

Infrastructure Funding Statement 2020/21



Contents

	Page
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.	5-6
9 Total Amount of Money Spent/ Transferred.	7
Community Infrastructure Levy Report.	8-10
10 Summary of the position in respect of CIL at the end of 2020/21.	8
11 Total Amount of Money which was spent/ transferred during the reported year.	8-9
12 Total Amount of Money which was reserved for funding programme to 2022/23, but not spent during the reported year.	9
13 Position at Years End.	10
14 Infrastructure List.	10-12
Appendix A Approving release of S106 monies, CBC as project lead.	13
Appendix B Approving release of S106 monies, WSCC as project lead.	14
Appendix C Ewhurst Play and Medlar Close, case study of S106 funded project.	15
Appendix D CIL Neighbourhood Improvement Strand – Crowdfunding Governance.	16
Appendix E CIL Strategic Improvement Strand – Governance.	17

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

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.

Received – Contributions, either monetary or nonmonetary, received by Crawley Borough Council

Spent – Financial Contributions spent

Committed – Contributions that have been received and have been formally committed to a live project but have yet to be spent.

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.

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). The IDS 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/ essential to enabling growth.
- 3.5. The Neighbourhood Improvement Strand is distributed through the [Crowdfund Crawley](#) website. The community can post civic project ideas on the website 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 2020/21 a total of £739,795.20 of planning obligations were entered into with Crawley Borough Council.

S106 Spend Category	Value
Transport	£ 0.00
Library	£ 0.00
Open Space	£ 78,478.50
Fire	£ 0.00
Education	£ 0.00
CCTV	£ 0.00
Affordable Housing	£ 482,001.00
Tree Mitigation/ Green Infrastructure Contribution	£ 170,100.00
Monitoring Fee	£ 9,215.70
	£ 739,795.20

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

5.1. During the financial year 2020/21 a total of £310,925.26 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:

S106 Contribution Category	Value
Affordable Housing	£ 143,756.44
Education	£ 31,714.00
Fire	£ 11,321.92
Open Space	£ 25,318.06
Transport	£ 21,848.18
Tree Mitigation Contribution	£ 60,293.16
Monitoring Fees	£ 16,673.50
	£ 310,925.26

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

S106 Spend Category	Value
Transport	£ 9,359.18
Library	£ 17,515.33
Manor Royal Public Realm	£ 0.00
Open Space	£ 365,727.60
Fire	£ 90,924.89
Education	£ 151,084.68
CCTV	£ 4,965.96
Affordable Housing	£ 0.00
Tree Mitigation Contribution	£ 162,697.22
	£ 802,274.86

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: 17

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. During the financial year 2020/21, £121,936.04 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
2020/21

S106 Contribution Type	Project Name	Committed
Open Space	Newbury Road, Pound Hill	£ 26,499.87
Open Space	Chichester Close, Tilgate	£ 45,000.00
Open Space	Dormans, Gossops Green Playing Field	£ 35,436.17
Open Space	Ninfield Court	£ 15,000.00
		£ 121,936.04

- 8.2. Council Officers have identified a programme of infrastructure projects, which are intended to be delivered by 2024/25. £890,186.90 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.

Contribution Type	Project Name	Funds Provisionally Allocated
Transport	Transport - Crawley Growth Programme	£ 134,609.18
Transport	Car Club	£ 20,000.00
Transport	Specific Clause	£ 90,928.66
Manor Royal Public Realm	County Oak or Metcalf Way Pocket Parks	£ 1,400.00
Manor Royal Public Realm	Public realm improvements at Crawters Brook	£ 22,846.00
Manor Royal Public Realm	towards the Gateway 2 /street furniture in zone 3	£ 9,960.30
Library	Business and information services at Crawley Library	£ 26,455.33
Open Space	Southgate Playing Fields	£ 47,292.87
Open Space	Allotments	£ 2,794.25
Town Centre	Town Centre - Crawley Growth Programme	£ 12,232.88
Town Centre	Art within the Town Centre	£ 40,000.00
Fire	Breathing Equipment	£ 50,000.00
CCTV	Car Club	£ 28,325.00
Affordable Housing	Longley House	£ 403,342.43
		£ 890,186.90

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

9.1. In 2020/21, a total of £223,477.36 of S106 monies were spent/ transferred.

9.2. In 2020/21, £223,477.36 of S106 monies were spent by Crawley Borough Council on the following infrastructure projects.

