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**SOUTH DOWNS NATIONAL PARK AUTHORITY**

**COMMUNITY INFRASTRUCTURE LEVY**

**CHARGING SCHEDULE EXAMINATION**

**Response to the Inspector’s Questions**

**Issue 1 – Residential Levy Rates**

**May 2016**

**(a) Are the two local levy rates, Zone 1 and Zone 2, for residential development justified by appropriate available evidence, having regard to national guidance, local economic context and infrastructure needs, including in relation to the various adopted and emerging planning policies across the National Park?**

**Introduction**

1. The appropriate available evidence for the CIL rates relates to:
* Economic viability
* Infrastructure needs, and
* Up to date planning policies
1. The economic viability evidence is set out in the following submission documents:

CIL.06 Viability Assessment: Community Infrastructure Levy & Affordable Housing, Final Report, together with its Appendices 1-IV. January 2014. Dixon Searle LLP,

CIL.07 Viability Review Update: Final Report, together with Appendices I – III. December 2015. Dixon Searle LLP

1. The infrastructure needs are described in the following submission documents:

CIL 05 South Downs National Park – Infrastructure Delivery Plan, Submission Version 2016

CIL 05a Infrastructure Delivery Plan – Excel Spreadsheet as at 16th February 2016. This has been subsequently updated and the main IDP worksheet from it is attached as Appendix 1 to this statement.

1. The most up to date adopted planning policies across the National Park are set out in Joint Core Strategies which were put in place since the National Park was established in 2010, covering Lewes, East Hampshire, Wealden, Winchester, and Worthing, These, together with earlier Core Strategies and Local Plans, will be replaced by the South Downs National Park Local Plan which has reached Preferred Options stage and which is currently proposed for adoption in autumn 2017, although its timetable is under review. A further important material consideration is the SDNP Partnership Management Plan, 2014- 2019 (PMP).
2. In addition there are several ‘made’ Neighbourhood Plans which form part of the Development Plan. The most significant of these are the Petersfield NP and the Fernhurst NP (which covers the Syngenta site).

**Economic Viability**

1. Dixon Searle Partnership (DSP) prepared the viability evidence for the SDNPA using a well-recognised methodology, as has been found suitable for the purpose and robust on each occasion that the examination stage has been reached to date. A range of scenarios representative of varying development types likely to come forward as part of both planned and windfall delivery in the National Park was used, with sensitivity to varying housing values considered as part of this. The viability of each scenario was tested for its capacity to bear CIL charging using a series of ‘trial’ rates, increased from £0/sq. m at £25/sq. m intervals to a maximum of £250/sq. m; the upper level to which DSP considered it appropriate to undertake the detailed testing in the local circumstances. Alongside this, and related also the Authority’s consideration of planning policy, affordable housing was tested across a range of potential requirements – forming a matrix approach and compliant with the need to test collective policy and development costs impacts. The results from the comprehensive range of viability testing are provided in the assessment appendices, showing the wide range of scenarios and fine-grained approach.
2. For residential development, the viability assessment (CIL06) found suitable overall parameters for CIL charging in the South Downs National Park to be £100 to £200/sq. m, depending on circumstances and taking account of the need not to set rates at the margins of viability. It found that a level of differentiation would be necessary given the key varying characteristics between development in the main settlements and at villages across the rural area. Whilst, overall, a broad range of locations and potential sites types is to be incorporated within the development strategy, for CIL purposes it is necessary and appropriate to identify key sources of differentiation that should be reflected. Considered alongside and responding to the current planning policy development stage, the Authority considers that an appropriate balance taking account of the local characteristics will be achieved by adopting a relatively simple approach, applied as consistently as possible Park-wide. This appropriately reflects the viability advice and is aimed to avoid an undue level of differentiation that could otherwise flow from looking to reflect all variations found. In DSP’s experience, CIL charging schedules should be kept as simple as the key local characteristics will allow. .
3. Looking further at this, DSP found that while a differential approach was likely to be necessary to reflect the likely characteristics of residential development varying between (a) the main settlements of Lewes, Petersfield, Midhurst and Petworth; (b) Liss (which at the time of initial review was put forward for the consideration of differential treatment); and (c) the many smaller settlements within the very large rural area beyond those. A “wash-over” type rate was put forward for the latter. DSP considered that further differentiation, beyond that, for residential was unwarranted. In any event it was considered that would only serve to complicate the approach, but still without reflecting the large range of highly localised differences. Highly localised variety is very often found within a charging authority area, but it is not necessary or appropriate to seek to reflect all of that in CIL setting terms.
4. The update to the Viability assessment (CIL07) built on the 2014 assessment to inform the authority’s consideration of the impact of changing market values, development costs movements and the various changes that had been seen in National level policy. Following initial review with the Park Authority’s officers, it also contained an outline of DSP’s views on certain aspects of the submissions received to the draft charging schedule consultation – so as to inform the SDNPA’s further review of those (focussed on main / consistent viability related angles / concerns). It found that the additional development revenue from market housing sales value increases over the period from the previous assessment has generally more than compensated for the updated view on development costs (including significant rises in the build cost data used). Using appropriately updated assumptions within sample comparison appraisals results, residual land value results were improved compared with those from the base assessment, and often significantly so. In summary, as a worse case overview DSP would not expect to see viability outcomes reduced from the 2014 assessment levels. From a viability perspective, therefore, the updated review and findings pointed to the SDNPA being able to continue with the proposed levels of CIL charging (as set out in the Preliminary Draft and Draft Charging Schedule versions) without the prospects for viable development being unduly affected.
5. On review of the representations, DSP concluded that no changes were necessary viability-wise. However, looking at the residential rates, the update included an alternative to further simplify the Charging Schedule by removing the previous differential (lower) rate set specifically for Liss. Subject to considering the village’s relevance to overall plan delivery and the site types likely to be relevant there, DSP considered that the SDNPA could take the view that just two CIL charging rates could provide an equally or potentially more suitable basis compared with including any further differentiation for residential development. The two residential charging rates based on this simplified route would be £150/sq. m (applicable to all main settlements – Lewes, Petersfield, Midhurst, Petworth and Liss) and £200/sq. m (all other areas – “wash-over” type rate).
6. As a result of this evidence, and bearing in mind that the Preferred Options Local Plan is allocating not more than approximately 150 new homes to Liss over the plan period (3% of the planned Park-wide total), the SDNPA has proposed a non-substantive modification to meet the Parish council’s objection to the draft schedule, bringing the rate in Liss to £150/ sq. m., in line with the charging proposals for the market towns (Zone 1). No objections have been received to this modification.
7. Other than this, on review no changes to the charging rates were considered to be justified as a result of the market changes or the changing national context so far as known at the current point.

