



Infrastructure Business Plan

(including the Annual Infrastructure Funding Statement)

South Downs National Park Authority

September 2025

SOUTH DOWNS
NATIONAL PARK



**South Downs National Park Authority
South Downs Centre
North Street
Midhurst
West Sussex
GU29 9DH
Tel: 01730 814810**

Contents

1. INTRODUCTION	1	Stage 4: Receiving the Funds	16
2. INFRASTRUCTURE IN A NATIONAL PARK CONTEXT.....	2	Stage 5: Reporting on the spending	16
Planned levels of development in the South Downs National Park	3	7. MONITORING AND REVIEW	17
3. COMMUNITY INFRASTRUCTURE LEVY - REPORT 2023 / 24	4	8. FURTHER INFORMATION	17
CIL Expenditure in 2023 / 24.....	4	APPENDICES	
CIL Allocated and Unspent in 2023 / 24	5	Appendix A – Project Progress to 31 March 2025	
Pot 1.....	5	Appendix B – Completed Projects at 31 March 2025	
Single Pot (including Original ‘Pot 2’)	5	Appendix C – Total CIL receipts passed onto Parish / Town Councils	
CIL passed to Parish and Town Councils.....	6	Appendix D – All Infrastructure Projects (sorted by priority)	
The total amount of CIL retained at 31 March 2024	7	Appendix E – Prioritisation of Infrastructure Projects - Process	
4. SECTION 106 LEGAL AGREEMENTS - REPORT 2023 / 24	8		
Monetary contributions.....	8		
Non-monetary contributions.....	9		
S278 Agreements secured in 2023 / 24.....	10		
S106 Allocated and unspent	10		
S106 Spend in 2023 / 24	11		
5. ALLOCATION OF 2023 / 24 CIL RECEIPTS	12		
2023 / 24 CIL Receipts - Allocation	13		
6. BIDDING FOR CIL FUNDING - 2024 / 2025	15		
Stage 1: Annual call for projects	15		
Stage 2: Assessment	15		
Stage 3: Preparing the Infrastructure Business Plan (IBP).....	15		

1. Introduction

This Infrastructure Business Plan (IBP) covers the South Downs National Park Authority (SDNPA) area.

Infrastructure is paid for in several different ways, for example via:

- **Utilities companies** – Electricity, gas, water, waste water, communications – through customer bills, government grants and support;
- **Government grants** – Direct or indirect through Local Authority grants;
- **Site specific requirements** – Through legal agreements with developer's of specific sites (known as Section 106 agreements);
- **Community Infrastructure Levy (CIL)** – a levy on certain types of new development;
- **Parish Council funds** – Through Parish precept or use of other monies / grants, and
- **Grant bodies** – Trusts / Charitable organisations provide funding often for local community led projects.

It is common for different funding sources to be combined to pay for new infrastructure.

The South Downs National Park Authority (SDNPA) has been collecting payments for infrastructure through the Community Infrastructure Levy (CIL) since April 2017.

This IBP sets out how the money collected to provide infrastructure through the CIL¹ and Section 106 agreements (S106) within the South Downs National Park has and will be used over the coming years. Chapter 2 explains what the SDNPA considers infrastructure and what it means in the context of a National Park. Chapters 3 and 4 contain the information on CIL and S106 funding secured, allocated and spent as well as non-financial contributions and forms the **Annual Infrastructure Funding Statement** which the SDNPA is required to produce.

It is clear that CIL will help to bridge the infrastructure funding gap but won't completely resolve it. Therefore, there is a need to prioritise the projects, alongside exploring other funding opportunities and approaches to financing which will require partnership working arrangements with infrastructure providers. Parish / Town Councils will also have the ability to use their own CIL receipts (in accordance with the CIL Regulations²) on projects that are a priority for them.

This IBP can never be absolutely precise about the amount of money collected via CIL in the future or the precise costs of some of the infrastructure projects required. This document is a best estimate at a given point in time and is updated annually.