Spend Cat	Project	Spend
Transport	Bike It 2019-21	£ 35,394.01
Town Centre	Station Gateway	£ 1,280.20
Transport	TC W&C	£ 26,776.22
Open Space	Dormans	£ 9,552.65
Transport	Manor Royal Crawters Brook, Mall Path	£ 1,506.60
Open Space	Medlar Close	£ 53,756.00
Town Centre	Mosaic Memorial Gardens	£ 8,444.68
Open Space	Newbury Road	£ 1,208.00
Open Space	Playing Fields	£ 7,859.00
Tree Mitigation Contribution	Tree Improvements	£ 77,700.00
		£ 223,477.36

9.3. For a case study Medlar Close see Appendix C.

9.4. In 2020/21, £0.00 of S106 monies were transferred by Crawley Borough Council to West Sussex County Council.

9.5. In 2020/21, the amount of money received under any planning obligation spent on repaying money borrowed, including interest, was £0.

9.6. In 2020/21, 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 £16,673.50.

Community Infrastructure Levy Report

10. The position in respect of CIL at the end of 2020/21 is set out in summary in the following table:

Category	Total Amount	Strategic Infrastructure Strand[1]	Neighbourhood Improvement Strand[2]
The total value of CIL set out in all demand notices issued in the reported year	£ 1,019,268.03	£ 0.00	£ 0.00
The total amount of CIL receipts for the reported year	£ 263,530.66	£ 227,384.74	£ 36,145.92
Total CIL collected by the authority remaining from previous years	£ 304,108.45	£ 278,609.03	£ 25,499.42
The total amount of CIL receipts, collected by the authority before the reported year but which have not been formally allocated	£ 304,108.45	£ 278,609.03	£ 25,499.42
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	£ 20,848.56	£ 12,222.56	£ 8,626.00
The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year	£ 0.00	£ 0.00	£ 0.00
The total amount of Strategic Infrastructure Strand CIL receipts, whenever collected, 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.	£ 493,771.21	£ 493,771.21	N/A

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

11.1. In 2020/21, a total of £20,848.56 of CIL monies were spent by the Crawley Borough Council. During 2020/21, £12,222.56 was applied to administration costs, including operational costs for the Crowdfund Crawley website. The Neighbourhood Improvement Strand is distributed through the [Crowdfund Crawley](#) website, for governance see Appendix D. £8,626 in grants, from the Neighbourhood Improvement Strand, were made to community groups to deliver a wide range of projects identified through the Crowdfund Crawley website. The below table provides a breakdown of the individual project.

Expenditure Item	Total Spend on Item	Spend - Strategic Infrastructure Strand	Spend - Neighbourhood Improvement Strand
We are encouraging our children to learn	£ 2,262.00	£ 0.00	£ 2,262.00
Climbing frame SSC Desmond Anderson	£ 2,446.00	£ 0.00	£ 2,446.00
Top Class Handball for Crawley	£ 1,200.00	£ 0.00	£ 1,200.00
Capturing Lockdown	£ 1,718.00	£ 0.00	£ 1,718.00
Covid-19 post relief project	£ 1,000.00	£ 0.00	£ 1,000.00
Administrative Expenses (amounting to 5 % of CIL collected during year)	£ 12,222.56	£ 12,222.56	£ 0.00
Total Amount Spent	£ 20,848.56	£ 12,222.56	£ 8,626.00

12. Total Amount of Money, 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 202021](#)

12.2. All Strategic Infrastructure Strand receipts held at the end of 2020/21, totalling £493,117.24, have been reserved to deliver the following programme of infrastructure:

Projects identified	Strategic Infrastructure Strand Contributions
A23 London Road/ Manor Royal	£ 709,000.00
Improvement to Three Bridges Railway Station	£ 1,100,000.00
Saxonbrook Medical Centre - Creating 2 additional consulting	£ 32,000.00
Pound Hill Medical Group - build 2 additional consulting rooms	£ 144,000.00
Total Cost of Projects Identified	£ 1,985,000.00

13. Position at Year's End

13.1. £554,762.58 of CIL receipts have been retained at the end of 2020/21

Category	Total	In Strategic Infrastructure Strand	In Neighbourhood Improvement Strand
Total CIL retained	£ 554,762.58	£ 493,117.24	£ 61,645.34
CIL retained from previous years (allocated)	£ 0.00	£ 0.00	£ 0.00
CIL retained from previous years (reserved see 12.2)	£ 278,609.03	£ 278,609.03	£ 0.00
CIL retained from previous years (unallocated)	£ 25,499.42	£ 0.00	£ 25,499.42
CIL retained from current year (allocated)	£ 0.00	£ 0.00	£ 0.00
CIL retained from current year (reserved see 12.2)	£ 214,508.21	£ 214,508.21	£ 0.00
CIL retained from current year (unallocated)	£ 36,145.92	£ 0.00	£ 36,145.92

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.

