

Crawley Borough Council

Report to Planning Committee

2 July 2018

Section 106 Monies – Quarter 4 2017/18

Report of the Head of Economic & Environment Services, **PES/295**

1. Purpose

- 1.1. Developers are often required through Section 106 (S106) 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 Quarter 4 (Q4) of the financial year 2017/18.

2. Recommendations

That the Planning Committee:

- 2.1. Notes the update on S106 monies received, spent and committed in Q4 of the financial year 2017/18.

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

- 3.1. During the Q4 of the financial year 2017/18 a total of £121,874 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
Open Space	CR/2017/0444/FUL	KILNMEAD CAR PARK, NORTHGATE,	£5,474
Tree Contribution	CR/2016/1053/FUL	FORMER DEPOT GOFFS PARK, OLD HORSHAM ROAD, SOUTHGATE,	£33,032
Tree Contribution	CR/2017/0564/FUL	83 - 87 THREE BRIDGES ROAD, THREE BRIDGES	£9,900
Tree Contribution	CR/2017/0910/RG3	Queensway and the Pavement, Northgate	£7,700
Tree Contribution	CR/2017/0444/FUL	KILNMEAD CAR PARK, NORTHGATE,	£61,600
Tree Contribution	CR/2017/0483/FUL	LAND ADJACENT TO DOBBINS PLACE, IFIELD,	£4,168

£121,874

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

4.1. In Q4 of 2017/18, a total of £582,336 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	WSCC	Transfer to WSCC	-£229,598	Invoiced
Transport	WSCC	WSCC TRO	-£10,338	Invoiced
Transport	WSCC	WSCC Pelham Place	-£38,145	Invoiced
Transport	CBC	New Cemetery Cycle and Roundabout	-£34,605	Complete
Transport	CBC	Tilgate Crossing - W2301	-£7,992	Complete
Transport	CBC	Three Bridges Station W3801	-£89,350	Ongoing
Transport	CBC	2017/18 Bike it Qrt3 & Qrt4	-£15,000	Ongoing
Transport	CBC	Manor Royal Crawters Brook, Mall Path	-£44,007	Ongoing
Tree Contribution	CBC	Tilgate Park - Tree Planting TTR1	-£6,000	
Town Centre	CBC	High St Public Real Improvement Scheme	-£19,724	Ongoing
Town Centre	CBC	Museum	-£40,000	Invoiced
Town Centre	CBC	Town Centre Signage	-£14,183	Ongoing
Open Space	CBC	Kilmead Court Close, Play	-£13,000	Complete
Open Space	CBC	Cemetery	-£10,395	Complete
Open Space	CBC	Peter House Parade	-£10,000	Complete

-£582,336

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

5.1. A further £69,417 of S106 monies was committed to infrastructure projects during Q4 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 Q4 2017/18.

S106 Spend Category	Lead Org	Project Name	Project Cost	Due to Complete	Status
Town Centre	CBC	Signage and Wayfinding	£35,817	2018/19	On Going
Transport	WSCC	WSCC Drop Crossing, Boroughwide	£2,400	2017/18	On Going
Transport	WSCC	WSCC Safer Route to School Hilltops CR/2005/0335/OUT	£31,200	2017/18	On Going

£69,417

5.3. The following table lists the projects which had S106 funds committed prior to 01.01.18 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	Cycle way Langley walk	£22,582	Complete
Open Space	CBC	Ditchling Hill, Southgate. Improve Type B Play Area	£65,000	Sep-18
Open Space	CBC	Ewhurst Playing Fields, Ifield. Improve Type B Play Area	£65,000	Sep-18
Open Space	CBC	Gainsborough Road Play Area, Tilgate. Improve Type B Play Area	£65,000	Sep-18
Open Space	CBC	Three Bridges Playing Field	£61,586	Sep-18
Town Centre	CBC	High St Public Real Improvement Scheme	£10,276	2017/18
Transport	CBC	Bike It	£37,500	Jun-19
Transport	CBC	BOULEVARD CYCLE PATH	£94,030	TBC
Transport	CBC	Three Bridges Station	£304,409	Mar-21
Transport	CBC	Crawters Brook Cycle Path ,Mall Path	£55,746	Aug-18
Transport	CBC	Bus Shelters	£104,676	TBC
Transport	WSCC	RTPI1	£48,400	Mar-18
Transport	WSCC	RTPI3	£86,600	Mar-18