The IBP has been prepared by the SDNPA with input from the Parish and Town Councils, District and County Councils, Statutory and other interest and amenity groups within the SDNPA area.

¹ The collection and distribution of the Community Infrastructure Levy (CIL) is governed by the Community Infrastructure Levy Regulations 2010 (as amended). Further information on CIL can be found at <https://www.southdowns.gov.uk>.

² In accordance with Regulation 59C of the Community Infrastructure Levy Regulations 2010 (as amended).

2. Infrastructure in a National Park Context

All infrastructure projects identified for funding should support the National Park Authority’s statutory Purposes and Duty as specified in the Environment Act 1995:

- **Purpose 1:** Conserving and enhancing the natural beauty, wildlife and cultural heritage of the area
- **Purpose 2:** Promoting opportunities for the understanding and enjoyment of the special qualities of the National Park by the public
- **Duty:** To seek to foster the social and economic wellbeing of the local communities within the National Park in pursuit of the purposes.

The South Downs National Park Partnership Management Plan sets objectives based on the statutory Purposes and Duty, whilst the South Downs Local Plan allocates a sustainable level of growth to villages and towns across the National Park.

Infrastructure provision can have a positive impact and reduce or resolve limitations and inequality across wide areas. However, some infrastructure projects can be harmful to the natural environment and landscape and are, therefore, contrary to the first Purpose of the National Park. In these instances, the South Downs Local Plan policies seek to balance the public benefit of new infrastructure with the conservation and enhancement of the landscape. All projects should be underpinned by an Ecosystems Services approach and the SDNPA will prioritise those that demonstrate high quality design, multi-functionality and landscape integration.

Each infrastructure project is therefore categorised under one of seven headings, and Table 1 shows how these link to the Purposes and Duty.

Table 1 – Types of Infrastructure

Infrastructure Categories	Purpose 1	Purpose 2	Duty	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 the National Park.

Infrastructure Categories	Purpose 1	Purpose 2	Duty	Project Examples
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.

Planned levels of development in the South Downs National Park

The South Downs Local Plan was adopted in July 2019. Table 2 summarises the level and sources of housing development expected during the course of the Local Plan.

Table 2 – Planned Housing Delivery in the South Downs National Park³

Element of Housing Delivery to 2033	Dwellings
Allocations in the South Downs Local Plan, including those to come forward in Neighbourhood Development Plans and on strategic sites (as of 31 March 2024)	2,250
Net dwellings with extant permission (as of 31 March 2024)	495
Anticipated windfall development (as of 31 March 2024)	336
Completions for the period 2014 / 15 to 2023 / 24	2,348
Total	5,429

³ The information in this table is taken from the Authority Monitoring Report which can be viewed at <https://www.southdowns.gov.uk>.

3. Community Infrastructure Levy - Report 2024 / 25

The following information is presented in order to comply with the requirements on the reporting of CIL. It sets out how much CIL has been collected, where it has been allocated to and how it has been spent.

	Amount	Further Information
Total value of CIL set out in all Demand Notices issued in 2024 / 25 ⁴	£1,165,469.48	
The total amount of CIL receipts for 2024 / 25 ⁵	£1,770,594.37	
The total amount of CIL receipts collected by the SDNPA <i>before</i> 1 April 2024 which has not been allocated ⁶	£0.00	
The total amount of CIL receipts collected by the SDNPA <i>before</i> 1 April 2024 which have been allocated in 2024 / 25 ⁷	£1,913,648.44	
The total amount of CIL expenditure for 2024 / 25 ⁸	£1,321,042.45	This figure includes the 2023 / 24 payments made directly to Parish / Town Councils.

