

Report to	Planning Committee
Date	11 September 2025
By	Director of Planning
Title of Report	Infrastructure Business Plan 2025
Purpose of Report	To approve the Infrastructure Business Plan and the spending of the 2024/25 Community Infrastructure Levy receipts

Decision

Recommendation:

- 1) To approve the Infrastructure Business Plan 2025 (attached at Appendix 2 and 3);**
 - 2) To approve:**
 - **the in-principle allocation of the Community Infrastructure Levy 2024 / 25 receipts of £1,874,868.00 to the projects identified in paragraph 4.4 of this report, and to delegate authority to the Director of Planning to undertake any further assessment of the projects prior to the final allocation of funds as detailed within paragraphs 4.7 and 4.8 of this report, to determine the final allocations of funds up to £1,874,868.00 in respect of those projects and to authorise payments accordingly;**
 - **the ring-fencing of the 2024 / 25 Community Infrastructure Levy funds for three years and should the funding of these infrastructure projects (identified in paragraph 4.4) no longer be required after three years, the money would be made available for other projects within the Infrastructure Business Plan, and**
 - 3) To delegate authority to the Director of Planning to make minor amendments to the wording and formatting within the Infrastructure Business Plan 2025 prior to publication. Any such amendments shall not alter the meaning of the document**
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I. Summary

- I.1 This report is seeking approval for the South Downs National Park Authority's (SDNPA) Infrastructure Business Plan 2025 (IBP, attached at Appendix 2 and 3) and the specific allocation of the Community Infrastructure Levy 2024 / 25 receipts. The IBP sets out the

infrastructure projects required over the lifetime of the South Downs Local Plan and Neighbourhood Development Plans which may be funded partly or wholly by the Community Infrastructure Levy collected by the SDNPA.

2. Background

- 2.1 In 2016, the South Downs National Park Authority (SDNPA) authorised the introduction of the Community Infrastructure Levy (CIL) across the National Park. The SDNPA produced a CIL Charging Schedule and associated Infrastructure Delivery Plan (including a process for how CIL spending would be prioritised within the National Park) which was supported by the Planning Inspectorate following an examination. The SDNPA became a CIL Charging Authority on the 1 April 2017.
- 2.2 In the National Park, CIL is charged on residential developments (where new dwellings are created and / or where there is a net additional floorspace of over 100sqm) and on new large format retail floorspace (with a net retail selling floorspace of over 280sqm). CIL is to be used to deliver infrastructure in the National Park, working in partnership. The SDNPA is responsible for making the final decision on the allocation of funding raised through CIL.
- 2.3 In the financial year 2024 / 25, the SDNPA collected a total of £1,770,594.37 from CIL.
- 2.4 Under the CIL Regulations 2010 (as amended), the SDNPA as the ‘charging authority’ retains 5% of the money received to cover its administration costs, then 15% or 25% (dependent upon whether there is a made Neighbourhood Plan) is passed directly onto Parish / Town Councils.
- 2.5 In accordance with the CIL Regulations, the remaining CIL money (that is minus the administration costs and Parish / Town Council portion) is then spent on infrastructure projects. The list below sets out the types of infrastructure the SDNPA will spend its proportion of CIL on (see Table 1 below).

Table 1 – The SDNPA’s Infrastructure Categories list (submitted to the Planning Inspectorate when the CIL Charging Schedule was approved in 2016, and formerly known as the Regulation 123 list)

Infrastructure Categories	Project Examples
Green Infrastructure	Landscape-scale mitigation; Access land; informal open space; managed space; village greens; allotments; green roofs; parks; micro-generation energy schemes; South Downs Way improvements; flood management and climate change mitigation; Habitats Regulation Assessment compliance, and tree planting.
Social & Leisure	Cultural heritage; enhancement to historic urban fabric; public realm improvements; added value in hard surfacing; sports facilities and pavilion improvements; green gyms; playing fields; playgrounds; recreation grounds.
Services & Facilities	Community buildings; libraries; support services and care; village halls; expanding emergency services capacity; car parking; insulation and other improvements to public buildings; National Park interpretation boards and exhibits;

	visitor centres; tourist information and promotion of National Park.
Transport	Public Rights of Way improvements; walking and cycling infrastructure; bus and rail network improvements; traffic calming; improved signage; highway works that add value to the National Park setting.
Education	State-funded primary and secondary schools.
Health & Wellbeing	GP Surgeries / Hospitals / Mental health provision / adult social care
Utility Services	Broadband provision: utilities supply (where not a statutory undertaking); added value flood schemes; waste management & disposal.