**Infrastructure Needs**

1. The infrastructure needs of the National Park are different in some respects from those that would be typical in other local planning authority areas. This results from the fact that projects should primarily support the statutory Purposes and Duty as specified in the Environment Act 1995 and as set out in paragraph 6 of the Infrastructure Delivery Plan (IDP – CIL05). These are reflected also in the PMP and the emerging SDLP, as well as in the emerging South Downs Green Infrastructure Framework, all of which are underpinned by the Ecosystems Approach. All of this is set out in more detail in paragraphs 6- 20 of the IDP.
2. The IDP is accompanied by a detailed schedule of projects which is continually updated. The schedule as at 16 January 2016 was a Submission document (CIL 05a) but an extract from the updated IDP worksheet is attached as Appendix 1. The funding deficit, after allowing for existing funds secured, now stands at £83.2 million. The CIL income is given in paragraphs 38-39 of the IDP as £28 million but this is likely to be reduced by over £3 million once the s106 agreement for the North Street Quarter scheme in Lewes has been signed. In addition an analysis has been undertaken of the past split of windfall sites, showing that about 43% of these were in Zone 1 and the remaining 57% in Zone 2. Applying this to the 459 market windfall homes gives receipts of about £2.67 million at £150 per sq.m. in Zone 1 and £4.7million in Zone 2, a total of about £7.37 million. These adjustments bring the total estimated CIL income to £26,138,835.
3. Comparing an estimated receipt from the residential element of CIL of £26.14 million with the IDP deficit of £83.2 million gives a funding gap of £59 million. CIL would therefore be responsible for about 31% of infrastructure expenditure, demonstrating the base case for CIL and for at least the level of rates being charged.
4. Paragraph 31 of the IDP sets out the categories of infrastructure expenditure and how they relate to the Purposes and Duty of the National Park. Paragraph 36 gives the funding deficit breakdown as at 16 January 2016. Following review of the IDP this now stands as follows: :

|  |  |
| --- | --- |
|  **Categories:** |  Funding Deficit |
| Green Infrastructure | £8,443,473 |
| Social & Leisure | £15,008,500 |
| Services & Facilities | £8,901,000 |
| Transport | £28,521,350 |
| Education | £20,160,000 |
| Health & Wellbeing | £1,200,000 |
| Utility Services | £1,000,000 |
| **Total Funding Deficit** | **£83,234,323** |

1. It should be noted that the above estimate of CIL receipts may be an under-estimate in that many of the 459 windfall market dwellings, particularly the 57% in the higher rated Zone 2, are likely to be above the average floorspace of 90sq.m. assumed. On the other hand, no allowance has been made for a number of these windfall dwellings qualifying as exempt from CIL because they can claim Self Build Relief. There is also no allowance for netting-off in respect of any existing floorspace to be accounted for within CIL payment calculations at a site-specific level, although it should also be noted that these effects are expected to provide further viability buffering on some PDL scenarios.
2. It follows that the estimate in paragraph 38 of the IDP also does not take into account planning applications which are liable to CIL (even after allowing for demolition) because they replace an existing dwelling and so do not result in a net increase in floorspace. However, most replacement dwelling applications may be able to claim Self Build Relief. An analysis of planning applications over a four week period at the end of 2013 showed that £269,900 CIL would have been payable on developments permitted (equivalent to about £3.5 million over a year), but that of this some 67% CIL income (equivalent to c. £2.35 million) related to replacement dwellings.

