

Infrastructure Funding Statement 2019/20



Contents

	Page(s)
1 Introduction	2
2 Terminology	2
3 Developer Contribution Definitions	2-3
Section 106 Report	4-9
4 Total Amount of Money to be Provided Under any Planning Obligation	4
5 Total Amount of Money Received Under any Planning Obligation	4
6 Received Before the Reported Year Which Has Not Been Allocated	5
7 Non-Monetary to Be Provided Under Any Planning Obligation	5
8 Total Amount of Money Committed/ Allocated But Not Spent	5-7
9 Total Amount of Money Spent/ Transferred	7-9
Community Infrastructure Levy Report	10-12
10 Summary of the position in respect of CIL at the end of 2019/20	10
11 Total Amount of Money which was spent/ transferred during the reported year	11
12 Total Amount of Money which was reserved for funding programme to 2022/23 but not spent during the reported year.	11
13 Position at Years End	12
14 Infrastructure List	12-13
Appendix A Approving release of S106 monies, CBC as project lead	14
Appendix B Approving release of S106 monies, WSCC as project lead	15
Appendix C Memorial Gardens, case study of S106 funded project	16
Appendix D CIL Neighbourhood Improvement Strand – Crowdfunding Governance	17
Appendix E CIL Strategic Improvement Strand – Crowdfunding Governance and consultation	18

1. Introduction

- 1.1. The Infrastructure Funding Statement provides an annual summary of financial and non-financial contributions relating to Section 106 Legal Agreements (S106) and Community Infrastructure Levy (CIL) within Crawley for the stated financial year.
- 1.2. It also includes an Infrastructure List, which describes infrastructure projects or types of infrastructure which the council intends will be, or may be, wholly or partly funded by CIL. The Statement also outlines the process that the council undertakes to allocate CIL receipts.

2. Terminology

- i. Agreed – Contributions that have been agreed within a signed document. They may not have been received and if the planning application is not implemented, they will not be received.
- ii. Received – Contributions Received, either monetary or nonmonetary, by Crawley Borough Council
- iii. Spent – Financial Contributions Spent
- iv. Committed – Contributions that have been received and have been formally committed to a live project but have yet to be spent.
- v. Allocated – Contributions that have been received and allocated to an upcoming project but have yet to be taken through the formal Crawley Borough Council approval process.
- vi. Retained/ Uncommitted – Contributions that have been received but a project has yet to be identified. Funds have been carried over to the next financial year.

3. Developer Contribution Definitions

S106 Contributions

- 3.1. Section 106 of the Town and Country Planning Act 1990 provides that planning permissions may be granted subject to planning obligations, agreed 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'. Obligations often take the form of financial or in-kind contributions towards the provision or improvement of infrastructure if a need is generated by the new developments. Financial contributions must be spent as set out in the planning agreements and in accordance with legislation.

Community Infrastructure Levy

- 3.2. The Community Infrastructure Levy (CIL) is a charge which can be levied by local authorities on new development in their area. It is an important tool for local authorities to use to help them deliver the infrastructure needed to support development in their area. CIL was introduced by the Planning Act 2008 and is governed by the Community Infrastructure Levy Regulations 2010 (as amended). It took effect in Crawley on 17th August 2016.

- 3.3. Regulations 2010 as amended, part 7 state that 15% of the total CIL contributions collected are to be allocated for spending in agreement with local communities – there being no 'parish' areas within Crawley, the contributions collected have been used to create a borough wide Neighbourhood Improvement Strand. The remaining CIL contributions are to be used for the Strategic Infrastructure Strand.
- 3.4. Crawley Borough Council CIL spend priorities for strategic infrastructure are based on Crawley's Infrastructure Delivery Schedule (IDS), which is already in place through the Local Plan process and identifies infrastructure required as a result of the growth forecasts indicated in the Local Plan. Since CIL's primary role is to fund infrastructure that addresses the cumulative impact of growth, CIL resources are concentrated as a priority on the schemes identified in the IDS as being Critical to enabling growth
- 3.5. The Neighbourhood Improvement Strand is distributed through the [Crowdfund Crawley](#) website, where the community can post civic project ideas and raise the necessary funds from the 'crowd', including a contribution from the Neighbourhood Improvement Strand for eligible projects.

