

Infrastructure Funding Statement 2023/24



Contents

	Page
1 Introduction.	2
2 Terminology.	2
3 Developer Contribution Definitions.	2-3
Section 106 Report.	4-7
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.	6-7
Community Infrastructure Levy Report.	8-11
10 Summary of the position in respect of CIL at the end of 2023/24.	8
11 Total Amount of Money which was spent/ transferred during the reported year.	9
12 Total amount of CIL receipts, whenever collected, which were committed but not spent during the reported year	9
13 The total amount of Neighbourhood Improvement Strand CIL receipts, whenever collected, allocated to the funding programme to 2029/30 but not spent during the reported year.	9-10
14 Total Amount of Money reserved for funding the Strategic Infrastructure programme to 2029/30 but not spent during the reported year.	10-11
15 Position at Years End.	11
16 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 CIL Strategic Improvement Strand – Governance.	16
Appendix D Appendix D – Case Study - Wakehams Green Play Area.	17
Appendix E Appendix E – Case Study – Southgate Playing Fields.	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

Entered into – 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 development. 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, informed by the Infrastructure Plan, 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 using a "hybrid" model. This involves retaining CIL Neighbourhood Improvement Strand to maintain the Neighbourhood Improvement Fund with an annual contribution of £25,000, from the CIL Neighbourhood Improvement Strand, until March 2025. The funding scheme aims to support local community groups and voluntary organisations to implement neighbourhood improvement projects. Applications can be made for grants of up to £5,000 and should provide evidence of local community backing. The projects funded benefit the residents of Crawley by helping to improve the local environment and meet the demands that development places on the need for community services and facilities within the town. The Neighbourhood Improvement Fund will be distributed through the Crawley Borough Website.
- 3.6. The remaining Neighbourhood Improvement Strand contributions not committed to the Neighbourhood Improvement Fund are to be used as a contribution to the delivery of a programme of neighbourhood improvement works identified as a priority by Crawley Borough Council. Project selection will be based upon Crawley's Infrastructure Delivery Schedule (IDS), which identifies the infrastructure investment required as a result of the growth forecasts indicated in the Local Plan.

Section 106 Report

4. Total Amount of Money to be provided under any planning obligation entered into¹ in the reported year.

4.1. During the financial year 2023/24 a total of £777,153.20 of planning obligations were entered into with Crawley Borough Council.

S106 Spend Category	Value
Open Space	£42,619.50
Tree Mitigation	£410,200.00
Air Quality	£ 166,829.00
Manor Royal Public Realm	£56,038.00
Affordable Housing	£51,217.00
Water Neutrality Offsetting	£29,515.20
Water Neutrality Monitoring	£1,200.20
Monitoring Fee	£19,534.30

£777,153.20

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

5.1. During the financial year 2023/24 a total of £245,831.79 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 Spend Category	Value
Manor Royal Public Realm	£75,947.27
Transport	£39,143.70
Monitoring Fees	£20,734.50
Water Neutrality	£29,515.20
Air Quality	£80,491.12

¹ This does not include the signed s106 supporting the Gatwick Northern Runway project - Development Consent Order, which is a different process whereby the s106 is signed before a decision by the Secretary of State is made.

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	£6,310.45
Education	£182,798.68
Tree Contribution	£90,832.56
	£279,941.69

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

7.1. Affordable Housing: total number of units provided: 24.

7.2. Education Facilities: number of pupil places provided and category of school at which they will be provided: 0.

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 2023/24, £199,490.69 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.

Contribution Type	Project Name	Committed
Transport	Provision of services on the route 200	£56,000.00
Transport	Car Club	£2,343.00
Transport	Crawley Growth Programme Station Gateway	£76,182.16
Open Space	Playing Pitch improvement	£51,500.00
Transport	CGP Three Bridges Railway Station	£5,439.53
Fire	Emergency Care (IEC) Training and Equipment for Fire Service Staff	£8,026.00
		£199,490.69