**Planning Policy**

1. The adopted Joint Core Strategies covering the National Park (including one shortly to be adopted in Lewes District) provide coverage of about 60 % of the National Park by population and 48 % by area, the main area not covered being within Chichester District (28% and 33% respectively of the population and area of the Park). Their dates of adoption and therefore their relevance vary and so it is simpler and more relevant to refer to the emerging South Downs Local Plan, currently at Preferred Option stage (CIL 08), in order to both inform and justify the IDP and the CIL rates proposed. The use of this plan in advance of its submission in final form has been confirmed as appropriate in the circumstances in correspondence and meetings with the Chief Planner at the DCLG (Steve Quartermain) and with the then Senior Development Plans Inspector (Keith Holland).
2. The landscape-led and ecosystems services based approach to the Local Plan is summarised in the IDP and in Chapters 1 to 4 of the document itself. While Chapters 5 and 6 (A Thriving Living Landscape and People Connected with Places) are important in providing the basis (together with the PMP) for many of the projects included in the IDP, as well as for others that may come forward in the future, the key sections for justifying the CIL rates are within Chapters 7 (Towards a Sustainable Future), 8 (Strategic Sites) and 9 (Site Allocations). The most relevant polices to discussions on residential CIL rates are: SD23: Housing; SD24 Affordable Housing; SD31: Climate Change and Sustainable Construction; SD34: North Street Quarter and adjacent Eastgate area, Lewes.
3. SD23 sets out the level of development proposed in the National Park between 2014 and 2032 and is the basis for the calculation of CIL income. Of about 4,600 dwellings proposed, in the region of 2,900 are likely to be subject to CIL. SD24 establishes the target of 40% of dwellings to be affordable in schemes of 6 or more units and reflects the Government’s intention (currently subject to an Appeal Court judgement)to re-introduce a restriction on requiring affordable housing on small developments, and based on its previous positions certainly in schemes smaller than this in the Park context. SD31 and accompanying Table 7.5 set out the sustainable construction measures which could be incorporated into proposals but do not impose any particular local standards, which are now a matter for Building Regulations.
4. The planning permission for most of the site subject to Policy SD34 (ref SDNP/ 15/01146/ FUL) is likely to be issued, following signing of the Section 106 agreement, during the week prior to the CIL Hearing. It is anticipated that a start on site to implement this permission will be made in autumn 2016. While the CIL approach has been developed, progress has been monitored and it has been considered extremely unlikely that CIL will apply to this permission. This remains the case and therefore the CIL proposals have been advanced on this basis.
5. Local Plan Preferred Option Policies SD33 on Syngenta, Fernhurst and SD-S03 on Land at Old Malling Farm, Lewes have been significantly changed by other planning processes since publication of the Preferred Options document.
6. The Fernhurst Neighbourhood Plan was made on 14 April 2016 and includes a policy on the Syngenta site, attached as Appendix 2. This is similar, but not identical to, the policy contained in the South Downs Local Plan Preferred Options. The main difference is that the Neighbourhood Plan policy does not include a 2025 start date for implementation of the scheme (as informed the consideration by SDNPA and DSP on the viability work for example). The policy retains the proposal that 50% of the 200 dwellings proposed should be affordable and proposes a range of on-site and off-site infrastructure as would be expected from such a development. It is now proposed that the Local Plan policy will not be taken forward into the draft Local Plan for submission and that the Neighbourhood Plan will be relied on as the Development Plan policy for this site.
7. The policy for the site at Old Malling Farm, Lewes has been subject to Examination as part of the Lewes Joint Core Strategy and the Inspector’s report proposes Modifications to the policy. The SDNPA’s Planning Committee, at its meeting on 12 May 2016, is being recommended to recommend to the Full Authority on 23 June 2016 that the Modifications be accepted and that the Joint Core Strategy be adopted. The modified policy is attached as Appendix 3. The policy requires 40% affordable housing provision and allows for approximately 240 dwellings, subject to various criteria including the provision of a range of on-site and off-site infrastructure.
8. The proposed CIL Regulation 123 List (CIL 04) sets out that most off-site infrastructure will be funded by CIL, while on-site infrastructure will be subject to section 106 planning obligations.
9. SDNPA considers that the nature of these developments is such that they would normally attract CIL charging at the prevailing rate. They are not of a scale generally considered to warrant a wholly s.106 based approach with a CIL in place. Bearing in mind also that a CIL charging schedule will be reviewed relatively short term in relation to the Plan timeframe, the SDNPA considers that it will be possible, if necessary depending on scheme timing, to negotiate a suitable package of planning obligations (with or without CIL) in these cases. Bearing in mind that other brownfield sites may come forward, an equitable overall approach is sought.

**(b) Overall, do (the rates) strike an appropriate balance between helping to fund the new infrastructure required and the potential effect on the economic viability of new housing schemes?**

1. The appropriate balance between funding infrastructure and the viability of new housing schemes must be set in the light of national planning policy and in this case the statutory purposes of national parks. The National Parks Vision and Circular (2010) states that national parks are not suitable locations for unrestricted housing but that national park authorities have important roles to play in the delivery of affordable housing and in meeting the needs of local communities. Since affordable housing is exempt from CIL, as is self-build housing (which as above accounts for many schemes at the upper end of the market), the primary focus of delivering housing growth in the SDNP is not likely to be significantly impacted by CIL rates except to the extent that they may have a greater influence, considered as part of the rates setting, on larger housing schemes which incorporate the affordable housing requirements.
2. Given the presumption against major development in national parks, except in exceptional circumstances and in the public interest, the limited number of schemes which meet the considerations in paragraph 116 of the NPPF are likely to command a premium price, and experience indicates this to be the case. Nevertheless, the SDNPA is not seeking to set a CIL rate which is significantly higher than the tone of charging rates or proposed ratesfor locations beyond but adjoining and nearby the SDNP in this highly attractive part of the country. Examples of adopted rates are:
* Chichester - £200/ sq. m. north of the National Park,
* East Hampshire - £180/sq. m. in its northern parishes and £150 in Alton,
* Lewes - £150/ sq. m. in the higher zone to the north of the SDNP.
* Wealden - £150/sq. m. and £200/ sq. m.
1. The balance means that CIL should be set high enough to ensure that (when combined with other sources of funding) sufficient money is available to pay for the community infrastructure needed, but not so high that development proposed in the Local Plan is commercially unviable. As CIL is intended to unlock significant new capital funding, then CIL revenue should at least match demonstrated S106 performance.
2. Since April 2011 a total of £1,267,687 has been received for infrastructure (i.e. excluding affordable housing contributions) through S106 contributions from 21 applications for a total of 287 dwellings as set out in Appendix 4. This is equivalent to £6,568 per market dwelling on average. Based on an average house size of circa 90 sq. m., the CIL charging rates of £150/sq. m (applicable to most of the dwellings) and £200/sq. m would have produced indicatively £2,659,500 or £13,780 per market dwelling. While this appears a significantly larger sum, this indication does not account for the reducing effect on CIL income from self-build exemptions or due to replacement floorspace (as above). Moreover, it includes several permissions granted early in the National Park’s life when policies reflecting the National Park purposes, and therefore the need for mitigation to make a scheme acceptable, were not in place.
3. That the balance struck is appropriate is demonstrated by the very limited number of objections to the proposed CIL rates in the Draft Charging Schedule. Moreover those representations received relate mainly to particular types of development or to specific site interests. , The SDNPA’s brief response to the representations is given in the Statement of Representations (CIL 03). As noted above, in particular a modification has been proposed in relation to the rate for Liss to which no further objections have been received.
4. It should also be noted that the representations from Savills in response to the Draft Charging Schedule state that the NPPF places a strong emphasis on growth and that the DCS is contrary to this and may curb growth. This fails to recognise the national park context and in particular the footnote to paragraph 14 which excludes national parks from the presumption in favour of development by virtue of paragraphs 115 and 116 of the NPPF.
5. National Parks are not locations for major growth and unrestricted housing and infrastructure should support the statutory purposes of conserving and enhancing and of promoting understanding and enjoyment, together with fostering the well-being of local communities. In this context the SDNPA strongly believes that it has struck the right balance ensuring viability and enabling the provision of appropriate infrastructure.