Section 106 Report

4. Total Amount of Money to be provided under any planning obligation entered into in the reported year.

4.1. During the financial year 2019/20 a total of £961,821.40 of planning obligations were entered into with Crawley Borough Council.

S106 Category	Value
Transport	£265,459.00
Manor Royal PR	£ 12,944.00
Open Space	£144,649.50
Fire	£ 50,000.00
Affordable Housing	£348,685.00
Tree Contribution	£123,200.00
Monitoring Fees	£ 16,883.90
	£961,821.40

5. Total Amount of Money received under any planning obligation entered into in the reported year.

5.1. During the financial year 2019/20 a total of £539,277.27 of monies were paid to the Council by developers in accordance with their obligations under the S106 agreements with the local planning authority. The following table provides a breakdown of the amounts received by S106 Contribution Category

S106 Spend Category	Value
Affordable Housing	£194,248.99
Fire	£50,000.00
Manor Royal PR	£9,560.00
Open Space	£10,981.85
Transport	£139,232.00
Tree Contribution	£123,697.53
Monitoring Fees	£11,556.90
	£539,277.27

6. Total Amount of Money under any planning obligation which was received before the reported year which has not yet been committed/ allocated by the authority.

S106 Spend Category	Value
Transport	£6,310.91
Library	£17,515.33
Open Space	£266,469.32
Fire	£90,924.89
Education	£151,084.68
CCTV	£4,965.96
Affordable Housing	£65,337.00
Tree Contribution	£99,899.69
	£702,507.78

7. Summary of any non-monetary to be provided under any planning obligation entered into in the reported year.

7.1. Affordable Housing – total number of units provided: 76

7.2. Education Facilities, number of pupil places provided and category of school at which they will be provided: none.

8. Total Amount of Money (received under any planning obligation) which was committed/ allocated but not spent during the reported year.

8.1. £879,763.93 of S106 monies has been committed to infrastructure projects, 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. For Governance see appendix A and B.

Infrastructure Funding Statement
2019/20

S106 Spend Category	Project Name	Committed
Manor Royal PR	CGP MR Superhubs	£ 98,446.88
Open Space	Medlar Close, Langley Green	£ 63,678.80
Open Space	Newbury Road, Pound Hill	£ 226.47
Open Space	Rowfant Close, Pound Hill	£ 12,339.40
Open Space	Woodcroft Road & Puffin Close, Ifield	£ 24,010.70
Town Centre	CGP Station Gateway	£118,280.19
Transport	Bike It 2019-2021	£ 42,588.41
Transport	CGP Manor Royal Junction	£ 11,390.00
Transport	CGP MR Superhubs	£108,918.10
Transport	CGP MR W&C	£174,117.25
Transport	CGP TC Superhubs	£ 67,245.89
Transport	CGP TC W&C	£124,374.06
Transport	Maidenbower Com Centre Bike Racks	£ 6,000.00
Transport	Three Bridges Railway Station	£ 11,347.78
Tree Contribution	Tree Planting Programme Phase 1	£ 16,800.00
		£879,763.93

- 8.2. Officers at the Council have identified a programme of infrastructure projects which are intended to be delivered by 2024/25, £662,498.50 of S106 monies has been allocated. The individual projects that make up this programme will be subject to the existing S106 approval process before any formal commitment is made. The table below lists the proposed infrastructure projects, which will be coming forward in due course.

