

Crawley Borough Council

Report to Planning Committee 22 October 2018

SECTION 106 MONIES – Q1&2 2018/19

Report of the Head of Economic & Environment Services, *PES304*

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 Q1&2 of the financial year 2018/19.

2. Recommendations

- 2.1. That the Committee notes the update on S106 monies received, spent and committed in Q1&2 of the financial year 2018/19.

3. S106 Monies Received (to date) 2018/19.

- 3.1. During the Q1&2 of the financial year 2018/19 a total of £722,474 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 Cat.	Ref	Address	Value
Education	CR/2015/0389/FUL	SITE OF FORMER IFIELD COMMUNITY COLLEGE, LADY MARGARET ROAD,	£ 309,871
Fire	CR/2015/0389/FUL	SITE OF FORMER IFIELD COMMUNITY COLLEGE, LADY MARGARET ROAD,	£ 12,522
Library	CR/2015/0389/FUL	FORMER IFIELD COMMUNITY COLLEGE, LADY MARGARET ROAD,	£ 13,934
Open Space	CR/2015/0389/FUL	SITE OF FORMER IFIELD COMMUNITY COLLEGE, LADY MARGARET ROAD,	£ 99,760
Manor Royal PR	CR/2014/0760/FUL	LAND OFF LONDON ROAD & FLEMING WAY (Elekta)	£ 25,588
Manor Royal PR	CR/2017/0589/FUL	2 - 14 CROMPTON WAY, NORTHGATE, CRAWLEY	£ 9,960
Transport	CR/2014/0760/FUL	LAND OFF LONDON ROAD & FLEMING WAY (Elekta)	£ 250,838

£722,474

4. S106 Monies Spent (to date) 2018/19.

4.1. In Q1&2 of 2018/19, a total of £41,000 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	School Safety Zone WSRS2	-£31,200	Ongoing
Transport	WSCC	Drop Crossing WDC1	-£2,400	Ongoing
Transport	CBC	Bike It	-£6,900	Ongoing
Transport	CBC	Bike It	-£600	Ongoing

-£41,100

5. S106 Monies Committed (to date) 2018/19.

5.1. A further £97,708 of S106 monies was committed to infrastructure projects during Q1&2 of 2018/19, through the Council's agreed approval process. The following table provides a breakdown of the individual project schemes to which the S106 funds were committed.

S106 Spend Category	Lead Org	Project Name	Project Cost	Due to Complete	Status
Open Space	CBC	Playing fields Improvements	£60,515	2018/19	On Going
Transport	WSCC	Three Bridges Station	£37,193	2020/21	On Going

£97,708

5.2. The following table lists the projects which had S106 funds committed prior to 01.04.18 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	Mar-19
Open Space	CBC	Ewhurst Playing Fields, Ifield. Improve Type B Play Area	£65,000	Mar-19
Open Space	CBC	Gainsborough Road Play Area, Tilgate. Improve Type B Play Area	£65,000	Mar-19
Open Space	CBC	Three Bridges Playing Field	£61,586	Mar-19
Town Centre	CBC	High St Public Real Improvement Scheme	£10,276	2018/19
Town Centre	CBC	Signage and Wayfinding	£35,817	2018/19
Transport	CBC	Bike It	£30,000	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	RTP11	£48,400	Complete
Transport	WSCC	RTP13	£86,600	Complete

£1,049,121

6. Available Funds and potential future spend

6.1. Officers at the Council have identified a programme of infrastructure projects to the value of £3,325,438 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 01.10.18 there remains £725,494 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	Deliver by	Org. Requesting Funding	Status
Education	Specific Clause	£ 588,310.17	TBC	WSCC	Process to Commence
Library	Dementia Pack	£ 4,608.00	TBC	WSCC	Process to Commence
Library	Crawley Library upgrade shelving	£ 7,079.38	TBC	WSCC	Process to Commence
Manor Royal PR	Public Realm Crawter's Brook	£ 22,846.00	TBC	MRBID	Process to Commence
Manor Royal PR	Specific Clause	£ 9,960.30	TBC	MRBID	Process to Commence
Manor Royal PR	Potential Match Funding, LEP	£ 167,083.64	2020/21	MRBID	Process to Commence
Open Space	Memorial Gardens Play area	£ 170,000.00	2018/19	CBC	Spend Authorised not yet committed
Open Space	Kidborough Rd Play Area, Gossops Green	£ 65,000.00	2018/19	CBC	Spend Authorised not yet committed
Open Space	Stoney Croft Type B Play Area, Ifield	£ 40,000.00	2018/19	CBC	Spend Authorised not yet committed
Open Space	2 Type A Play Areas, Broadfield	£ 26,000.00	2018/19	CBC	Spend Authorised not yet committed
Open Space	4 type A Play Areas, Ifield	£ 52,000.00	2019/20	CBC	Spend Authorised not yet committed
Open Space	2 Type A Play Areas, Pound Hill	£ 26,000.00	2019/20	CBC	Spend Authorised not yet committed
Open Space	Perkstead Court Play Area, Bewbush	£ 20,000.00	2019/20	CBC	Spend Authorised not yet committed
Open Space	2 Type A Play Areas, Bewbush	£ 13,000.00	2019/20	CBC	Spend Authorised not yet committed
Open Space	Medlar Close Play Area	£ 65,000.00	2019/20	CBC	Spend Authorised not yet committed
Open Space	Meadowlands Play Area, West Green	£ 40,000.00	2019/20	CBC	Spend Authorised not yet committed
Open Space	Southgate Playing Field	£ 19,172.78	TBC	CBC	Awaiting additional contributions