**Appendix 1: Updated Infrastructure Schedule**

| **Parish / Area** | **District** | **Exact Location** | **Infrastructure Project** | **P1** | **P2** | **D** | **Category** | **Sub-Category** | **Project Cost** | **Existing Secured funding** | **Funding Gap** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Petersfield | EHDC | Petersfield  | 210 Primary School places to cover Petersfield (relating to population growth not new development) |   | Y | Y | Education | Primary Education | **£1,500,000** | **£1,500,000** | **£0** |
| Angmering | Arun | Angmering Village | Visitor centre and car park to improve access from the village to the SDNP |   | Y | Y | Education | Visitor Information | **£250,000** |  | **£250,000** |
| Storrington and Sullington | Horsham | Storrington High Street | Tourist information facility |   | Y | Y | Education | Visitor Information | **£100,000** |  | **£100,000** |
| East Meon | WCC | East Meon C of E Primary School | School Hall extension |   | Y | Y | Education | Primary Education | **£120,000** | **£10,000** | **£110,000** |
| Petworth | CDC | Within parish | National Park Visitor Centre |   | Y | Y | Education | Visitor Information | **£100,000** |  | **£100,000** |
| Twyford | EHDC | Twyford Primary School  | Primary school improvements (capacity or relocation). Potential for new site for school as part of the N'hood Plan  |   | Y | Y | Education | Primary Education | **£1,500,000** |  | **£1,500,000** |
| Heritage Coast area | East-bourne | Crowlink, Frog Firle Farm,7 Sisters area | Access to, and interpretation of, archaeological sites |   |   | Y | Education | Interpretation | **£100,000** |  | **£100,000** |
| Clanfield  | EHDC | QECP | Redevelopment of visitor facilites at Queen Elizabeth Country Park |   | Y | Y | Education | Visitor Information | **£1,500,000** |  | **£1,500,000** |
| Lewes | Lewes | Lewes Town | Early Years places additional capacity: 72 places (15 hour slots) |   | Y | Y | Education | Primary Education | **£500,000** |  | **£500,000** |
| Petersfield | EHDC |   | Additional primary provision |   | Y | Y | Education | Primary Education | **£5,500,000** |  | **£5,500,000** |
| Lewes District | Lewes | Southover CE Primary School | Provision of 105 primary places through enlargement of Southover CE Primary School |   |   | Y | Education | Primary Education | **£2,000,000** |  | **£2,000,000** |
| Kingston (East Sussex) | Lewes | Kingston CE Primary School | Provision of 70 primary places through enlargement of Iford and Kingston CE PS |   |   | Y | Education | Primary Education | **£2,300,000** |  | **£2,300,000** |
| Lewes District | Lewes | Priors School?  | Provision of up to 150 secondary places (11-16) through the enlargement of an existing school |   |   | Y | Education | Secondary Education | **£6,000,000** |  | **£6,000,000** |
| Plumpton Green | Lewes | Plumpton College | Provision of approximately 130 workplaces of which which 10% (13 places) are attributed to the SDNP |   |   | Y | Education | Further Education | **£200,000** |  | **£200,000** |
| Clanfield  | EHDC | Queen Elizabeth Country Park | Improve visitor facilities and capacity at QECP |   | Y | Y | Facilities Services | Community building | **£500,000** |  | **£500,000** |
| Kingston (East Sussex) | Lewes | Village Hall | Improve Village Hall to facilitate classes |   | Y | Y | Facilities Services | Village Hall | **£50,000** |  | **£50,000** |
| Lewes | Lewes |   | Cemetery provision in Lewes |   | Y | Y | Facilities Services | Community service | **£500,000** |  | **£500,000** |
| Lewes | Lewes | Lewes Town Hall | Refurbish Town Hall |   | Y | Y | Facilities Services | Village Hall | **£50,000** |  | **£50,000** |
| Parham  | Horsham | Rackham  | Improve Rackham Old School Community Centre  |   | Y | Y | Facilities Services | Community building | **£50,000** |  | **£50,000** |
| Ringmer | Lewes | Ringmer | Extend Village Hall |   | Y | Y | Facilities Services | Village Hall | **£50,000** |  | **£50,000** |
| Wisborough Green  | CDC | The Green, Wisborough Green | Ongoing operation of the Public toilets |   | Y | Y | Facilities Services | Community use | **£120,000** |  | **£120,000** |
| Wisborough Green  | CDC | Adj the Green, Wisborough Green  | Village Hall Refurbishment |   | Y | Y | Facilities Services | Village Hall | **£60,000** |  | **£60,000** |
| Wiston | Horsham | New site in Wiston Village centre | Replacement Village Hall |   | Y | Y | Facilities Services | Village Hall | **£200,000** |  | **£200,000** |
| Worldham | EHDC | East Worldham Village Hall | Improve Village Hall: New floor, lighting, disabled access improvements, new roof tiles, insulation |   | Y | Y | Facilities Services | Village Hall | **£50,000** |  | **£50,000** |
| Washington | Horsham | Washington Village | Village Hall improvements |   | Y | Y | Facilities Services | Village Hall | **£50,000** |  | **£50,000** |