Infrastructure Funding Statement
2023/24

- 8.2. Council Officers have identified a programme of infrastructure projects, which are intended to be delivered by 2024/25. £399,053.82 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
Affordable Housing	Affordable Housing	£32,015.28
Fire	Breathing Equipment	£50,000.00
Fire	Relocation of fire stations and associated vehicles and equipment	£23,774.05
Fire	Transfer to WSCC Equipment	£39,402.33
Fire	Crawley Fire Station	£31,044.43
Open Space	Allotments	£28,714.43
Open Space	Unsupervised Play Improvement Programme	£94,895.35
Town Centre	Town Centre CGP	£12,232.88
Transport	Transport CGP	£19,386.00
Transport	Bus Stop Contribution - Steers Lane	£20,845.92
Transport	Travel Plan	£6,843.15
Tree Contribution	Tree 202425	£39,900.00
		£399,053.82

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

- 9.1. In 2023/24, a total of £580,484.31 of S106 monies were spent/ transferred.
- 9.2. In 2023/24, £427,098.21 of S106 monies were spent by Crawley Borough Council on the following infrastructure projects.

Spend Cat	Project	Spend
Affordable Housing	Longley House - Water Neutrality	£28,289.00
CCTV	CCTV	£33,290.96
Library	Crawley Library improvement	£17,515.33

Infrastructure Funding Statement
2023/24

Library	WSCC business and information services at Crawley Library	£26,455.33
Open Space	Bowness Close	£1,762.59
Open Space	Brideake	£1,984.59
Open Space	Curteys Walk	£219.59
Open Space	Halley Close Play	£985.09
Open Space	Meadowlands	£2,287.97
Open Space	Perkstead Court	£3,365.30
Open Space	Plantain Close	£1,866.39
Open Space	Puffin Road	£1,882.59
Open Space	Southgate Playing Fields	£44,443.77
Open Space	Wakehams Green Play Area	£54,055.64
Public Realm (Manor Royal)	Micro Parks	£85,633.60
Town Centre	Public Art	£40,000.00
Transport	Bus Subsidy towards the provision of services on the route 200.	£28,000.00
Transport	Three Bridges Station	£55,060.47
		£427,098.21

- 9.3. For a case study see Appendix D - Wakehams Green Play Area.
- 9.4. In 2023/24, £153,386.10 of S106 monies were transferred by Crawley Borough Council to West Sussex County Council.
- 9.5. In 2023/24, the amount of money received under any planning obligation spent on repaying money borrowed, including interest, was £0.
- 9.6. In 2023/24, 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 £20,734.50.

Community Infrastructure Levy Report

10. The position in respect of CIL at the end of 2023/24 is set out in summary in the following table:

Category	Total Amount	Strategic Infrastructure Strand	Neighbourhood Improvement Strand
The total value of CIL set out in all demand notices issued in the reported year	£1,171,511.17	£1,007,204.85	£164,306.32
The total amount of CIL receipts for the reported year	£1,278,354.30	£1,097,726.81	£180,627.49
Total CIL collected by the authority remaining from previous years	£3,146,116.52	£2,679,061.51	£467,055.01
The total amount of CIL receipts, collected by the authority before the reported year but which have not been formally allocated	£2,679,061.51	£2,679,061.51	£0.00
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	£71,121.93	£71,121.93	£0.00
The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year	£92,410.83	£0.00	£92,410.83
The total amount of Neighbourhood Improvement Strand CIL receipts, whenever collected, allocated to the funding programme to 2029/30 but not spent during the reported year.	£0.00	£0.00	£559,465.84
The total amount of CIL receipts, collected by the authority during the reported year but which have not been formally allocated or spent in the reported year	£1,114,821.54	£1,026,604.88	£88,216.66
The total amount of Strategic Infrastructure Strand CIL receipts, whenever collected, reserved for the funding programme to 2029/30 but not spent during the reported year. Funds will be formally allocated to projects once the full project cost can be met.	£3,705,666.39	£3,705,666.39	£0.00

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

11.1. In 2023/24, a total of £71,121.93 of CIL monies were spent by the Crawley Borough Council. During 2023/24, this money applied to administrative costs associated with the management, collection, and expenditure of CIL.

Expenditure Item	Total Spend on Item	Spend - Strategic Infrastructure Strand	Spend - Neighbourhood Improvement Strand
Administrative Expenses (5 per cent of CIL collected during year)	£71,121.93	£71,121.93	£ -
Total Amount Spent	£71,121.93	£71,121.93	£ -

12. The total amount of CIL receipts, whenever collected, which were committed but not spent during the reported year.

12.1. In 2023/24, a total of ££92,410.83 of CIL monies were committed but not spent by the Crawley Borough Council, during 2023/24.