£1,020,804

6. Available Funds and potential future spend

- 6.1. Officers at the Council have identified a programme of infrastructure projects to the value of £2,725,588 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 30.03.18 there remains £700,577 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	Org. Requesting Funding	Status
Education	Specific Clause	£278,439	TBC	WSCC	Process to Commence
Library	Dementia Pack	£4,608	TBC	WSCC	Process to Commence
Library	Crawley Library in 2017 to upgrade the shelving	£7,079	TBC	WSCC	Process to Commence
Manor Royal PR	Public realm improvements at Crawter's Brook	£22,846	TBC	MRBID	Process to Commence
Manor Royal PR	Gateway 1	£37,701	2017/18	MRBID	Process to Commence
Manor Royal PR	Public Realm LEP	£103,795	2020/21	MRBID	Process to Commence
Open Space	Memorial Gardens Play area	£170,000	2018/19	CBC	Spend Authorised
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
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	See Note
Open Space	Bewbush Changing Rooms	£209,695	TBC	CBC	Might not go ahead
Open Space	Playing Pitches	£56,500	TBC	CBC	Process to Commence
Open Space	Specific Clause	£5,121	TBC	CBC	Process to Commence
Town Centre	Potential Match Funding, LEP	£148,609	2020/21	CBC/WSCC	Process to Commence
Town Centre	Art within the Town Centre	£60,000	2020/21	CBC	Process to Commence
Transport	WSCC Worth Park Cycle Avenue	£107,000	2017/18	WSCC	Process to Commence
Transport	WSCC Safer Route to School Hilltops CR/2005/0335/OUT	£9,392	2017/18	WSCC	Process to Commence
Transport	WSCC Drop Crossing, Boroughwide	£3,265	2017/18	WSCC	Delegated Process
Transport	WSCC School Keep Clear, East Crawley	£8,125	2017/18	WSCC	Process to Commence
Transport	Three Bridges Station	£13,000	2020/21	CBC	Process to Commence
Transport	Gatwick Road, Cycle Path	£95,677	2019/20	CBC	Process to Commence
Transport	Potential Match Funding, LEP	£616,368	2020/21	CBC/ WSCC	Process to Commence
Transport	Cycle Park 3 Bridges station, S106 restriction	£24,193	2020/21	S106	Process to Commence
Transport	Ifield Bus Shelter Heritage CR/2005/0335/OUT	£7,000	2018/19	CBC	Process to Commence
Transport	Three Bridges Cycle Path	£60,000	2020/21	CBC	Process to Commence
Transport	WSCC Ifield Avenue Walking Cycling	£99,101	201//19	WSCC	Process to Commence
Transport	WSCC Travel Plan - Manor Royal	£3,048	2020/21	WSCC	Process to Commence
Transport	Specific Clause	£101,004	TBC	TBC	TBC
Transport	Specific Clause	£107,850	TBC	TBC	TBC

£2,725,588

7. Summary of S106 Monies

7.1. The table below provides an overview of the S106 monies spent, received and committed during Q4 2017/18 and shows the change in the balance of S106 at the end of Q4 of the financial year 2017/18 (far right hand column) compared to the balance of S106 funds at the end of Q3, 2017/18 (2nd column from the left).

On Going Projects.