| Corhampton & Meonstoke | WCC | Meon Hall, Meonstoke | Village Hall Improvement – replace suspended ceiling to main hall |   | Y | Y | Facilities Services | Village Hall | **£87,000** |  | **£87,000** |
| Funtington | CDC | Funtington, south of B2146 Common Road at Downs Road | New Community Centre, replacement for existing village hall. |   | Y | Y | Facilities Services | Village Hall | **£900,000** | **£700,000** | **£200,000** |
| Kingston (East Sussex) | Lewes | Village centre, Community Pavilion | Mobile Post Office - capital purchase |   | Y | Y | Facilities Services | Community service | **£75,000** |  | **£75,000** |
| Kingston (East Sussex) | Lewes | Village centre, Community Pavilion | Mobile Library - capital purchase |   | Y | Y | Facilities Services | Community service | **£75,000** |  | **£75,000** |
| Twyford | EHDC | Twyford Village Hall | Village Hall - refurbish and extend  |   | Y | Y | Facilities Services | Village Hall | **£75,000** |  | **£75,000** |
| Rogate | EHDC | Village Hall | Village Hall upstairs accomodation |   | Y | Y | Facilities Services | Village Hall | **£50,000** |  | **£50,000** |
| Slindon | Arun | Possible location at Pumpkin Lodge | Shared office accomodation for volunteers and village residents |   | Y | Y | Facilities Services | Community use | **£50,000** |  | **£50,000** |
| Buriton | EHDC | Village Hall | Improve Village Hall: energy efficiency; new lighting; solar panels; insultation etc |   | Y | Y | Facilities Services | Energy Efficiency Improvements | **£50,000** |  | **£50,000** |
| Petersfield | EHDC | Petersfield | Petersfield Open air swimming pool - renewable energy heating of the pool extending the use through the year |   | Y | Y | Facilities Services | Energy Efficiency Improvements | **£75,000** |  | **£75,000** |
| Fernhurst | CDC | Scout Hut / Youth Club | Refurbish Scout Hut. |   | Y | Y | Facilities Services | Community use | **£50,000** |  | **£50,000** |
| Petersfield | EHDC | Love Lane Recreation Ground | New Youth Facility Building |   | Y | Y | Facilities Services | Community building | **£3,000,000** |  | **£3,000,000** |
| Petersfield | EHDC | Festival Hall | Extention and refurbishment (inc. kitchen; toilet facilities; relocation of sound and lighting desks plus office/rehearsal space; improved ventilation; replacement boilers). |   | Y | Y | Facilities Services | Community building | **£2,250,000** |  | **£2,250,000** |
| Petersfield | EHDC | Flora Twort Gallery | Purchase Property for the Town |   | Y | Y | Facilities Services | Community building | **£250,000** |  | **£250,000** |
| Petersfield | EHDC | Town Centre | Provision of youth café - excluding land purchase |   | Y | Y | Facilities Services | Community building | **£200,000** |  | **£200,000** |
| Petersfield | EHDC | Festival Hall | Installation of sprinkler system |   | Y | Y | Facilities Services | Community building | **£175,000** |  | **£175,000** |
| Petersfield | EHDC | Festival Hall | Stage lighting for theatrical purposes |   | Y | Y | Facilities Services | Community building | **£70,000** |  | **£70,000** |
| Petersfield | EHDC | Festival Hall | Town Hall Entrance and toilet refurbishment |   | Y | Y | Facilities Services | Community building | **£55,000** |  | **£55,000** |
| Petersfield | EHDC | Festival Hall | Double glazing to Rose Room, Changing Rooms and Offices |   | Y | Y | Facilities Services | Community building | **£50,000** |  | **£50,000** |
| Petersfield | EHDC | The Heath | Refurbish public toilet facilities |   | Y | Y | Facilities Services | Community use | **£100,000** |  | **£100,000** |
| Petersfield | EHDC | Love Lane Recreation Ground | New Toilet Facilities for Skatepark |   | Y | Y | Facilities Services | Community use | **£80,000** |  | **£80,000** |
| Sheet | EHDC | Sheet Village Recreation Ground east of Portlands Close | Refurbish and Extend Scout Hut (permission granted, seeking funding) |   | Y | Y | Facilities Services | Community use | **£130,000** | **£60,000** | **£70,000** |
| Firle Parish Council | Lewes | Firle Cricket Club or Firle Village Hall | Firle Village Public Convenience |   | Y | y | Facilities Services | Village Hall | **£35,000** | **£1,000** | **£34,000** |
| Graffam | CDC | Empire Hall, The Street, Graffam (also used by East Lavington) | Improve Village Hall: double glazing; recarpet balcony and create storage; restoration of floor; renew boiler; solar panels; extension for committee and small meeting room and kitchen; replace storage sheds and landscape the garden. |   | Y | Y | Facilities Services | Village Hall | **£100,000** |  | **£100,000** |
| Clanfield  | EHDC | Queen Elizabeth Country Park | Identify and improve sustainable transport corridors to QECP from Clanfield, Buriton and Petersfield. | Y |   |   | Green | Access land | **£2,000,000** |  | **£2,000,000** |