- 2.6 The SDNPA started collecting CIL on 1 April 2017. CIL is payable upon commencement of development, not on the grant of planning permission.
- 2.7 The Infrastructure Business Plan (IBP) is the document that sets out the infrastructure needs to deliver the growth / development identified in the South Downs Local Plan and Neighbourhood Development Plans and prioritises the infrastructure projects which will be funded (partly or wholly) by CIL. Please note that the IBP will also have to be updated as part of the Local Plan Review to take into account the new and revised allocations (and the infrastructure needed to support those allocations) and in due course the document will form part of the evidence base for the Local Plan examination.
- 2.8 The current IBP identifies a significant funding deficit (of millions of pounds) to delivering the required infrastructure. CIL will only help to bridge the funding gap but will never resolve it. Therefore, there is a need to prioritise the infrastructure projects, alongside exploring other funding opportunities and approaches to financing which will require partnership-working arrangements with infrastructure providers.
- 2.9 In 2018 (and as amended in 2019, 2021 and 2022), Planning Committee approved the process for creating the IBP, the details of which are set out in Appendix E of the IBP document (see Appendix 3 of this report), however the key points are summarised below:
- Categorising the infrastructure projects into four groups, Critical, Essential, High Policy Priority and Desirable – as shown in the Table 2 below;
 - Ensuring a broad geographical spread of projects across the National Park;
 - Ensuring the projects are helping to deliver on the Authority’s Corporate Priorities of National Parks for All, Climate Action and Nature Recovery;
 - Scoring the projects using the ‘Prioritisation Matrix’ (as examined by the Planning Inspectorate, copy attached within the IBP Appendices – see Appendix 3), and
 - Projects to be put into 5-year periods, short, medium and long term, based on when the project would most likely be required or delivered.

Table 2 – Category Definitions

Type	Definition
Critical	Infrastructure that must happen to enable growth, i.e. is a pre-requisite to unlock any future works, without which the development can't proceed. These generally fall within S106 agreements.
Essential	Necessary to mitigate impacts arising from the operation of developments e.g. off-site provision of school places, highway improvements.
High Policy Priority	<p>To support wider strategic or site-specific objectives, which are set out in policy or subject to our Statutory Duty.</p> <p>The SDNPA will prioritise projects within or with clear links to:</p> <ul style="list-style-type: none"> • Our 5 large Settlement areas • Neighbourhood Plans with development allocations • Development allocations in the Local Plan • Partnership Management Plan Priorities – with clear evidence of partnership working
Desirable	<p>Required but unlikely to prevent development in short-medium term.</p> <p>This will also include projects linked to Neighbourhood Plans with no development allocations and projects which fall within or are close to Large Settlements, or Neighbourhood Plans with allocations, but the projects have no defined timescales / clear commitments (i.e. more aspirational).</p>

- 2.10 In addition, and in accordance with the 2019 amendments to the CIL Regulations, the SDNPA is required to publish by 31 December each calendar year an ‘annual infrastructure funding statement’ (IFS), which must comprise:
- A statement of the infrastructure projects or types of infrastructure which the SDNPA intends will be, or may be, wholly or partly funded by CIL;
 - A report about CIL, in relation to the previous financial year (referred to as the reported year) in a format specified by the Regulations, and
 - A report about planning obligations secured through Section 106 Legal Agreements, in relation to the reported year in a format specified by the Regulations.
- 2.11 The IBP for approval today (attached at Appendix 2 and 3), incorporates the requirements of the ‘IFS’, together with details of the proposed spending of the 2024 / 25 CIL receipts.

3. Infrastructure Business Plan (IBP)

3.1 The IBP (see Appendix 2 and 3) sets out:

- the current understanding of infrastructure required to support the delivery of the South Downs National Park Development Plan (made up of the Local Plan, Neighbourhood Development Plans and Minerals / Waste Plans);
- how the Community Infrastructure Levy (CIL) within the SDNPA will be used (including proposed spending this year), and,
- how it is expected to be used over the coming years (set out in five-year time periods).

