-£0.38	£17,514.95
Open Space	£436,916.20	£0.00	-£53,590.00	£208,216.23	£0.00	£175,109.78	£0.19	£383,326.20
Town Centre	£161,571.79	£0.00	£0.00	£149,339.29	£0.00	£12,232.88	-£0.38	£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	£33,290.96	£0.04	£33,291.00
Affordable Housing	£1,241,228.80	£0.00	-£28,289.00	£1,180,924.52	£0.00	£32,015.28	£0.00	£1,212,939.80
Tree Contribution	£130,732.87	£0.00	£0.00	£0.00	£0.00	£0.00	£130,732.87	£130,732.87
Air Quality	£0.00	£80,491.12	£0.00	£0.00	£0.00	£0.00	£80,491.12	£80,491.12
Total	£3,401,385.27	£112,111.12	-£229,970.04	£2,157,477.22	£180,040.49	£514,011.80	£431,996.84	£3,283,526.35

9. **Background Information:** The last report to planning committee PES/446

Contact Officer: Mandy Smith, Regeneration Programme Officer.
Tel: 01293438285. Email: mandy.smith@crawley.gov.uk