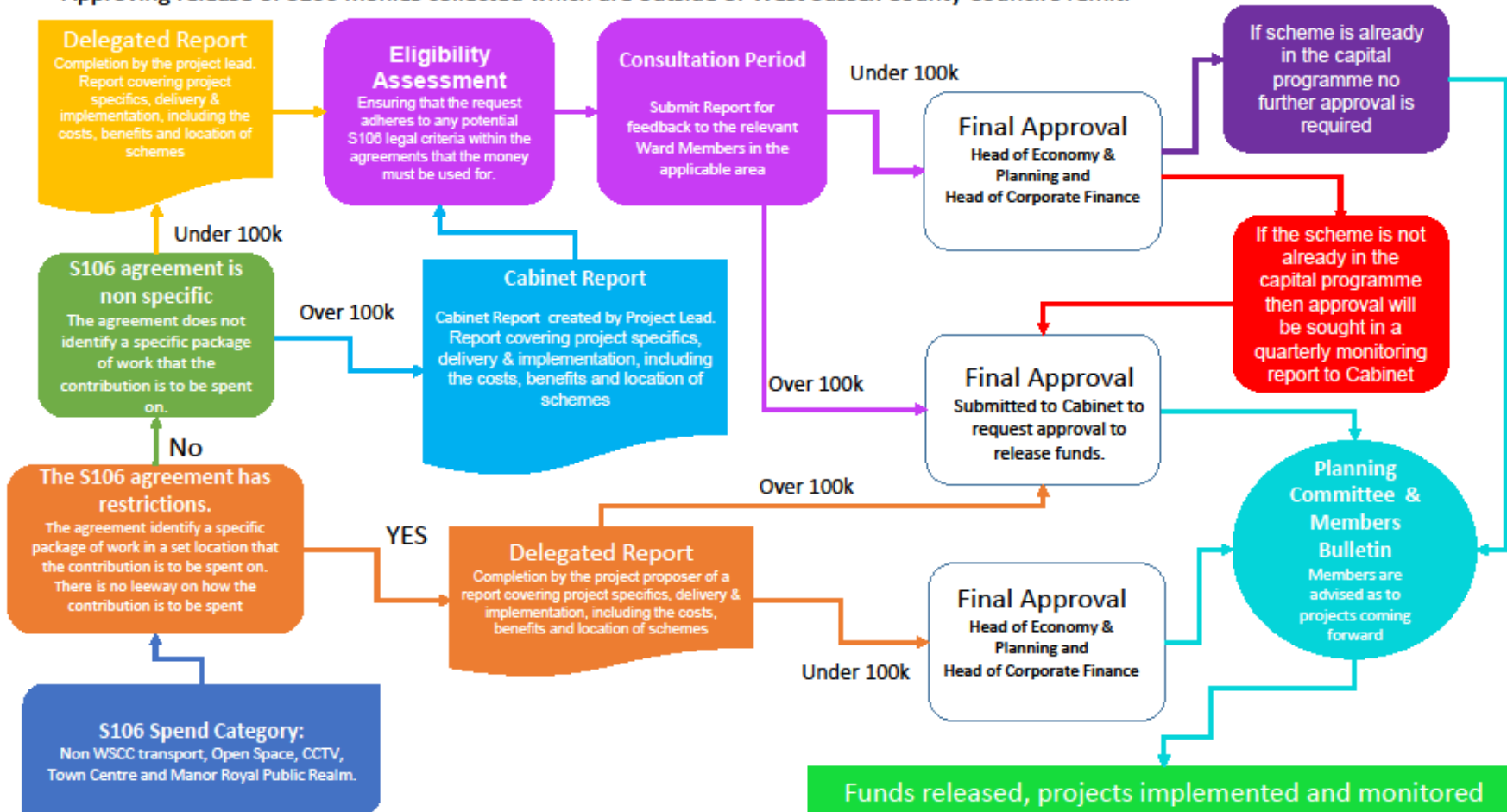
Infrastructure Category	Infrastructure projects or types of infrastructure eligible for CIL funding
<p>Education:</p> <ul style="list-style-type: none"> • Pre-school • Primary • Secondary • Sixth form • Special Educational Needs • Tertiary and Adult Education 	<p>Education facilities to mitigate the cumulative impacts of development taking place across the borough.</p> <p>Schemes to be identified in liaison with West Sussex County Council 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>