Projects identified	Neighbourhood Improvement Strand Contributions
Unused Neighbourhood Improvement Fund	-£25,000.00
Unsupervised Play Investment Programme	£17,408.83
Three Bridges 3G Synthetic Turf Pitch project	£100,000.00
Total Cost of Projects	£92,408.83

13. The total amount of Neighbourhood Improvement Strand CIL receipts, whenever collected, allocated to the funding programme to 2029/30 but not spent during the reported year.

13.1. £50,000 has been retained to continue the Neighbourhood Improvement Fund to March 2025, this will continue to fund projects delivered by community organisations. The remaining Neighbourhood Improvement Strand contributions not committed to the Neighbourhood Improvement Fund (£509,463.84), will be used as a contribution to the delivery of a programme of neighbourhood improvement works identified as a priority by Crawley Borough Council:

Projects identified	Neighbourhood Improvement Strand Contributions
Neighbourhood Improvement Fund	£50,000.00
Unsupervised Play Investment Programme	£409,463.84
Three Bridges 3G Synthetic Turf Pitch project	£100,000.00
Total Cost of Projects	£559,463.84

13.2. The precise locations for individual play infrastructure improvement projects from within the wider Unsupervised Play Infrastructure Programme will be brought forward seeking approval as part of a future report to the Cabinet. This report will be produced in due course and the intention is for there to be a further period of community engagement to seek feedback from residents, ward councillors and stakeholders on the individual play infrastructure schemes.

14. Total Amount of Money reserved for funding the Strategic Infrastructure programme to 2029/30 but not spent during the reported year.

14.1. 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 critical importance to the delivery of the Local Plan strategy. The CIL funding requirements of these major projects are assessed against current and projected CIL income in order to set a five-year funding programme. 16 March 2022, Cabinet approved the proposed CIL strategic infrastructure spend priorities to end March 2025: [Allocating Monies Collected Through CIL PES388](#)

14.2. £3,705,666.39 of CIL Strategic Infrastructure Strand monies have been reserved as a contribution to help deliver the following programme of infrastructure,. The individual projects that make up this programme will be subject to the existing CIL approval process before any formal commitment is made. The table below lists the proposed infrastructure projects, which will be coming forward in due course, the funds will be formally committed once sufficient funding is secured, including from other funding sources.

Infrastructure Funding Statement
2023/24

Projects identified	Strategic Infrastructure Strand Contributions
A23 London Road/ Manor Royal	£432,000.00
Improvement to Three Bridges Railway Station	£1,100,000.00
Saxonbrook Medical Centre - Creating 2 additional consulting rooms	£32,000.00
Pound Hill Medical Group - build 2 additional consulting rooms	£144,000.00
A2011 Crawley Avenue/ A2004 Northgate Avenue improvements	£360,000.00
A23 Crawley Avenue/ Ifield Avenue Roundabout improvements	£570,000.00
Education, Early Years Provision	£1,067,666.39
Total Funds reserved as a contribution to funding programme	£3,705,666.39

15. Position at Year's End

15.1. £4,353,348.89 of CIL receipts have been retained at the end of 2023/24.

Category	Total	In Strategic Infrastructure Strand	In Neighbourhood Improvement Strand
Total CIL retained	£4,353,348.89	£3,705,666.39	£647,682.50
CIL retained from previous years (allocated)	£467,055.01	£0.00	£467,055.01
CIL retained from previous years (reserved see 14.2)	£2,679,061.51	£2,679,061.51	£0.00
CIL retained from previous years (unallocated)	£0.00	£0.00	£0.00
CIL retained from current year (allocated)	£92,410.83	£0.00	£92,410.83
CIL retained from current year (reserved see 14.2)	£1,026,604.88	£1,026,604.88	£0.00
CIL retained from current year (unallocated)	£88,216.66	£0.00	£88,216.66

16. Infrastructure List

16.1. 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:

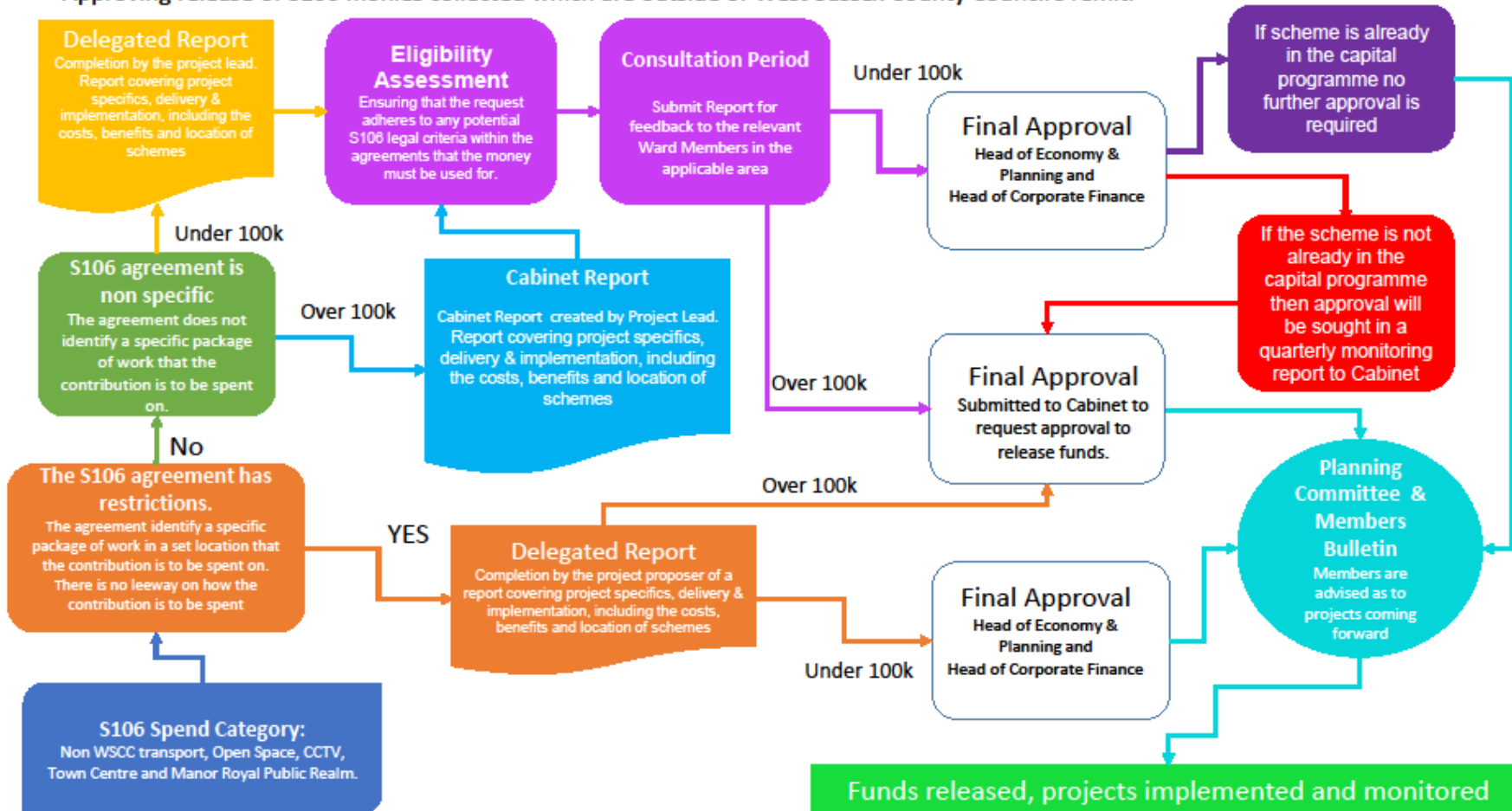
Infrastructure Category	Infrastructure projects or types of infrastructure eligible for CIL funding
<p>Transport & Sustainable Access:</p> <ul style="list-style-type: none"> • Strategic Road Network • Local Road Network • Public Transport • Pedestrian & Cycle Facilities • Cycle Route Network • Smarter Choices/ behavioural change measures • Transport Related Public Realm Improvements 	<p>Transport & Sustainable Access infrastructure 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 and National Highways.</p>
<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 projects 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.