| Angmering | Arun | North of Angmering Village | Create balancing pond. | Y |   |   | Green | Flood management | **£35,000** |  | **£35,000** |
| Four Marks | EHDC | Swelling Hill Pond in Four Marks | De-silt pond | Y |   |   | Green | Biodiversity project | **£35,000** |  | **£35,000** |
| Hawkely | EHDC | Hawkley Village Pond | Refurbish Hawkley Village Pond (re-line - pending further evidence) | Y |   |   | Green | Biodiversity project | **£35,000** |  | **£35,000** |
| Storrington and Sullington | Horsham | Storrington  | Refurbish village pond  | Y |   |   | Green | Biodiversity project | **£35,000** |  | **£35,000** |
| Worldham | EHDC | Wyck Lane, East Worldham  | Community Open Space: wild flower meadow, benches, fencing, exercise equipment. | Y |   |   | Green | Open space | **£50,000** |  | **£50,000** |
| Hampshire | WCC | Twyford to St Catherine’s Hill | Complete entrance from South Downs Way into Winchester | Y |   |   | Green | Access land | **??** |  | **??** |
| Hampshire | WCC | Knowle/Funtley | Meon Valley Trail – upgrade and complete missing link at Knowle/Funtley to provide a ‘Sea to Downs’ link | Y |   |   | Green | Access land | **£500,000** | **£400,000** | **£100,000** |
| Hampshire | WCC | SDW | Complete South Downs Way between Old Winchester Hill and Beacon Hill | Y |   |   | Green | Access land | **??** |  | **??** |
| Hampshire | WCC/ CDC | Buriton / Petersfield and South Harting | New off-road path to avoid busy B2146  | Y |   |   | Green | Access land | **£50,000** |  | **£50,000** |
| Hampshire | WCC | Shawford and Otterbourne  | Complete NCN route 23 link off-road from Hockley through Shawford and Otterbourne  | Y |   |   | Green | Access land | **??** |  | **??** |
| Pyecombe | MSDC | Wolstonbury Hill | Refurbish pond at Wolsonbury Hill | Y |   |   | Green | Biodiversity project | **£35,000** |  | **£35,000** |
| Rogate | EHDC |   | Community Orchard provision and conservation of Parish-held lands. | Y |   |   | Green | Community Use G.I. | **£30,000** |  | **£30,000** |
| Barlavington Estate | CDC | Barlavington Estate | Refurbish Chingford Pond | Y |   |   | Green | Biodiversity project | **£35,000** |  | **£35,000** |
| Barlavington Estate | CDC | Barlavington Estate | Refurbish Burton Pond (dredging) | Y |   |   | Green | Biodiversity project | **£500,000** |  | **£500,000** |
| Buriton | EHDC |   | Allotment / Community Orchard provision (not including land purchase) | Y |   |   | Green | Community Use G.I. | **£30,000** |  | **£30,000** |
| Arun and Rother Rivers |   |   | Arun and Rother Connections Project (ARRT) |   |   |   | Green | Biodiversity project | **£2,286,852** | **£1,135,779** | **£1,151,073** |
| West Weald |   | Billingshurst/Midhurst/ Haslemere/ Cranleigh | West Weald Landscape Project | Y |   |   | Green | Biodiversity project | **£400,000** |  | **£400,000** |
| Fernhurst | CDC | Syngenta Site | Allotment provision (not including land purchase) | Y |   |   | Green | Community Use G.I. | **£30,000** |  | **£30,000** |
| Petersfield | EHDC | The Heath | Major Project: erosion control around play area, treatment to Pond margins, possbile creation of extra islands, woodland thinning. | Y |   |   | Green | Biodiversity project | **£675,000** |  | **£675,000** |
| Petersfield | EHDC | Merrits Meadow North | Renovate derelict meadow and water courses | Y |   |   | Green | Biodiversity project | **£50,000** |  | **£50,000** |
| Petersfield | EHDC | Love Lane Recreation Ground | New Community Park | Y |   |   | Green | Open space | **£250,000** |  | **£250,000** |
| River Itchen | WCC | River Itchen | River enhancements in physically / visually accessible reaches in and around Winchester to improve aesthetic appeal and biodiversity value | Y |   |   | Green | Biodiversity project | **£50,000** |  | **£50,000** |
| Winchester | WCC | St Catherine's Hill Nature Reserve, Winchester | Access Infrastructure: Scoping (phase 1) and upgrade / replacement (phase 2) of fixtures & surfaces to control erosion. | Y |   |   | Green | Access land | **£100,000** |  | **£100,000** |
| ARRT Area | Multiple | Western RotherSouth Ambersham | South Ambersham/ Moorland Farm meander reconnection | y |   |   | Green | Biodiversity project | **£120,000** |  | **£120,000** |
| ARRT Area | Multiple | Western Rother, Midhurst | North Mill fish pass  | y |   |   | Green | Biodiversity project | **£150,000** |  | **£150,000** |
| ARRT Area | Multiple | Western Rother, Stedham | Stedham Mill fish pass | y |   |   | Green | Biodiversity project | **£125,000** |  | **£125,000** |
| ARRT Area | Multiple | South Downs NCA/ SE England | Re-fresh South Downs chalk stream project | y |   |   | Green | Biodiversity project | **£1,500,000** |   | **£1,500,000** |