⁴ CIL Regulations 2010 (as amended) Schedule 2, Paragraph 1(a)

⁵ Schedule 2, Paragraph 1(b)

⁶ Schedule 2, Paragraph 1(c)

⁷ Schedule 2, Paragraph 1(d)

	Amount	Further Information
The total amount of CIL receipts collected since it was introduced in the SDNP which was allocated but not spent in 2024 / 25 ⁹	£3,329,064.22	This figure is the total amount of CIL allocated since April 2017 but not spent as of 31 March 2024, and excludes the payment directly made to Parish / Town Councils and the 2024 / 25 CIL receipts

CIL Expenditure in 2024 / 25

A summary of the infrastructure on which CIL has been spent:¹⁰

- Further information on the items of infrastructure on which CIL has been spent is set out in the Section below and in Appendices A and B.
- No CIL has been spent on repaying money borrowed (no money has been borrowed).
- £88,529.80 has been spent on administration. This is 5% (as standard across England) of the total amount of CIL collected in the financial year 2024 / 25.

⁸ Schedule 2, Paragraph 1(e)

⁹ Schedule 2, Paragraph 1(f)

¹⁰ Schedule 2, Paragraph 1(g) (i) – (iii)

CIL Allocated and Unspent in 2024 / 25

A summary of the CIL which has been collected, allocated to a project, but not yet spent:¹¹

As of the 31 March 2025, there was £4,932,170.61 of total CIL receipts allocated for projects but unspent. The 2024 / 25 CIL receipts were unallocated as of 31 March 2025, the allocation of these funds took place in September 2025 and further information can be found in Section 5 of this document.

Up until October 2021, the SDNPA made the decision to ‘split’ its CIL receipts into two pots. **Pot 1** would be spent on strategic infrastructure projects most likely to be delivered by the County Councils and other statutory bodies within the National Park, examples include education and large-scale transport related projects. These are listed as the ‘essential’ projects set out in Appendix D. **Pot 2** would be spent on other types of infrastructure projects. Since October 2021, the SDNPA’s CIL receipts have not been split into separate pots.

Pot 1

As of 31 March 2025, £405,323.48 of the original ‘Pot 1’ allocated funds remains unspent. This is split across the following County Councils (to be spent on the projects listed as ‘essential’ in Appendix D):

- West Sussex County Council - £283,726.44.
- East Sussex County Council - £121,597.04.

Hampshire County Council have spent all the original monies allocated to them (See Appendix B – completed projects).

Brighton & Hove City Council has not identified any critical or essential strategic infrastructure requirements within the National Park.

Since October 2021, money allocated but not spent within the 5 years from the date it was allocated, is made available to other projects. Section 5 of this document sets out the monies which have been ‘reallocated’. This year this includes reallocating the £283,726.44 which has not been spent by West Sussex County Council.

Single Pot (including Original ‘Pot 2’)

As of 31 March 2025, £9,166,236.51 was allocated to be spent on the ‘High Policy Priority Projects’ set out in Appendices A and B. Those projects allocated monies from the 2024 / 25 CIL receipts are set out in Section 5 of this document.

A total of £4,277,197.87 remains unspent on projects allocated money by the SDNPA (see Appendices A and B). This money is ring-fenced for the 3 years (from the date the money was allocated). Should funding for these infrastructure projects no longer be required, the money could be made available to other projects – see Section 5 of this document for reference to all monies which have been ‘reallocated’.

¹¹ Schedule 2, Paragraph 1(h)

CIL passed to Parish and Town Councils

The amount of CIL passed to Parish and Town Councils¹² in the 2024 / 25 financial year¹³ is as follows:

Parish / Town (where CIL liable development has commenced)	Amount paid in 2024 / 25
Bishops Waltham Parish Council	£6,827.30
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

¹² Schedule 2, Paragraph 1(i)(i)

Parish / Town (where CIL liable development has commenced)	Amount paid in 2024 / 25
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
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

Appendix C gives details of the total money passed to Parish and Town Councils to date, what has been spent and what remains. Parish and Town Councils are also required to report on this, however, to assist them in meeting their requirements the SDNPA has provided all relevant Councils with a reporting form and will publish the data via this document.