Infrastructure Funding Statement
2019/20

Contribution Type	Project Name	Funds Provisionally Allocated
Transport	Car Club	£ 53,382.00
Transport	Transport CGP	£ 82,434.27
Transport	Specific Clause	£ 90,928.66
Town Centre	Town Centre CGP	£ 12,232.88
Town Centre	Art within the Town Centre	£ 40,000.00
Open Space	2 type A Play Areas, Ifield	£ 26,000.00
Open Space	1 Type A Play Areas, Pound Hill	£ 13,000.00
Open Space	1 Type A Play Areas, Bewbush	£ 13,000.00
Open Space	Meadowlands Type B Play Area, West Green	£ 65,000.00
Open Space	Southgate Playing Field	£ 61,428.06
Open Space	Wakehams Green	£ 65,000.00
Open Space	Specific Clause - Allotments	£ 1,106.00
Manor Royal PR	County Oak or Metcalf Way Pocket Parks	£ 1,400.00
Manor Royal PR	Public realm improvements at Crawter's Brook	£ 22,846.00
Manor Royal PR	towards the Gateway 2 /street furniture in zone 3	£ 9,960.30
Library	Business and information services at Crawley Library	£ 26,455.33
Fire	Breathing Equipment	£ 50,000.00
CCTV	Car Club	£ 28,325.00
		£662,498.50

9. Total Amount of Money (received under any planning obligation) which was spent/ transferred during the reported year.

9.1. In 2019/20, a total of £2,198,835.94 of S106 monies were spent/ transferred.

9.2. In 2019/20, £1,120,311.16 of S106 monies were spent by Crawley Borough Council on the following infrastructure projects.

Infrastructure Funding Statement
2019/20

Spend Cat	Project	Spend
Transport	Bike It 2017/19	£ 15,000.00
Transport	Bike It 2019/22	£ 14,029.00
Transport	Manor Royal Walking & Cycling	£ 56,535.21
Transport	Manor Royal Superhubs	£ 11,301.58
Transport	Town Centre Station Gateway	£ 252,702.41
Transport	Town Centre Superhubs	£ 723.11
Transport	Three Bridges Station	£ 239,314.44
Transport	Three Bridges Station Bus Shelter	£ 10,157.09
Transport	Town Centre Walking & Cycling	£ 45,101.38
Transport	Ifield Heritage Bus Shelter	£ 7,000.00
Transport	Manor Royal Crawters Brook, Mall Path	£ 2,804.00
Town Centre	Town Centre Station Gateway	£ 27,404.00
Open Space	2 Type A Play Areas Ifield	£ 1,989.30
Open Space	2 Type A Play Areas Pound Hill / Rowfant Close	£ 660.60
Open Space	Ewhurst Playing Fields	£ 74,857.87
Open Space	Kidborough Road Gossops Green	£ 68,573.02
Open Space	Medlar Close	£ 1,321.20
Open Space	Memorial Gardens Play Area	£ 190,000.00
Open Space	Perkstead Play Area	£ 1,858.05
Open Space	Playing Pitches Improvement	£ 24,492.85
Open Space	STONEY CROFT	£ 23,458.05
Manor Royal PR	Gateway 1	£ 31,028.00
CCTV	Return CCTV	£ 20,000.00
		£1,120,311.16

9.3. For a case study of Memorial Gardens see Appendix C.

9.4. In 2019/20, £1,066,967.88 of S106 monies were transferred by Crawley Borough Council to West Sussex County Council, to be allocated to the following infrastructure projects.

Infrastructure Funding Statement
2019/20

Spend Cat	Project	Spend
Education	Ifield Community College	£ 242,353.48
Education	Ifield Community College, Equipment	£ 90,110.05
Education	Waterfield Primary School	£ 255,846.64
Library	Crawley Library in 2017 to upgrade the shelving	£ 7,079.38
Library	Dementia Pack	£ 4,608.00
Manor Royal PR	CGP Manor Royal Junction	£ 29,698.43
Transport	4 Real Time Screens Manor Royal	£ 30,225.00
Transport	CGP Manor Royal Junction	£ 297,871.37
Transport	West Green Crossing	£ 10,075.00
Transport	WSSC Ifield Avenue Walking Cycling	£ 99,100.53
		£1,066,967.88

- 9.5. In 2019/20, the amount of money received under any planning obligation spent on repaying money borrowed, including interest was £0.
- 9.6. In 2019/20, the amount of money received under any planning obligation spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations was £11,556.90.