3.2 The IBP can never be precise about the costs of some of the infrastructure projects required. The document is a best estimate at a given point in time. It is a ‘living’ document that is kept under review and updated annually (and approved at Planning Committee annually).

3.3 The IBP has been prepared by the SDNPA with input from the Parish and Town Councils, District and County Councils (including drawing on information in the Statements of Common Ground prepared to support the production of the South Downs Local Plan), Natural England, Historic England, Environment Agency, Wildlife Trusts and other interest and amenity groups within and adjacent to the National Park.

3.4 All interested parties were also asked to review the SDNPA’s 2024 Infrastructure Business Plan and provide updates on relevant entries (interested parties were given 3 months to review and submit their bids). In total, over 400 projects were submitted / reviewed. There are now 377 projects in the Infrastructure Business Plan.

3.5 All infrastructure projects identified have been separated into four categories, critical, essential, high policy priority and desirable (as agreed as part of the process previously approved by Planning Committee).

3.6 Categorising projects is always going to involve an element of judgement and the category that a project falls within may change over time.

3.7 For this year’s IBP, no projects were identified as being critical, 8 projects were identified as essential, 146 projects as high policy priority and the remaining as desirable.

4. Spending of 2024 / 25 CIL receipts

4.1 From 1 April 2024 until 31 March 2025, the SDNPA collected £1,770,594.37 in CIL. £293,923.01 has been distributed to Parish / Town Councils where development has commenced (in accordance with the CIL Regulations). Payments to the Parish / Town Councils are made, as per CIL Regulations, in April and October. The total amounts passed onto the qualifying Parish/Town Councils from 2024 / 25 CIL receipts, are set out in Table 3.

4.2 Table 3 – 2024 / 25 CIL receipts passed onto the Parish/Town Councils

Parish / Town (where CIL liable development has commenced)	Amount paid to Parish/Town Council
Bishops Waltham Parish Council	£6,827.30

Parish / Town (where CIL liable development has commenced)	Amount paid to Parish/Town Council
Chawton Parish Council	£500.59
Cheriton Parish Council	£417.80
Cocking Parish Council	£5,158.01
Corhampton and Meonstoke Parish Council	£176.39
Ditchling Parish Council	£4,534.95
Droxford Parish Council	£2,097.28
Easebourne Parish Council	£78,669.02
East Dean and Friston Parish Council	£375.00
East Meon Parish Council	£20,704.76
Elsted and Treyford Parish Council	£765.05
Findon Parish Council	£23,876.12
Firle Parish Council	£1,508.94
Fulking Parish Council	£750.00
Graffham Parish Council	£2,616.95
Greatham Parish Council	£90.00
Hambledon Parish Council	£488.60
Harting Parish Council	£1,654.44
Itchen Valley Parish Council	£7,248.29
Kingston (Nr Lewes) Parish Council	£438.08
Kirdford Parish Council	£515.09
Lewes Town Council	£19,388.35
Liss Parish Council	£4,387.28
Midhurst Town Council	£70,684.77
Milland Parish Council	£9,313.59
Petworth Town Council	£302.15

Parish / Town (where CIL liable development has commenced)	Amount paid to Parish/Town Council
Pulborough Parish Council	£11,820.92
Slindon Parish Council	£1,899.15
Soberton Parish Council	£67.50
Stoughton Parish Council	£2,250.00
Upham Parish Council	£14,396.64
Total	£293,923.01

4.3 Once the Parish / Town Council payments have been made (and minus the 5% deducted for administration purposes in accordance with the Regulations) this leaves £1,388,141.56 of 2024 / 25 CIL receipts to spend on the infrastructure projects set out in the IBP.