Infrastructure Funding Statement
2023/24

Infrastructure Category	Infrastructure projects or types of infrastructure eligible for CIL funding
Green Infrastructure <ul style="list-style-type: none"> • Bio-diversity and habitat protection • Public Rights of Way • Trees • Rivers and Waterways 	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.
Health Care <ul style="list-style-type: none"> • Primary Care • Secondary Care • Acute Care • Healthy Living & well being • Mental Health services 	Health Care facilities to mitigate the cumulative impacts of development taking place across the borough. Schemes to be identified in liaison with the NHS Sussex Integrated Health System.
Community and Library <ul style="list-style-type: none"> • Community Buildings • Libraries 	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.
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

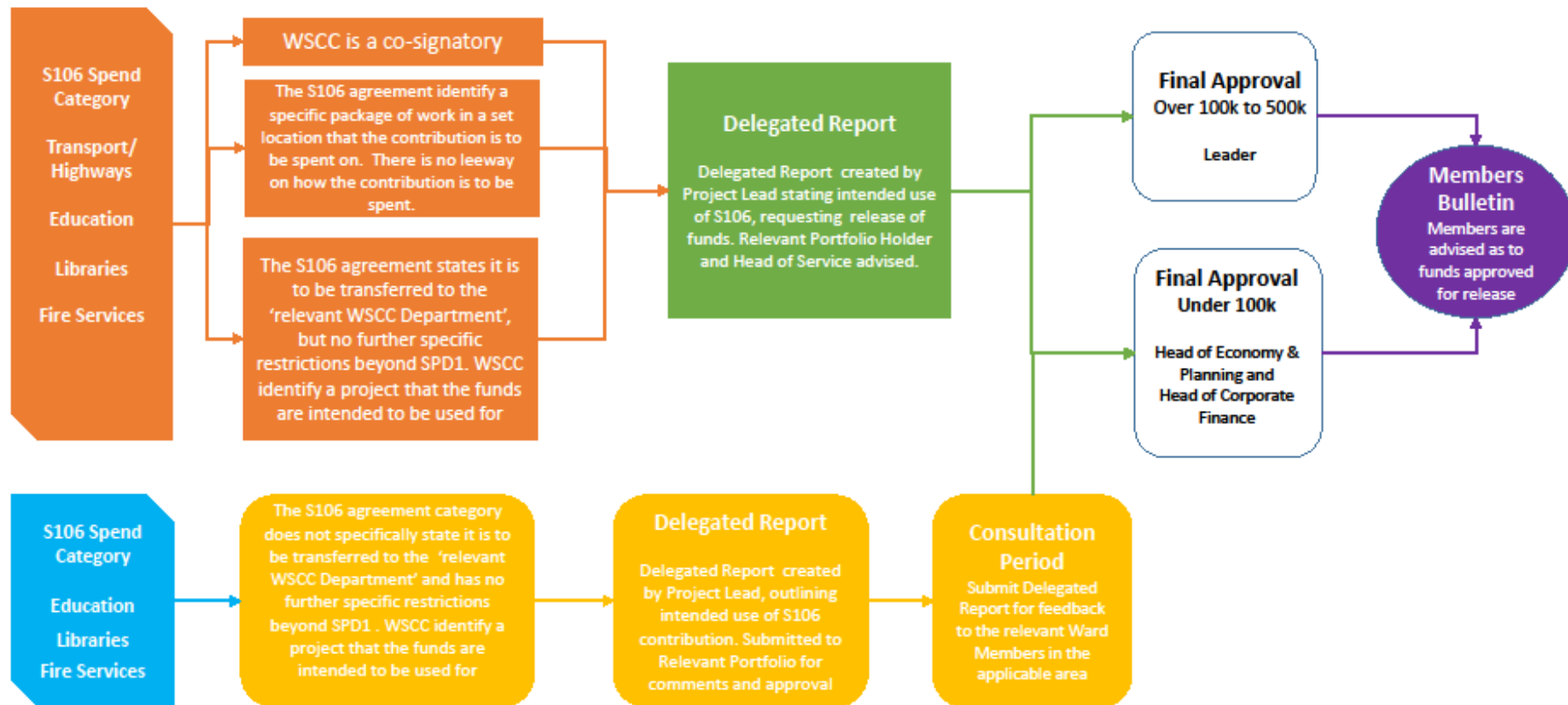
Appendix A - Approving release of S106 monies, CBC as project lead. Transport (not specified for transfer to WSCC), Open Space, CCTV, Town Centre, and Manor Royal Public Realm.