| ARRT Area | Multiple | Western Rother catchment | Rother riparian re-vegetation project Strand 1 | y |   |   | Green | Biodiversity project | **£35,000** |  | **£35,000** |
| ARRT Area | Multiple | Western Rother catchment | Rother riparian re-vegetation project Strand 2 | y |   |   | Green | Biodiversity project | **£35,000** |  | **£35,000** |
| ARRT Area | Multiple | Western Rother catchment | ‘Improving Water Quality with Grassed Waterways’ demonstration project  | y |   |   | Green | Biodiversity project | **£10,000** |  | **£10,000** |
| Hampshire |   |   | New off-road alternatives to Morestead Road to link bridleway and byway network | Y |   |   | Green | Access land | **??** |  | **??** |
| Hubs and Gateways | East Hampshire | QECP | Specific projects identified on Full IDP list at Clanfield Parish |   |   |   | Green | Access land | **£250,000** |  | **£250,000** |
| Liss | EHDC | Riverside Railway Walk | River Ems Improvements (added by Chris Manning, from Environment Agency WFD nursery list therefore needs confirmation).  | Y |   |   | Green | Biodiversity project | **£100,000** |  | **£100,000** |
| Rogate | EHDC | Habin Hill to Garbitts Wood | Tidal Adur Strategy & delivery .  | Y |   |   | Green | Biodiversity project | **£30,000** |  | **£30,000** |
| Rottingdean | Brighton Hove | Rottingdean | Teville Stream restoration.  | Y |   |   | Green | Biodiversity project | **£390,000** |  | **£390,000** |
| Twyford | EHDC | Itchen Navigation / Twyford Meads Water Meadow  | Upper Itchen Pond Project.  | Y |   |   | Green | Biodiversity project | **£22,400** |  | **£22,400** |
| Storrington and Sullington | Horsham | Storrington | New GP surgery  |   | Y | Y | Health | General Health | **£1,000,000** |  | **£1,000,000** |
| Washington | Horsham | Washington Village | New GP Surgery |   | Y | Y | Health | General Health | **£200,000** |  | **£200,000** |
| Ditchling  | Lewes | Ditchling centre | Refurbish playing fields and changing facilities for pre-school use in the day time.  | Y | Y | Y | Social & Leisure | Sports centres, equipment | **£50,000** |  | **£50,000** |
| Droxford | EHDC | Droxford playing fields | Upgrade pavilion | Y | Y | Y | Social & Leisure | Sports centres, equipment | **£50,000** |  | **£50,000** |
| Lavant | CDC | Football Pitch, Lavant | Refurbish sports facilities  | Y | Y | Y | Social & Leisure | Sports centres, equipment | **£50,000** |  | **£50,000** |
| Ringmer | Lewes | Ringmer  | Provision of public football and hockey pitches and tennis courts. | Y | Y | Y | Social & Leisure | Sports centres, equipment | **£850,000** |  | **£850,000** |
| Rodmell  | Lewes | Village centre | Disabled access and parking for the pavilion  | Y | Y | Y | Social & Leisure | Sports centres, equipment | **£100,000** |  | **£100,000** |
| Wisborough Green  | CDC | The Green, Wisborough Green  | Sports Pavilion Refurbishment: upgrade changing and toilet facilities.  | Y | Y | Y | Social & Leisure | Sports centres, equipment | **£350,000** |  | **£350,000** |
| Wisborough Green  | CDC | The Green, Wisborough Green | Sports field renovation | Y | Y | Y | Social & Leisure | Sports centres, equipment | **£25,000** |  | **£25,000** |
| Washington | Horsham | The Recreation Ground, Washington | Replacement of children's play area. | Y | Y | Y | Social & Leisure | Play space | **£65,000** | **£6,500** | **£58,500** |
| East Dean & Friston | Wealden | East Dean / Beachy Head | Flint wall repairs | Y |   | Y | Social & Leisure | Cultural heritage | **£50,000** |  | **£50,000** |
| Petworth | CDC | Within parish | Indoor sports centre, pool | Y | Y | Y | Social & Leisure | Sports centres, equipment | **£1,000,000** |  | **£1,000,000** |
| Selborne | EHDC | Oakhanger & Goslings Croft Selborne | Playgrounds x 2 | Y | Y | Y | Social & Leisure | Play space | **£80,000** | **£5,000** | **£75,000** |
| Twyford | EHDC | Hazeley Road | Twyford Waterworks Museum | Y | Y | Y | Social & Leisure | Cultural Heritage | **£100,000** |  | **£100,000** |
| Wiston | Horsham | Wiston Village Centrer | New children’s play area.  | Y | Y | Y | Social & Leisure | Play space | **£50,000** |  | **£50,000** |
| Hambledon | EHDC | Village Centre | Provide Museum/Heritage Centre, including shop/ café/ information/arts centre | Y | Y | Y | Social & Leisure | Cultural heritage | **£1,500,000** |  | **£1,500,000** |
| Rogate | EHDC | Village Hall Recreation Ground | Refurbish all-weather pitch including practice tennis wall & flood lighting; fencing around bowling green, spectator seating. | Y | Y | Y | Social & Leisure | Sports centres, equipment | **£40,000** |  | **£40,000** |
| Liss | EHDC | West Liss Pavilion  | West Liss Pavilion / Community Hall / scout hut: Ongoing project. | Y | Y | Y | Social & Leisure | Sports centres, equipment | **£400,000** | **£200,000** | **£200,000** |
| Liss | EHDC | Newman Collard Playground  | Sports: Multi-use Games Area (MUGA) | Y | Y | Y | Social & Leisure | Sports centres, equipment | **£50,000** |  | **£50,000** |