4.4 In addition to the 2024 / 25 CIL receipts, there is also £486,726.44 'claw back' from the projects listed below. This results in a total of £1,874,868.00 to allocate to projects this year:

- £283,726.44 from the 2019 / 20 allocation (this allocation was ring-fenced for 5 years) to West Sussex County Council which has not been spent on the relevant 'essential' projects listed in Table I of Appendix D of the IBP (see Appendix 3 of this report).
- £10,000 from Lavant River Walk (allocated in 2019 and ring-fenced for 3 years) – unfortunately this project has suffered a number of delays and no clear commitment for when the works will be undertaken. The delays have included the need for a revised planning application following queries raised by the Environment Agency (planning permission was granted for the revised scheme on 23 July 2025).
- £15,000 from Westmeston Jubilee Pathway (allocated in 2021 and ring-fenced for 3 years) – the Community Group leading on this project have confirm that it is no longer being progressed.
- £118,000 from Newman Collard Recreation Ground MUGA (allocated in 2022 and ring-fenced for 3 years) – planning permission for this scheme was refused.
- £40,000 from Selbourne Traffic Calming Schemes (allocated in 2022 and ring-fenced for 3 years) – Hampshire County Council have undertaken the works with other CIL funding, and this money is not currently required.
- £20,000 from Access Improvements to the Watercress Way (allocated in 2022 and ring-fenced for 3 years) – The group leading this project have confirmed that they will not be starting the project before September 2025 and are considering submitting a new CIL bid in the future.

4.5 It is recommended that £1,874,868.00 is allocated to the following 31 projects. These projects are listed as 'High Policy Priority' within the IBP as these projects either scored the highest in the priority matrix, could be delivered in the short term and / or represented a broad geographical spread of projects across the National Park. The proposed allocations

(including which corporate priorities they are helping to deliver and the district and parish / town area the project falls within) are set out in Table 4 below in descending financial order and the broad locations of these projects are shown on the Map attached at Appendix I.

Table 4: Spend Recommendations for 2024 / 25 CIL Receipts

Project (inc. number on Map – see Appendix I)		Recommendation	Corporate Priorities	Main Delivery Body	District Area	Parish / Town Council Area
1	Centurion Way (West Dean to Cocking) - creation of NMU route on disused railway line	£400,000.00	National Park for All	SDNPA	Chichester	West Dean to Cocking
2	Fittleworth School - Playground improvements (include nature recovery and SuDs)	£150,000.00	Climate Action and National Park for All	West Sussex Rivers Trust	Chichester	Fittleworth
3	West Ashling / Funtington Village Hall - Parish Hall Refurbishment	£140,000.00	Climate Action and National Park for All	Trustees of West Ashling & Funtington District Hall	Chichester	Funtington
4	Stanmer Park - Missing Links Project (access improvements)	£100,000.00	National Park for All	Brighton & Hove City Council	Brighton & Hove	Stanmer
5	Bury Village Hall Refurbishment	£100,000.00	Climate Action and National Park for All	Bury Parish Council	Chichester	Bury
6	Itchen Navigation - Surface and bank improvements	£95,000.00	Nature Recovery and National Park for All	Hampshire County Council	Winchester	Twyford
7	Safer C7 Project	£81,105.00	National Park for All	The Safer C7 Project Group	Lewes	Lewes to Piddinghoe

Project (inc. number on Map – see Appendix 1)		Recommendation	Corporate Priorities	Main Delivery Body	District Area	Parish / Town Council Area
8	Falmer Pond Restoration (Downs to the Sea)	£80,000.00	Nature Recovery, Climate Action and National Park for All	Brighton & Hove City Council	Lewes	Falmer
9	OVESCO - Decarbonisation measures for School Hill House Dr Surgery (Grade II Listed)	£65,000.00	Climate Action.	OVESCO	Lewes	Lewes
10	National Trust - Restoring the Source of the River Itchen – Cheriton Stream	£59,160.00	Nature Recovery, Climate Action and National Park for All	National Trust	Winchester	Kilmeston
11	Harting Primary School - Outdoor Learning Facilities and Play Equipment	£56,745.00	Nature Recovery, Climate Action and National Park for All	Harting Primary School	Chichester	Harting
12	Twyford Flood Alleviation Scheme	£51,000.00	Climate Action	Twyford Parish Council	Winchester	Twyford
13	Queen Elizabeth Country Park - improving nature play area	£50,000.00	Nature Recovery and National Park for All	Hampshire County Council	East Hampshire	Buriton
14	Bignor Roman Villa - Latrine Project	£50,000.00	National Park for All	Bignor Roman Villa Charitable Trust	Chichester	Bignor (Parish Meeting)