S106 Categories of Spend	Balance Brought Forward 01.01.18	Received Q4 2017/18	S106 Spend Q4 2017/18	Committed prior to Q4 2017/18 Project Ongoing	Committed Q4 2017/18	Provisionally Allocated Q4 2017/19	Uncommitted/ not Provisional Allocation 30.03.18	Total Balance brought forward 2018/19
Transport	£2,630,690	£0	-£469,034	£731,361	£33,600	£1,255,022	£141,672	£2,161,656
Manor Royal PR	£186,923	£0	£0	£22,582	£0	£164,341	£0	£186,923
Library	£41,723	£0	£0	£0	£0	£11,687	£30,036	£41,723
Open Space	£1,186,687	£5,474	-£33,395	£256,586	£0	£807,489	£94,692	£1,158,766
Town Centre	£328,609	£0	-£73,907	£10,276	£35,817	£208,609	£0	£254,702
Fire	£78,402	£0	£0	£0	£0	£0	£78,402	£78,402
Education	£429,523	£0	£0	£0	£0	£278,439	£151,084	£429,523
CCTV	£53,291	£0	£0	£0	£0	£0	£53,291	£53,291
Affordable Housing	£41,000	£0	£0	£0	£0	£0	£41,000	£41,000
Tree Contribution	£0	£116,400	-£6,000	£0	£0	£0	£110,400	£110,400
Total	£4,976,848	£121,874	-£582,336	£1,020,804	£69,417	£2,725,588	£700,577	£4,516,386

8. Year review of S106 Monies

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

S106 Categories of Spend	Balance Brought Forward 01.04.17	Received 2017/18	S106 Spend 2017/18	Remainder Committed To projects Project Ongoing	Provisionally Allocated 2017/19	Uncommitted/ not Provisional Allocation 30.03.18	Total Balance brought forward 2018/19
Transport	£2,481,315	£239,004	-£558,665	£764,961	£1,255,022	£141,672	£2,161,656
Manor Royal PR	£171,055	£15,868	£0	£22,582	£164,341	£0	£186,923
Library	£35,309	£6,414	£0	£0	£11,687	£30,036	£41,723
Open Space	£1,130,729	£61,432	-£33,395	£256,586	£807,489	£94,692	£1,158,766
Town Centre	£330,109	£0	-£75,407	£46,093	£208,609	£0	£254,702
Fire	£83,572	£5,764	-£10,933	£0	£0	£78,402	£78,402
Education	£429,305	£150,279	-£150,061	£0	£278,439	£151,084	£429,523
CCTV	£53,291	£0	£0	£0	£0	£53,291	£53,291
Affordable Housing	£41,000	£0	£0	£0	£0	£41,000	£41,000
Tree Contribution	£0	£116,400	-£6,000	£0	£0	£110,400	£110,400
Total	£4,755,685	£595,162	-£834,461	£1,090,221	£2,725,588	£700,577	£4,516,386

8.2. The table below provides a list of all of the S106 contributions received in 2017/18.

S106 Spend Category	Ref	Address	Value
Education	CR/2013/0576/FUL	110-112 SPENCERS ROAD, WEST GREEN	£7,640
Education	CR/2015/0389/FUL	SITE OF FORMER IFIELD COMM. COLLEGE	£142,639
Fire	CR/2015/0389/FUL	SITE OF FORMER IFIELD COMM. COLLEGE	£5,764
Library	CR/2015/0389/FUL	SITE OF FORMER IFIELD COMM. COLLEGE	£6,414
Manor Royal PR	CR/2014/0764/OUT	Thales, Gatwick Road (Parcel 2)	£14,124
Manor Royal PR	CR/2017/0228/FUL	UNIT 3, LAND AT FARADAY ROAD, NORTHGATE,	£1,744
Open Space	CR/2013/0576/FUL	110-112 SPENCERS ROAD, WEST GREEN	£6,970
Open Space	CR/2015/0389/FUL	SITE OF FORMER IFIELD COMM. COLLEGE	£48,988
Open Space	CR/2017/0444/FUL	KILNMEAD CAR PARK, NORTHGATE,	£5,474
Transport	CR/2013/0576/FUL	110-112 SPENCERS ROAD, WEST GREEN	£9,407
Transport	CR/2015/0389/FUL	SITE OF FORMER IFIELD COMM. COLLEGE	£229,598
Tree Contribution	CR/2016/1053/FUL	FORMER DEPOTGOFFS PARK, SOUTHGATE	£33,032
Tree Contribution	CR/2017/0564/FUL	83 - 87 THREE BRIDGES ROAD, 3 BRIDGES,	£9,900
Tree Contribution	CR/2017/0910/RG3	Queensway and the Pavement, Northgate,	£7,700
Tree Contribution	CR/2017/0444/FUL	KILNMEAD CAR PARK, NORTHGATE,	£61,600
Tree Contribution	CR/2017/0483/FUL	LAND ADJ. TO DOBBINS PLACE, IFIELD	£4,168