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



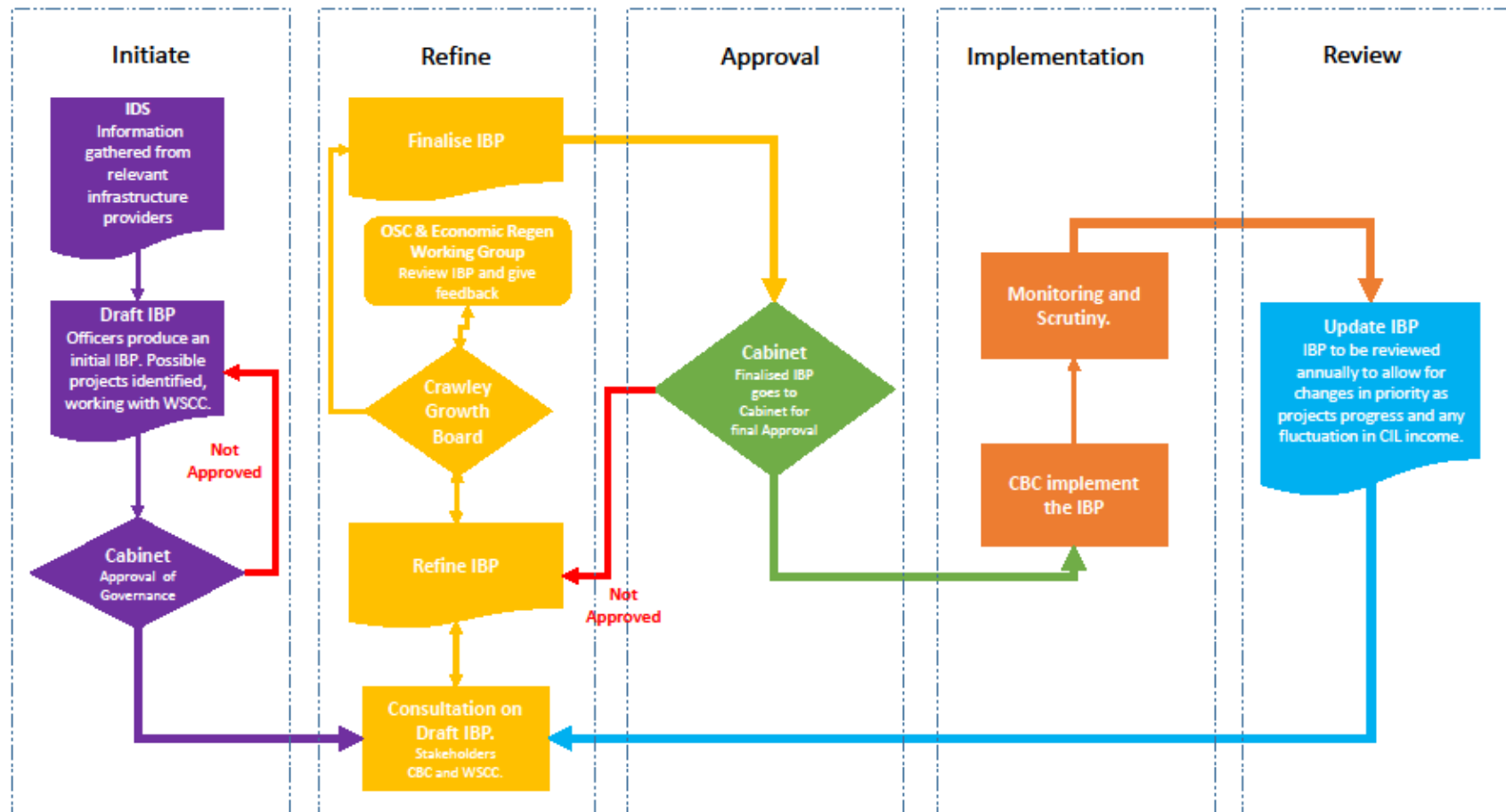
Appendix B - Approving release of S106 monies, WSCC as project lead. Transport (specified as transfer to WSCC), Fire, Education and Libraries.

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

CIL Strategic Improvement Strand – Governance.



Appendix D.



Wakehams Green, Pound Hill.
Project: To improve the Type B playground - Wakehams Green,
Pound Hill.

Appendix E.



Southgate Playing Fields.
Project: To improve the Type B playground.