Project (inc. number on Map – see Appendix 1)		Recommendation	Corporate Priorities	Main Delivery Body	District Area	Parish / Town Council Area
15	Earthworks Trust Limited (The Sustainability Centre) - Roots & Roofs Project: An Outdoor Nature Classroom for All Seasons	£48,308.00	Nature Recovery, Climate Action and National Park for All	Earthworks Trust Limited	East Hampshire	East Meon
16	Bury CE Primary School - canopy	£40,000.00	National Park for All	Bury CE Primary School	Chichester	Bury
17	Rogate - multi games area restoration	£40,000.00	National Park for All	Rogate Village Hall and Recreation Ground Charity	Chichester	Rogate
18	Petworth Library Public Realm & Accessibility Work	£38,000.00	National Park for All	Petworth Town Council	Chichester	Petworth
19	Liss Infant School - Outside Play Equipment	£35,000.00	National Park for All	Liss Infant School	East Hampshire	Liss
20	Buster Hill - Livestock Management / Conservation Grazing	£35,000.00	Nature Recovery	Hampshire County Council	East Hampshire	Buriton, Langrish and East Meon
21	Clanfield Junior School - Nature recovery Eco classroom and area.	£29,000.00	Nature Recovery and National Park for All	Clanfield Junior School	East Hampshire	Clanfield
22	Blackmoor Village Hall - Installation of Solar Panels	£25,000.00	Climate Action and National Park for All	Blackmoor Village Hall Management Committee	East Hampshire	Selborne

Project (inc. number on Map – see Appendix 1)		Recommendation	Corporate Priorities	Main Delivery Body	District Area	Parish / Town Council Area
23	Sussex Wildlife Trust - Woods Mill Nature Reserve - replacing bird hide and pond platforms	£24,800.00	National Park for All	Sussex Wildlife Trust	Horsham	Henfield
24	Upgrading and Improving Carron Lane Playpark in Midhurst	£20,000.00	National Park for All	Midhurst Town Council	Chichester	Midhurst
25	Shortheath Common Improvements (boardwalk and dragon's teeth)	£20,000.00	National Park for All	Hampshire County Council	East Hampshire	Selborne
26	Sussex Wildlife Trust - Improving multi-user access infrastructure at Iping and Stedham Commons	£13,544.00	National Park for All	Sussex Wildlife Trust	Chichester	Stedham with Iping
27	SUSTRANS - Signage for diverting the National Cycle Network route 2 and the Avenue Verte within the SDNP (A27 / Polegate)	£9,950.00	National Park for All	Sustrans	Wealden	Long Man and Alfriston
28	Steep Common - entrance / access improvements	£7,000.00	National Park for All	Steep Parish Council	East Hampshire	Steep
29	Amberley - Crossgates bus shelter	£6,000.00	National Park for All	Amberley Parish Council	Horsham	Amberley
30	Ovingdean - New Tree Planting	£3,456.00	Nature Recovery, Climate Action and National Park for All	The Ovingdean Residents and Preservation Society	Brighton & Hove	Brighton & Hove

Project (inc. number on Map – see Appendix 1)		Recommendation	Corporate Priorities	Main Delivery Body	District Area	Parish / Town Council Area
31	Graffham Down Trust - Interpretation Boards on South Downs Way	£1,800.00	National Park for All	Graffham Down Trust	Chichester	Graffham

- 4.6 It is further recommended that the money be ring-fenced for the next 3-years (to the financial year 2028 / 29). Should funding for these infrastructure projects no longer be required or not be spent by 2028 / 29, the money would be made available to other projects.
- 4.7 As previously stated, the approval of the IBP by the SDNPA’s Planning Committee will constitute an ‘in-principle’ agreement to contribute CIL money towards the above infrastructure projects. However, every project will be subject to further assessment (for example to ensure the project is being carried out by a competent person, checking the project costs / adequate quotations have been received, the project is going to be managed into the future, etc) by SDNPA officers before any actual payment is made. Officers will follow up with each bidder and help them with the process.
- 4.8 Projects seeking CIL monies will need to be supported by clear evidence of the cost and practicality of delivering the scheme or project, including acceptable project governance / management arrangements and feedback / monitoring. Therefore, the Committee is requested to delegate authority to the Director of Planning to undertake further assessment of the projects to determine the final allocation of funds up to the total amount (£1,874,868.00) with that money to be spent on the 31 recommended projects. The delegated authority would also include the authorisation to make the final payments (once the further assessment is completed in relation to any individual project).