No CIL has been passed to any person under regulation 59(4).

¹³ Please note this includes payments made to Councils in Oct 2023 and money generated up to 31 March 2024 albeit the actual payment was passed to the Councils in Apr 2024

No CIL, passed to Parish and Town Councils, has been recovered by the SDNPA during 2024 / 25 and no notices requiring such action have been served. Recovery of funds is possible when it has not been used within 5 years of receipt or when it has not been used to provide infrastructure needed to support an areas development¹⁴.

The total amount of CIL retained at 31 March 2025

	Amount	Further Information
The total amount of CIL receipts for 2024 / 25 retained at the end of the reported year ¹⁵	£1,388,141.56	This figure excludes the 5% for administration and the direct payments made to Parish / Town Councils.
CIL receipts from previous years retained at the end of 2024 / 25 ¹⁶	£5,125,052.87	This money is allocated to projects – See Page 5 in this document and Appendices A and B.
CIL receipts recovered from Parish / Town Councils or retained for unparished areas for 2024 / 25 ¹⁷	£3,188.17	This is money retained from unparished areas and included in monies allocated to projects.
CIL receipts recovered from Parish / Town Councils or retained for unparished areas from previous years ¹⁸	£21,621.98	This is money retained from unparished areas and included in monies allocated to projects.

¹⁴ Schedule 2, Paragraph K(i) and (ii)

¹⁵ Schedule 2, Paragraph L(i)

¹⁶ Schedule 2, Paragraph L(ii)

¹⁷ Schedule 2, Paragraph J(i) and (ii) and L(iii)

¹⁸ Schedule 2, Paragraph L(iv)

4. Section 106 Legal Agreements - Report 2024 / 25

The following information is presented in order to comply with the requirements on the reporting of Section 106 Agreements (S106). It sets out, for the financial year, how much S106 has been collected, where it has been allocated and how it has been spent. It includes monetary as well as non-monetary contributions.

Monetary contributions

	Amount	Further Information
Total amount of money to be provided under planning obligations which were entered into during 2024 / 25 ¹⁹ .	£611,985.29	Details are set out in Table 3.
Total amount of money required by planning obligations which was received during 2024 / 25 ²⁰	£490,627.09	
Total amount of money under any planning obligations which was received before 1 April 2024 which has not been allocated ²¹	£676,085.78	

¹⁹ Schedule 2, Paragraph 3(a)

²⁰ Schedule 2, Paragraph 3(b)

Table 3: Details of monetary contributions secured in 2024 / 25

Financial contributions secured through S106 agreements 2024 / 25	Source
£163,549.29 - Nitrate mitigation (and a further £1,720 for every additional commencement notice served due to phased implementation)	Chilgrove Farm, Chilgrove
£1,320 - S106 monitoring fee	Windward, Petersfield SDNP/22/05262/FUL
£9,370 – Traffic Regulation Order (paid directly to County Council) £20,000 – Highway Works (paid directly to County Council) £3,500 – Travel Plan Monitoring Fee (paid directly to County Council) £1,560 – Monitoring fee for the Highway Works (paid directly to County Council)	Dunford House, West Lavington SDNP/22/05477/FUL
£3,520 - S106 monitoring fee £80,000 - Transport bond	St Cuthman’s School, Stedham SDNP/23/02187/FUL

²¹ Schedule 2, Paragraph 3(c)