Contribution Type	Project Name	Funds Provisionally Allocated	Deliver by	Org. Requesting Funding	Status
Open Space	Bewbush Changing Rooms	£ 145,168.91	TBC	CBC	Might not go ahead
Open Space	Wakehams Green	£ 65,000.00	2021/22	CBC	Spend Authorised not yet committed
Open Space	Pétanque Pitch	£ 5,000.00	2021/22	CBC	Spend Authorised not yet committed
Open Space	Specific Clause	£ 1,106.00	TBC	CBC	Process to Commence
Town Centre	Potential Match Funding, LEP	£ 148,609.19	2020/21	CBC/WSCC	Process to Commence
Town Centre	Art within the Town Centre	£ 60,000.00	2020/21	CBC	Process to Commence
Transport	WSCC Worth Park Cycle Avenue	£ 107,000.00	2017/18	WSCC	Process to Commence
Transport	WSCC Safer Route to School Hilltops	£ 9,391.60	2018/19	WSCC	Process to Commence
Transport	WSCC Drop Crossing, Boroughwide	£ 3,265.00	2018/19	WSCC	Delegated Process
Transport	WSCC School Keep Clear, East Crawley	£ 8,125.00	2018/19	WSCC	Process to Commence
Transport	Potential Match Funding, LEP	£ 587,595.00	2021/22	CBC	Spend Authorised not yet committed
Transport	Potential Match Funding, LEP	£ 409,414.09	2020/21	CBC/ WSCC	Process to Commence
Transport	Ifield Bus Shelter Heritage	£ 7,000.00	2018/19	CBC	Process to Commence
Transport	Three Bridges Cycle Path	£ 60,000.00	2020/21	CBC	Process to Commence
Transport	WSCC Ifield Avenue Walking Cycling	£ 99,100.53	201//19	WSCC	Process to Commence
Transport	WSCC Travel Plan - Manor Royal	£ 3,048.27	2020/21	WSCC	Process to Commence
Transport	Specific Clause	£ 101,003.66	TBC	TBC	TBC
Transport	Specific Clause	£ 107,850.00	TBC	TBC	TBC
Transport	Car Club	£ 33,375.00	2020/21	CBC	Process to Commence
CCTV	Car Club	£ 28,325.00	2020/21	CBC	Process to Commence

£3,325,438

7. Summary of S106 Monies

7.1. The table below provides an overview of the S106 monies spent, received and committed during Q1&2 2018/19 and shows the change in the balance of S106 at the end of Q2 of the financial year 2018/19 (far right hand column) compared to the balance of S106 funds at the end of Q4, 2017/18 (2nd column from the left).

On Going Projects.

S106 Categories of Spend	Balance Brought Forward 01.04.18	Received Q1&Q2 2018/19	S106 Spend Q1&Q2 2018/19	Committed prior to Q1&Q2 2018/19 Project Ongoing	Committed Q1&Q2 2018/19	Provisionally Allocated Q1&Q2 2018/19	Uncommitted/ not Provisional Allocation 30.09.18	Total Balance 2018/19
Transport	£2,161,656	£250,838	-£41,100	£723,861	£37,193	£1,536,168	£74,173	£2,371,394
Manor Royal PR	£186,923	£35,549	£0	£22,582	£0	£199,890	£0	£222,472
Library	£41,723	£13,934	£0	£0	£0	£11,687	£43,970	£55,657
Open Space	£1,158,766	£99,760	£0	£256,586	£60,515	£752,448	£188,978	£1,258,526
Town Centre	£254,702	£0	£0	£46,093	£0	£208,609	£0	£254,702
Fire	£78,402	£12,522	£0	£0	£0	£0	£90,924	£90,924
Education	£429,523	£309,871	£0	£0	£0	£588,310	£151,084	£739,394
CCTV	£53,291	£0	£0	£0	£0	£28,325	£24,966	£53,291
Affordable Housing	£41,000	£0	£0	£0	£0	£0	£41,000	£41,000
Tree Contribution	£110,400	£0	£0	£0	£0	£0	£110,400	£110,400
Total	£4,516,386	£722,474	-£41,100	£1,049,121	£97,708	£3,325,438	£725,494	£5,197,760

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