Community Infrastructure Levy Report

10. The position in respect of CIL at the end of 2019/20 is set out in summary in the following table:

Category	Total Amount	Strategic Infrastructure Strand¹	Neighbourhood Improvement Strand²
The total value of CIL set out in all demand notices issued in the reported year	£522,617.85	N/A	N/A
The total amount of CIL receipts for the reported year	£149,226.10	£127,224.68	£22,001.42
Total CIL collected by the authority remaining from previous years	£178,670.35	£161,384.35	£17,286.00
The total amount of CIL receipts, collected by the authority before the reported year but which have not been formally allocated	£178,670.35	£161,384.35	£17,286.00
The total amount of CIL receipts, collected by the authority before the reported year and which have been allocated in the reported year	£0.00	£0.00	£0.00
The total amount of CIL expenditure for the reported year	£15,162.00	£10,000.00	£5,162.00
The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year	£0	£0.00	£0
The total amount of CIL receipts whenever collected, which were reserved for the funding programme to 2022/23 but not spent during the reported year. Funds will be formally allocated to projects once the full project cost can be met.	£278,609.03	£278,609.03	£0.00

¹ The share of the total amount of CIL which is not subject to CIL Regulation 59A, 59B, or 59F. This is to be spent on infrastructure to support the development of the area.

² The share of the total amount of CIL which is subject to CIL Regulation 59F (there being no 'parish' areas within Crawley in which Regulations 59A or 59B have applied during this period). This is to be spent on the provision, improvement, replacement, operation or maintenance of infrastructure; or on anything else that is concerned with addressing the demands that development places on the area.

11. Total Amount of Money which was spent/ transferred during the reported year

11.1. In 2019/20, a total of £15,162 of CIL monies were spent by the Crawley Borough Council. During 2019/20, £10,000 was applied to the administration costs for Crowdfund Crawley. The Neighbourhood Improvement Strand is distributed through the [Crowdfund Crawley](#) website, for governance see Appendix D.

Expenditure Item	Total Spend on Item	Spend - Strategic Infrastructure Strand	Spend - Neighbourhood Improvement Strand
Seymour School Bicycle Shelter	£3,873.00		£3,873.00
Sensory Garden	£905.00		£905.00
Bring Handball On	£384.00		£384.00
Administrative Expenses (amounting to 6.7 per cent of CIL collected during year)	£10,000.00	£10,000.00	£0.00

12. Total Amount of Money which was reserved for funding programme to 2022/23 but not spent during the reported year.

12.1. Specific allocations of CIL Strategic funding are made via the council's CIL governance process (appendix E). This operates by means of an Infrastructure Business Plan, approved by the council's Cabinet, which is subject to regular review. Eligible projects which have been put forward are scored against a set range of criteria, including their importance to the delivery of the Local Plan strategy. The CIL funding requirements of these projects are assessed against current and projected CIL income in order to set a five-year funding programme. The most recently adopted version of the Infrastructure Business Plan is available at:

[Allocating Monies Collected Through CIL 2019/20](#)

12.2. All Strategic Infrastructure Strand receipts held at the end of 2019/21, totalling £278,609.03, have been reserved to deliver the following programme of infrastructure:

Projects identified	Strategic Infrastructure Strand Contributions
A23 London Road/ Manor Royal	£709,000
Improvement to Three Bridges Railway Station	£1,100,000
Saxonbrook Medical Centre - Creating 2 additional consulting	£32,000
Pound Hill Medical Group - build 2 additional consulting rooms	£144,000
	£1,985,000

13. Position at Year's End

13.1. £312,734.45 of CIL receipts have been retained at the end of 2019/20

Category	Total	In Strategic Infrastructure Strand	In Neighbourhood Improvement Strand
Total CIL retained	£312,734.45	£278,609.03	£34,125.42
CIL retained from previous years (allocated)	£0.00	£0.00	£0.00
CIL retained from previous years (reserved see 12.2)	£151,384.35	£151,384.35	£0.00
CIL retained from previous years (unallocated)	£12,124.00	£0.00	£12,124.00
CIL retained from current year (allocated)	£0.00	£0.00	£0.00
CIL retained from current year (reserved see 12.2)	£127,224.68	£127,224.68	£0.00
CIL retained from current year (unallocated)	£22,001.42	£0.00	£22,001.42