Financial contributions secured through S106 agreements 2024 / 25	Source
£6,600 - S106 monitoring fee	Land north of Hazeley Road, Twyford
£36,000 – towards pedestrian and highways improvement works in Twyford	SDNP/23/02340/FUL
£1,320 - S106 monitoring fee	Land East of Findon Road, Findon SDNP/23/03278/FUL
£200,000 – towards highway improvements in Petersfield	Land to the West of the Causeway, Petersfield
£11,650 – towards Public Right of Ways	SDNP/23/03638/FUL
£5,750 - Travel plan approval and monitoring fee (to be passed onto County Council)	
£6,660 – monitoring of highways works (payable to County Council)	
£11,880 - S106 monitoring fee	
£1,500 - Travel plan	Wenham Holt Nursing Home, Liss
£1,320 - S106 monitoring fee	SDNP/23/03704/FUL
£52,966 - Affordable housing contribution	56 Lewes Road, Ditchling SDNP/23/04864/FUL
£1,320 - S106 monitoring fee	Windward, Petersfield SDNP/23/04944/FUL
£1,760 - S106 monitoring fee	Dunford House, West Lavington SDNP/24/00694/FUL

Financial contributions secured through S106 agreements 2024 / 25	Source
£440 - S106 monitoring fee	Down Park Farm, West Harting SDNP/24/01125/FUL

Non-monetary contributions

Table 4 sets out a summary of the non-financial contributions²² which have been secured under S106 agreements entered into during 2024 / 25. This includes the provision of **78 Affordable Homes**²³. These will be delivered at agreed points before, during or after the completion of the relevant developments.

Table 4: Details of non-monetary contributions secured in 2024 / 25

Non-Financial contributions secured through S106 agreements 2024 / 25	Source
2 x Affordable housing units	Land East of Findon Road, Findon SDNP/23/03278/FUL
1 x Self/custom build unit	Windward, Petersfield SDNP/23/04944/FUL
Travel plan	Wenham Holt Nursing Home, Liss SDNP/23/03704/FUL
27 x Affordable housing units, open space provision, Public Rights of Way diversions	Land to the West of the Causeway, Petersfield SDNP/23/03638/FUL
BNG – Habitat Bank	Houndean Woodland, Lewes

²² Schedule 2, Paragraph 3(d)

²³ Schedule 2, Paragraph 3(d)(i)

Non-Financial contributions secured through S106 agreements 2024 / 25	Source
34 x Affordable housing units	34 Lavant Street, Petersfield SDNP/22/04504/FUL
Public access on 3 days per annum, recording of historic artefacts and recording of visitor numbers	Dunford House, West Lavington SDNP/24/00694/FUL
Securing restoration works to a Listed Building, Water neutrality measures and Community liaison measures	St Cuthmans School, Stedham SDNP/23/02187/FUL
Travel plan and traffic regulation order	Dunford House, West Lavington SDNP/22/05477/FUL
10 x affordable housing units, public open space provision and community land transfer	Land north of Hazeley Road, Twyford SDNP/23/02340/FUL
4 x Affordable housing units	Castelmer Fruit Farm, Kingston SDNP/22/05983/FUL
Water neutrality measures	Down Park Farm, West Harting SDNP/24/01125/FUL
Nitrate Mitigation – Habitat Bank	Chilgrove Farm, Chilgrove

Other site or development specific requirements, including variation of deeds, occupancy restrictions, schedule of specific works, creation of Management Companies, highways and estate / land management matters and development specific BNG / nitrate mitigation measures are not listed within Table 4.

²⁴ Schedule 2, Paragraph 3(e)

S278 Agreements secured in 2024 / 25

Section 278 Highway Agreements (S278) have been secured in relation to the following developments in 2024 / 25.

Development site	Detail
Land to the West of the Causeway, Petersfield SDNP/23/02628/FUL	S278 and/or Section 38 Agreement
Land north of Hazeley Road, Twyford	S278 and/or Section 38 Agreement

S106 Allocated and unspent

The total amount of money (received under any planning obligation) which was allocated but not spent during 2024 / 25 was £43,860.54²⁴. A summary of the projects and amount of money allocated is set out in Table 5²⁵.