£595,162

8.3. The table below provides an overview of all of the projects that have been funded through S106 contributions.

Spend Cat	Project	Lead Org	Spend	Committed	Status
Education	Northgate Primary School	WSCC	-£150,061	£0	Invoiced
Fire	Smoke Detectors	WSCC	-£10,933	£0	Invoiced
Open Space	Cemetery	CBC	-£10,395	£0	Completed
Open Space	Kilnmead Court Close	CBC	-£13,000	£0	Completed

Spend Cat	Project	Lead Org	Spend	Committed	Status
Open Space	Peter House Parade	CBC	-£10,000	£0	Completed
Town Centre	Canopy Changing Places	CBC	-£1,500	£0	Completed
Town Centre	High St Public Real Improvement Scheme	CBC	-£19,724	£0	On going
Town Centre	Museum	CBC	-£40,000	£0	Completed
Town Centre	Town Centre Signage	CBC	-£14,183	£0	On going
Transport	2017/18 Bike it	CBC	-£30,000	£0	Completed
Transport	Manor Royal Crawters Brook, Mall Path	CBC	-£48,263	£0	On going
Transport	New Cemetery Cycle and Roundabout	CBC	-£34,605	£0	Completed
Transport	RTPI Bus Shelters Ifield and Manor Royal	WSCC	-£14,362	£0	Invoiced
Transport	Three Bridges Station W3801	CBC	-£89,350	£0	On going
Transport	Tilgate Crossing - W2301	CBC	-£7,992	£0	Completed
Transport	Transfer to WSCC - Roundabout	WSCC	-£229,598	£0	Invoiced
Transport	WSCC Ifield Drive	WSCC	-£56,013	£0	Invoiced
Transport	WSCC Pelham Place	WSCC	-£38,145	£0	Invoiced
Transport	WSCC TRO	WSCC	-£10,338	£0	Invoiced
Tree Contribution	Tilgate Park - Tree Planting TTR1	CBC	-£6,000	£0	Completed
Manor Royal PR	Cycle way Langley walk	CBC	£0	£22,582	On going
Open Space	Ditchling Hill, Southgate. Improve Type B Play Area	CBC	£0	£65,000	On going
Open Space	Ewhurst Playing Fields, Ifield. Improve Type B Play Area	CBC	£0	£65,000	On going
Open Space	Gainsborough Road Play Area, Tilgate. Type B Play Area	CBC	£0	£65,000	On going
Open Space	Three Bridges Playing Field	CBC	£0	£61,586	On going
Town Centre	High St Public Real Improvement Scheme, phase 2	CBC	£0	£10,276	On going
Town Centre	Signage and Wayfinding, phase 2	CBC	£0	£35,817	On going
Transport	2018/19 Bike It	CBC	£0	£37,500	On going
Transport	BOULEVARD CYCLE PATH	CBC	£0	£94,030	On going
Transport	Three Bridges Station	CBC	£0	£304,409	On going
Transport	Crawters Brook Cycle Path, Mall Path	CBC	£0	£55,746	On going

Spend Cat	Project	Lead Org	Spend	Committed	Status
Transport	Bus Shelters	CBC	£0	£104,676	On going
Transport	RTPI1	WSCC	£0	£48,400	On going
Transport	RTPI3	WSCC	£0	£86,600	On going
Transport	WSCC Drop Crossing, Borough wide	WSCC	£0	£2,400	On going
Transport	WSCC Safer Route to School Hilltops CR/2005/0335/OUT	WSCC	£0	£31,200	On going
			-£834,461	£1,090,221	

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