14. Infrastructure List

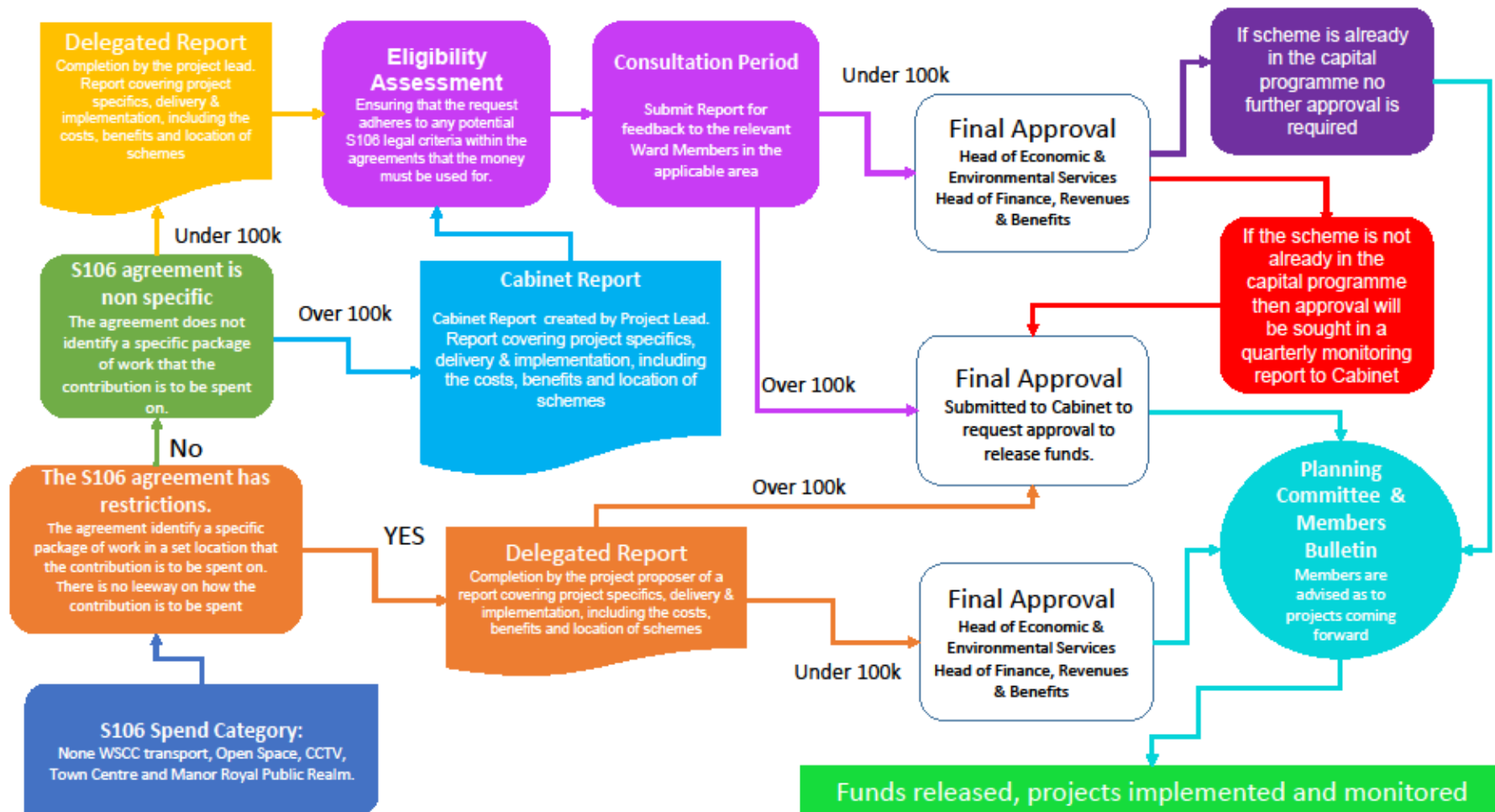
14.1. The following are infrastructure projects or types of infrastructure which the council intends will, or may be, wholly or partly funded by CIL, subject to prioritisation and sufficient income from the CIL receipts being secured:

Infrastructure Category	Infrastructure projects or types of infrastructure eligible for CIL funding
Transport & Sustainable Access: <ul style="list-style-type: none"> • Strategic Road Network • Local Road Network • Public Transport • Pedestrian & Cycle Facilities • Smarter Choices/ behavioural change measures • Transport Related Public Realm Improvements 	Transport & Sustainable Access infrastructure to mitigate the cumulative impacts of development taking place across the borough. Schemes to be identified in liaison with West Sussex County Council.
Education: <ul style="list-style-type: none"> • Pre-school • Primary • Secondary 	Education facilities to mitigate the cumulative impacts of development taking place across the borough.

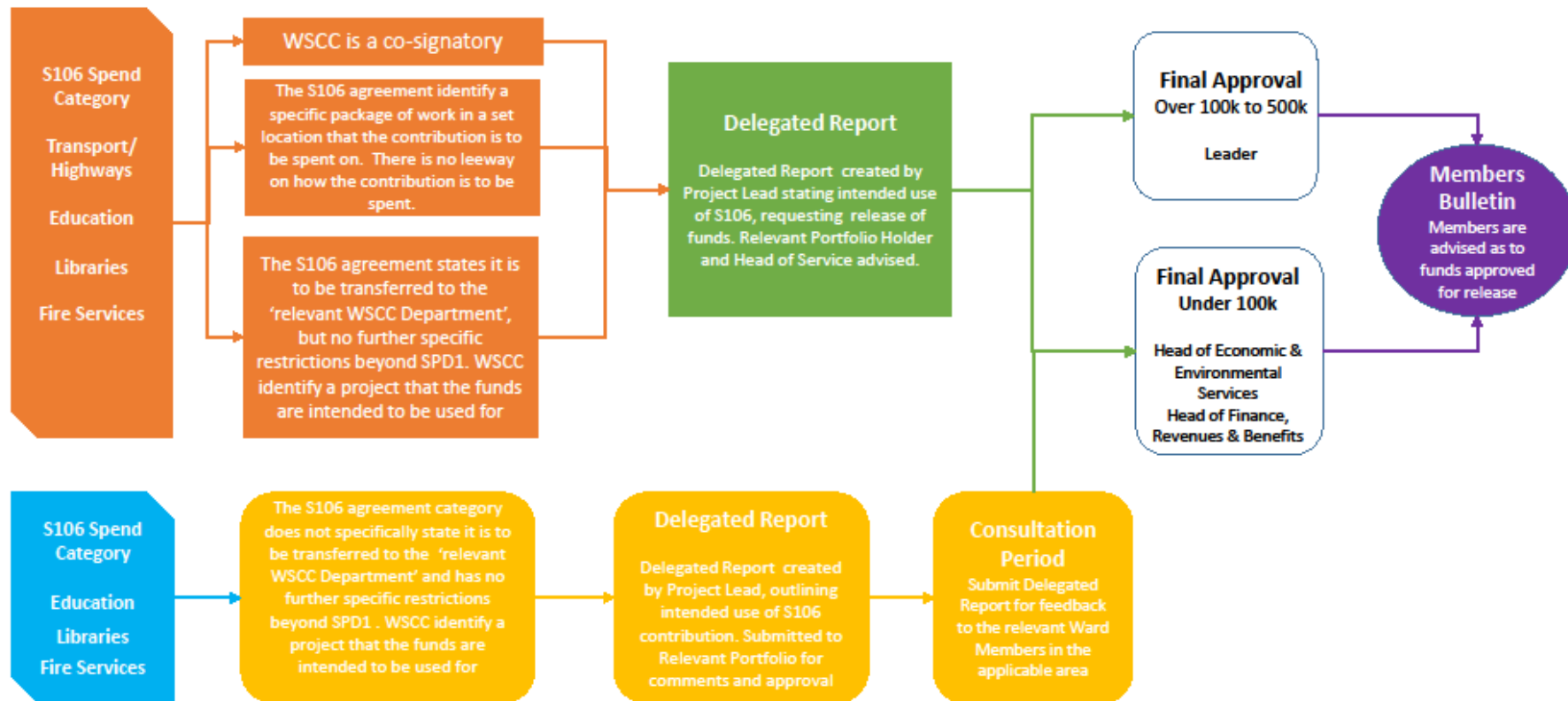
Infrastructure Funding Statement
2019/20