Table 5: Summary of infrastructure to which money has been allocated

Infrastructure Provision	Parish / Town	Funds allocated and unspent in 2024 / 25
Fittleworth - Traffic Calming	Fittleworth	£4,362.54
Affordable Housing - Angmering CLT - Mayflower Way	Angmering	£14,498.00
Footpath 858	Rogate	£25,000.00

²⁵ Schedule 2, Paragraph 3(g)

S106 Spend in 2024 / 25

The total amount of money (received under any planning obligations) which was spent by the SDNPA (including transferring it to a relevant organisation to spend) in 2024 / 25 was £979,088.51²⁶. A summary of the infrastructure on which money has been spent is set out in Table 6²⁷.

Table 6: Summary of S106 Spend in 2024 / 25

Parish / District & Project	Amount
Affordable Housing - Westbourne	£49,000.00
Affordable Housing - Midhurst CLT Egmont Road	£170,000.00
Pulens Lane Transport Improvements Works	£250,000.00
Petersfield - Festival Hall Council Chamber	£183,068.21
Travel Plan Audit Fee for Plumpton College	£6,315.00
Improvements to Wyshe Play Area, Pyecombe	£16,082.85
Brighton & Hove City Council - Travel Plan Monitoring Fee	£5,534.00
Nitrate Monitoring	£143,340.96
Petersfield Heath Access & Toilet Improvements	£115,364.35
Bird Aware SRMP 2024	£40,383.14

The SDNPA has not borrowed any money and therefore no money has been spent on repaying money borrowed²⁸.

£20,660.49 has been spent in respect of monitoring the delivery of planning obligations in 2024 / 25²⁹. Since October 2019, the SDNPA has charged monitoring fees, in order to recover the costs of this work.

A total of £2,062,167.88 was retained at the end of financial year. No money has been retained for the purposes of longer-term maintenance (known as a commuted sum)³⁰.

²⁶ Schedule 2, Paragraph 3(f)

²⁷ Schedule 2, Paragraph 3(h)(i)

²⁸ Schedule 2, Paragraph 3(h)(ii)

²⁹ Schedule 2, Paragraph 3(h)(iii)

³⁰ Schedule 2, Paragraph 3(i)

5. Allocation of 2024 / 25 CIL Receipts

As set out previously, CIL will help to bridge the funding gap in delivering infrastructure, but it will never resolve it. Therefore, there is a need to prioritise the projects. For a realistic prioritisation exercise to take place, it is necessary to consider infrastructure needs across the South Downs National Park in its totality as well as infrastructure requirements generated by large scale development schemes on the boundary of the National Park.

Consequently, the SDNPA has drawn together all the infrastructure requirements identified by the SDNPA, local communities (including Parish / Town Councils), Districts / Boroughs and County Councils and other stakeholders necessary to support the planned growth in the South Downs Local Plan and made Neighbourhood Development Plans during the lifetime of those plans. Interested parties were invited to review previous projects identified and to submit new ones.

In total there are over **377** projects. The list of projects which could receive CIL funding is provided in **Appendix D**. It should be noted that costs identified for a project are indicative as, in many cases, the full design and implementation costs have not yet been determined.

All the infrastructure projects listed within Appendix D have been separated into 4 categories, critical, essential, high policy priority and desirable.

Categorising projects is always going to involve an element of judgement and the category that a project falls within may change over time. It is also clear that the level of CIL receipts available to the SDNPA each year is not going to cover most of the projects submitted for consideration. Further details on how the SDNPA categorises and prioritises projects for funding (including governance arrangements) is set out in **Appendix E**.

For this 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.

In 2024 / 25 the SDNPA collected £1,770,594.37. Excluding Parish Payments and administration costs (5%) this leaves **£1,388,141.56** to allocate to infrastructure projects.