Infrastructure Funding Statement
2020/21

Infrastructure Category	Infrastructure projects or types of infrastructure eligible for CIL funding
Emergency Services <ul style="list-style-type: none"> • Policing • Fire & Rescue • Ambulance 	Emergency Services facilities to mitigate the cumulative impacts of development taking place across the borough. Schemes to be identified in liaison with West Sussex County Council, Sussex Police and SECAMB.
District Energy Networks	To mitigate the cumulative impacts of development taking place across the borough. <ul style="list-style-type: none"> • K2 Leisure Centre Heat Network • Town Centre Heat Network • Manor Royal Heat Network

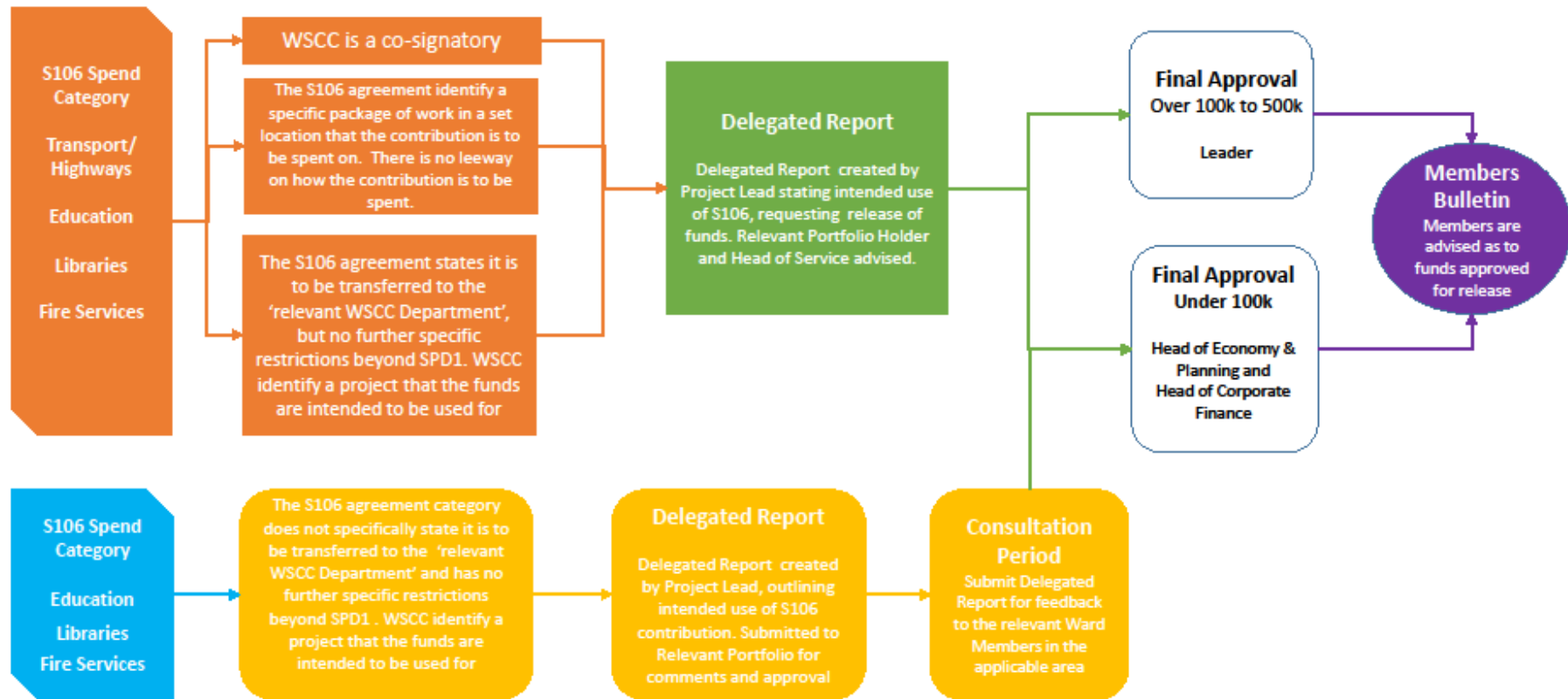
Appendix A - Approving release of S106 monies, CBC as project lead. Transport (not specified for transfer to WSCC), Open Space, CCTV, Town Centre and Manor Royal Public Realm.

Approving release of S106 monies collected which are outside of West Sussex County Council's remit.