<ul style="list-style-type: none"> • Sixth form • Special Educational Needs • Tertiary and Adult Education 	<p>Schemes to be identified in liaison with West Sussex County Council in line with their annual Planning for School Places document.</p>
<p>Open Space, Sport and Recreation:</p> <ul style="list-style-type: none"> • Play Areas Amenity Green Space • Outdoor sport Parks & Recreation Grounds • Natural Green Space • Allotments 	<p>Open Space, Sport and Recreation facilities to mitigate the cumulative impacts of development taking place across the borough. Schemes to be identified in liaison with the council's Community Services team, this includes those in the council's Open Space Sport and Recreation Study and/or Playing Pitch Strategy:-</p> <ul style="list-style-type: none"> • Improvements to drainage on playing fields and sports pitches at Bewbush the Green, Bewbush West, Rathlin Rd, Ashburnham Rd & Rusper Rd. • Improvements to ancillary facilities at Loppets Rd and Rusper Rd Playing Fields • Provision of a 3G senior Pitch.
<p>Green Infrastructure</p> <ul style="list-style-type: none"> • Bio-diversity and habitat protection • Public Rights of Way • Trees • Rivers and Waterways 	<p>Green Infrastructure to mitigate the cumulative impacts of development taking place across the borough. Schemes to be identified in liaison with the Environment Agency and River Mole Catchment Partnership.</p>
<p>Health Care</p> <ul style="list-style-type: none"> • Primary Care • Secondary Care • Acute Care • Healthy Living & well being • Mental Health services 	<p>Health Care facilities to mitigate the cumulative impacts of development taking place across the borough.</p> <p>Schemes to be identified in liaison with the West Sussex Clinical Commissioning Group.</p>
<p>Community and Library</p> <ul style="list-style-type: none"> • Community Buildings • Libraries 	<p>Community and Library facilities to mitigate the cumulative impacts of development taking place across the borough. Schemes to be identified by West Sussex County Council and the council's Community Services team.</p>
<p>Emergency Services</p> <ul style="list-style-type: none"> • Policing • Fire & Rescue • Ambulance 	<p>Emergency Services facilities to mitigate the cumulative impacts of development taking place across the borough.</p> <p>Schemes to be identified in liaison with West Sussex County Council, Sussex Police and SECAMB.</p>
<p>District Energy Networks</p>	<p>To mitigate the cumulative impacts of development taking place across the borough.</p> <ul style="list-style-type: none"> • K2 Leisure Centre Heat Network • Town Centre Heat Network • Manor Royal Heat Network

Appendix A - Approving release of S106 monies, CBC as project lead. Transport (not specified for transfer to WSCC), Open Space, CCTV, Town Centre and Manor Royal Public Realm.



Appendix B - Approving release of S106 monies, WSCC as project lead. Transport (specified as transfer to WSCC), Fire, Education and Libraries.



Appendix C –



Memorial Gardens Play Area – A £190,000 S106 Open Space Contribution.