5. Planning Committee Considerations

- 5.1 The introduction of CIL, the 2016 Infrastructure Delivery Plan and the process for prioritising projects have previously been approved by the NPA. The process for creating the Infrastructure Business Plan was approved by Planning Committee on 13 September 2018 (as amended in 2019, 2021 and 2022) – links to the reports can be found in background papers listed below.

6. Other Implications

Implication	Yes/No
Will further decisions be required by another committee/full authority?	No, not in relation to the 2024 / 25 CIL receipts. The IBP will be brought back to Planning Committee each year for approval.
Does the proposal raise any Resource implications?	Yes, the proposed allocation of funds will be met from CIL receipts which are currently held in an earmarked reserve. Regulations allow charging authorities to retain 5% of receipts for administration purposes, which enables the Planning Service to deliver the work associated with operating CIL and producing the IBP.

Implication	Yes/No
Has due regard been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010?	Yes, the bidding for CIL is made available to everyone and promoted through our website, newsletters, Parish and Town Councils and consultation lists. Application forms and promotional material is available in a range of languages and formats upon request. Due regard has also been had to the Equality duty as bidders are asked to demonstrate how the proposed project considers and addresses the needs of people with protected characteristics.
Are there any Human Rights implications arising from the proposal?	No
Are there any Crime & Disorder implications arising from the proposal?	No
Are there any Health & Safety implications arising from the proposal?	No

7. Risks Associated with the Proposed Decision

- 7.1 Risks associated with CIL have been incorporated into the Corporate Risk Register, however key risks have been identified in the table below.
- 7.2 In addition, the methodology and recommendations set out above are intended to help the Authority manage risk through ensuring a robust and fit for purpose process and governance structure in which to allocate CIL funding.

Risk	Likelihood	Impact	Mitigation
Failure to approve allocating CIL funding – poor management of funds would lead to challenge over decision making	Unlikely	Moderate	Approve the IBP
Insufficient information to fully assess the requests for CIL funding (i.e. the projects put forward)	Likely	Minor	Officers assist bidders and follow up with queries as required. Officers also review the online CIL application form to ensure consistency of information provided and update information available on the website.

TIM SLANEY

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South Downs National Park Authority

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Appendices:

1. Map showing the broad locations of the 31 Projects recommended to receive money from 2024/25 CIL Receipts.
2. Infrastructure Business Plan 2025.
3. Infrastructure Business Plan 2025 – Appendices Consultees: Legal Services; Chief Finance Officer; Monitoring Officer; Director of Planning.

SDNPA Consultees: Legal Services; Chief Finance Officer; Monitoring Officer; Director of Planning.

SDNPA Consultees: Legal Services; Chief Finance Officer; Monitoring Officer; Director of Planning.

External Consultees: None

Background Documents: Further information on the Community Infrastructure Levy (including the SDNPA’s charging schedule and Infrastructure Business Plan (IBP)) can be viewed at [Community Infrastructure Levy & Section 106](#).

The introduction of the Community Infrastructure Levy and agreement to the process of prioritising projects has been previously agreed by the then Policy and Programme Committee and NPA, the IBP process was agreed by Planning Committee on 13 September 2018 (and amended on 14 November 2019 and 8 October 2020), and the 2024 IBP was approved by Planning Committee on 12 September 2024.

- Planning Committee 15 January 2015 – South Downs National Park Authority. Agenda Item 8 Report PC1/15, Preferred Options Local Plan: Draft Policy List, Introduction and Vision.
- Authority Meeting 2 February 2016 – South Downs National Park Authority. Agenda Item 11 Report 2/16, Submission CIL Charging Schedule and Infrastructure Delivery Plan.
- Authority Meeting 22 September 2016 – South Downs National Park Authority. Agenda Item 12 Report 21/16, Adoption of the SDNPA Community Infrastructure Levy.

- Planning Committee 13 September 2018 – South Downs National Park Authority. Agenda Item 13 Report PC61/18, Infrastructure Business Plan – process for allocating the Community Infrastructure Levy.
- [Planning Committee 14 November 2019 – South Downs National Park Authority](#)
- [Planning Committee 8 October 2020 – South Downs National Park Authority](#)
- [Planning Committee 12 September 2024 - South Downs National Park Authority](#)