In addition to the £1,388,141.56, there is a further **£486,726.44** 'claw back' to reallocate, this money is from:

- £283,726.44 from the 2019 / 20 allocation to West Sussex County Council which has not been spent.
- £10,000 from Lavant River Walk (allocated in 2019).
- £15,000 from Westmeston Jubilee Pathway (allocated in 2021).
- £118,000 from Newman Collard Recreation Ground MUGA (allocated in 2022).
- £40,000 from Selbourne Traffic Calming Schemes (allocated in 2022).
- £20,000 from Access Improvements to the Watercress Way (allocated in 2022).

Therefore, the total to be allocated to projects is **£1,874,868.00**.

The approach of the SDNPA is to seek to spend the money on the delivery of infrastructure as soon as it is possible rather than retain it.

Since October 2021, the SDNPA decided to no longer split its CIL receipts into two pots (as it had done for previous years). Projects put forward for funding (and existing projects to be reviewed) will be assessed in accordance with the process set out in Appendix E and money allocated accordingly.

The **£1,874,868.00** has been allocated to the projects set out in Table 7 below.

2024 / 25 CIL Receipts - Allocation

The SDNPA has allocated **£1,874,868.00**, to the following **31 High Policy Priority Projects** (all projects are listed in Appendix D).

Table 7: 2024 / 25 CIL Allocations

Project	2024 / 25 Allocation
Centurion Way (West Dean to Cocking) - creation of NMU route on disused railway line	£400,000.00
Fittleworth School - Playground improvements (include nature recovery and SuDs)	£150,000.00
West Ashling / Funtington Village Hall - Parish Hall Refurbishment	£140,000.00
Stanmer Park - Missing Links Project (access improvements)	£100,000.00
Bury Village Hall Refurbishment	£100,000.00
Itchen Navigation - Surface and bank improvements	£95,000.00
Safer C7 Project	£81,105.00
Falmer Pond Restoration (Downs to the Sea)	£80,000.00
OVESCO - Decarbonisation measures for School Hill House Dr Surgery (Grade II Listed)	£65,000.00
National Trust - Restoring the Source of the River Itchen – Cheriton Stream	£59,160.00
Harting Primary School - Outdoor Learning Facilities and Play Equipment	£56,745.00
Twyford Flood Alleviation Scheme	£51,000.00
Queen Elizabeth Country Park - improving nature play area	£50,000.00
Bignor Roman Villa - Latrine Project	£50,000.00

Project	2024 / 25 Allocation
Earthworks Trust Limited (The Sustainability Centre) - Roots & Roofs Project: An Outdoor Nature Classroom for All Seasons	£48,308.00
Bury CE Primary School - canopy	£40,000.00
Rogate - multi games area restoration	£40,000.00
Petworth Library Public Realm & Accessibility Work	£38,000.00
Liss Infant School - Outside Play Equipment	£35,000.00
Buster Hill - Livestock Management / Conservation Grazing	£35,000.00
Clanfield Junior School - Nature recovery Eco classroom and area.	£29,000.00
Blackmoor Village Hall - Installation of Solar Panels	£25,000.00
Sussex Wildlife Trust - Woods Mill Nature Reserve - replacing bird hide and pond platforms	£24,800.00
Upgrading and Improving Carron Lane Playpark in Midhurst	£20,000.00
Shortheath Common Improvements (boardwalk and dragon's teeth)	£20,000.00
Sussex Wildlife Trust - Improving multi-user access infrastructure at Iping and Stedham Commons	£13,544.00
SUSTRANS - Signage for diverting the National Cycle Network route 2 and the Avenue Verte within the SDNP (A27 / Polegate)	£9,950.00
Steep Common - entrance / access improvements	£7,000.00
Amberley - Crossgates bus shelter	£6,000.00
Ovingdean - New Tree Planting	£3,456.00

Project	2024 / 25 Allocation
Graffham Down Trust - Interpretation Boards on South Downs Way	£1,800.00

The 2024 / 25 award is ring-fenced for 3 years to 2028. Should funding for these infrastructure projects no longer be required, the money will be made available to other projects.

6. Bidding for CIL Funding - 2025 / 2026

If you have an infrastructure project that you are seeking funds for, this is how you can apply and the process that the SDNPA will follow.