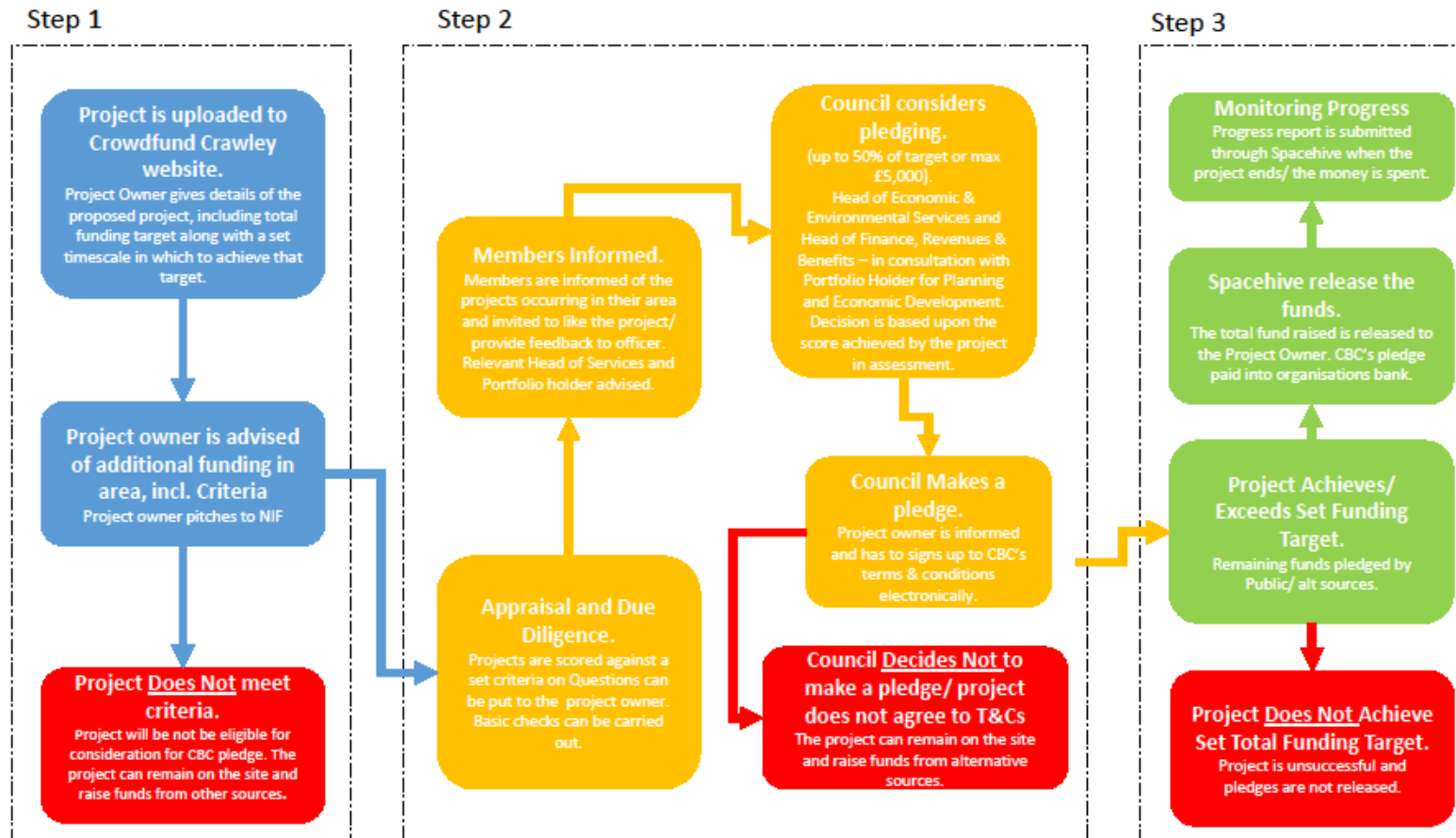
A £190,000 S106 Open Space Contribution enabled the delivery of the much-anticipated, all-new play area in the Memorial Gardens. Crawley Borough Council's newest play area features 15 pieces of brand new equipment, including a wheelchair swing funded by County Mall.

Cabinet member for Wellbeing, Councillor Chris Mullins, said: "I'm delighted that this play area has opened; it really is a substantial improvement on what was there before. It's been a long time coming but I know that parents and carers will be delighted that they now have a top quality town centre play area to visit. It's also great to see the Queen's Mosaic being put to good use in the picnic area.

County Mall General Manager, Simon Cuckow, said: "We're honoured to be a part of this project and give back to the community. Our donation for the inclusive wheelchair swing is about more than giving a contribution, it's about making a difference to children who may not otherwise be able to enjoy the simple pleasures of play parks. "With this gesture we hope to create an inclusive space that welcomes all aspects of the community to make lots of happy memories together.

Appendix D

CIL Neighbourhood Improvement Strand – Crowdfunding Governance.



Appendix E

CIL Strategic Improvement Strand – Governance.