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

Approving release of S106 monies up to £500,000 which have been collected specifically for spend categories within West Sussex County Council's remit.



Appendix C. S106 Case Studies – Medlar Close

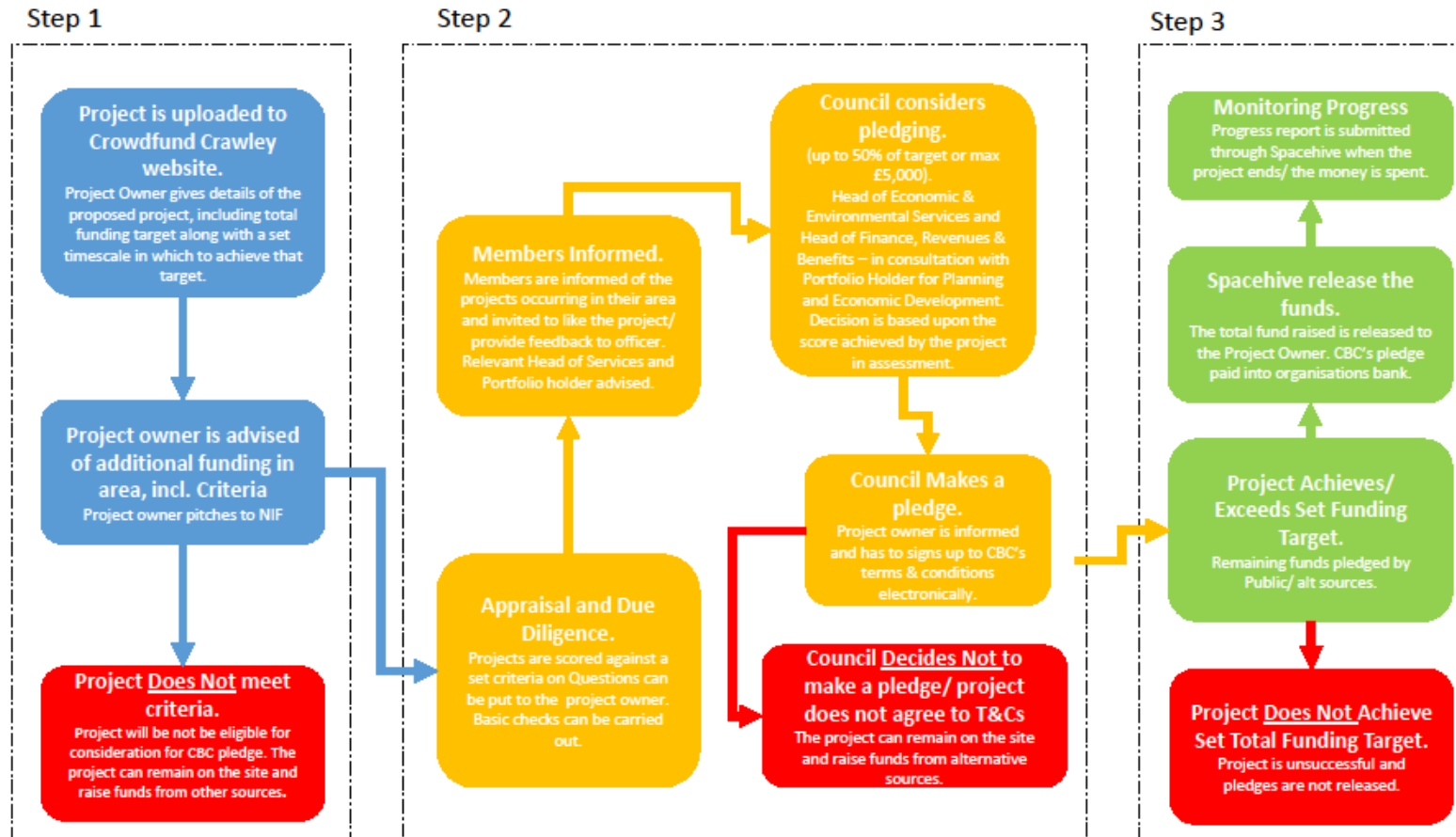
Type B playground at Medlar Close, Langley Green. Consultation with the community and key stakeholders has resulted in a playground that focuses on the community's needs in order to provide an improved amenity for the families across Langley Green.

The project involved removing some of the current play equipment and adding new equipment from a specialist contractor. The final design and type of equipment has broadened the age range appeal.



Appendix D

CIL Neighbourhood Improvement Strand – Crowdfunding Governance.



Appendix E

CIL Strategic Improvement Strand – Governance.