Stage 1: Annual call for projects

Once a year the SDNPA will have a 'call for projects', inviting local communities including Parish and Town Councils, County and District Councils, service providers and other stakeholders to put forward projects for CIL funding (this call for projects will also include a review of existing information / evidence of previously submitted projects).

Projects / bids can be submitted via the SDNPA's online application process – which can be found at www.southdowns.gov.uk

The next call for projects opens on 3 November 2025 and closes on 31 March 2026.

Some tips when applying for CIL:

- Are you actually seeking funding for infrastructure? This covers a broad range of projects. However historical and feasibility studies are not deemed to be infrastructure and requests of money for these types of projects are unlikely to be successful.
- Ensure you are realistic about the likelihood and timing of the project. The SDNPA understand that priorities and issues can change however delays of a few years can place into question the deliverability of projects you may be promoting.
- If it is a large project, consider breaking it down into phases. Funding may be easier to secure in 'bite-sized' chunks, and it helps the SDNPA to plan for the longer term.
- Projects in locations receiving, or expecting to receive, new housing development will be more successful than those that are not.

- Projects that deliver multiple benefits and are linked to the South Downs Partnership Management Plan will be more successful than those that do not.
- You must provide a figure of how much money you are looking for from the SDNPA. Those left blank or unknown are unlikely to be considered a high priority.
- Be clear about other sources of funding available or outstanding unspent S106 monies which could be used for your project.
- Where possible, your bid should include evidence of existing demands on infrastructure, the additional demands likely to arise from new development and the extent to which the existing infrastructure or services are capable of meeting those additional demands.

Stage 2: Assessment

Projects put forward for funding (and existing projects to be reviewed) will then be assessed in accordance with the process set out in **Appendix E**.

Stage 3: Preparing the Infrastructure Business Plan (IBP)

The IBP, including which projects will be allocated funding within that particular year, will be presented for formal approval at Planning Committee. Once approved, an 'in principle' agreement has been given to allocate those projects funding and successful applicants will be notified.

Projects not allocated CIL funding for that particular financial year will be carried over and reviewed for the following year(s) Infrastructure Business Plan. Applicants will be notified and asked to review and update their bids.

Stage 4: Receiving the Funds

Successful applicants will be invited to submit a more detailed application. The purpose of this will be to confirm in more detail the use of the funds, the responsible organisation, timescales, payment details and other project management arrangements.

Stage 5: Reporting on the spending

The SDNPA is required to report on how CIL money is spent and will be working with applicants on reporting progress every year. The SDNPA has created a short reporting form, which we will ask successful applicants to complete at the appropriate time. This information will then be published in the future IBP.

7. Monitoring and Review

Since 2020, the Government requires that an Annual Infrastructure Funding Statement (IFS) is published by the 31 December each year. This IBP fulfils the requirements for an IFS. The IBP / IFS will be approved by the SDNPA's Planning Committee every year.

The CIL Regulations provide further information on how Parish / Town Councils should spend and monitor their allocations of CIL. For example, the CIL Regulations state that if Parish / Town Councils have not spent their CIL allocations made to them within five years of receipt the SDNPA can ask for the monies back. The exception to this is where a Parish / Town Council has identified 'up front' the need to fund an infrastructure project, where the CIL contributions accrued within the five-year period are insufficient to fund the project, but it can be demonstrated that there is a realistic prospect of the project being delivered during the timeframe of the South Downs Local Plan.

Further information on the IBP process, review and governance is set out in **Appendix E**.

8. Further Information

For further information on the Community Infrastructure Levy visit www.southdowns.gov.uk or email cil@southdowns.gov.uk.

South Downs Centre
North Street
Midhurst
West Sussex
GU29 9DH
T: 01730 814810
E: cil@southdowns.gov.uk
www.southdowns.gov.uk

PUBLISHED September 2025