| Liss | EHDC | Liss Forest | Sports: Replacement equipment | Y | Y | Y | Social & Leisure | Sports centres, equipment | **£40,000** |  | **£40,000** |
| Liss | EHDC | Newland Collard Pavilion | Sports: Drainage improvements  | Y | Y | Y | Social & Leisure | Sports centres, equipment | **£25,000** |  | **£25,000** |
| Petersfield | EHDC | Petersfield | Taro leisure centre redevelopment  | Y | Y | Y | Social & Leisure | Sports centres, equipment | **£2,500,000** |  | **£2,500,000** |
| Cuckmere Valley | Wealden | Alfriston | Address a range of issues to provide alternative car parking, safer experience for residents and visitors, protect historic buildings and boost the economy | Y | Y | Y | Social & Leisure | Public realm improvement | **£2,000,000** |  | **£2,000,000** |
| Petersfield | EHDC | The Heath | Tumuli investigation (earth mound barrows) | Y | Y | Y | Social & Leisure | Cultural heritage | **£150,000** |  | **£150,000** |
| Petersfield | EHDC | The Avenue Pavilion Playing Fields | New play area | Y | Y | Y | Social & Leisure | Play space | **£60,000** |  | **£60,000** |
| Petersfield | EHDC | Borough Road | Refurbish Play Area | Y | Y | Y | Social & Leisure | Play space | **£50,000** |  | **£50,000** |
| Petersfield | EHDC | Heath | Refurbish Play Area | Y | Y | Y | Social & Leisure | Play space | **£50,000** |  | **£50,000** |
| Petersfield | EHDC | Town Centre | Shared-space pedestrian scheme | Y | Y | Y | Social & Leisure | Public realm improvement | **£500,000** |  | **£500,000** |
| Petersfield | EHDC | Lavant Street | National Park Gateway Project | Y | Y | Y | Social & Leisure | Public realm improvement | **£300,000** |  | **£300,000** |
| Petersfield | EHDC | The Heath | Replace boardwalk along Sussex Road | Y | Y | Y | Social & Leisure | Public realm improvement | **£50,000** |  | **£50,000** |
| Petersfield | EHDC | Penns Farm | Extend football pitches; new changing facilities provision; refurbish play area. | Y | Y | Y | Social & Leisure | Sports centres, equipment | **£2,000,000** |  | **£2,000,000** |
| Petersfield | EHDC | Penns Farm | New All Weather 3G Pitch for Rugby Club | Y | Y | Y | Social & Leisure | Sports centres, equipment | **£400,000** |  | **£400,000** |
| Petersfield | EHDC | Penns Farm | 4 x New Tennis Courts | Y | Y | Y | Social & Leisure | Sports centres, equipment | **£300,000** |  | **£300,000** |
| Petersfield | EHDC | The Avenue Pavilion Playing Fields | Refurbish Pavilion (inc. new ceiling, windows, heating system, lights and toilets) | Y | Y | Y | Social & Leisure | Sports centres, equipment | **£150,000** |  | **£150,000** |
| Petersfield | EHDC | Love Lane Recreation Ground | Skatepark Phase 2 | Y | Y | Y | Social & Leisure | Sports centres, equipment | **£150,000** |  | **£150,000** |
| Petersfield | EHDC | Love Lane Recreation Ground | Refurbish Pavilion (inc. sewerage and facilities) | Y | Y | Y | Social & Leisure | Sports centres, equipment | **£50,000** |  | **£50,000** |
| Winchester | WCC | St Cross Meadows , Winchester | Reinstatement / rebuild of heritage water meadow features to restore a cultural landscape and improve conditions for biodiversity. | Y | Y | Y | Social & Leisure | Cultural Heritage | **£25,000** |  | **£25,000** |
| Storrington and Sullington | Horsham | Sullington Manor Farm | Historic Barn Conversion: Café / Visitor Centre  | Y | Y | Y | Social & Leisure | Cultural Heritage | **£160,000** |  | **£160,000** |
| Findon | Arun | Neighbourhood Plan Area | Village Life Enhancement, public realm, traffic and other |   | y | y | Social & Leisure | Public realm improvement | **£400,000** |   | **£400,000** |
| Stanmer Park | Brighton Hove | Stanmer Park | Hubs and Gateways: Home Farm Complex (SDNP profile) and New Eastern Area Office |   |   |   | Social & Leisure | Cultural heritage | **£300,000** |  | **£300,000** |
| Rogate | EHDC | Neighbourhood Plan Area | Village Life Enhancement, public realm, traffic and other |   | y | y | Social & Leisure | Public realm improvement | **£750,000** |  | **£750,000** |
| A3 corridor | EHDC | A3/B3006 | Work with HE to address last remaining at-grade junction on the A3-North of Liss: Ham Barn roundabout, junction of A3 with B3006 |   | Y |   | Transport | Highway works | **£200,000** | **£200,000** | **£0** |
| East Hants | EHDC | East Hants villages to Alton Cycle Link;  | Upgrading/resurfacing of BOATs/bridleways so that the public can cycle from Alton railway station into the East Hants Villages of East and West Worldham,Selborne, Chawton and Farringdon.  |   | Y |   | Transport | Cycling | **£1,000,000** |  | **£1,000,000** |
| East Hants | EHDC | North East Hants | Improvements and traffic management (Droxford, Hambledon and Twyford) |   | Y |   | Transport | Highway works | **£310,000** |  | **£310,000** |
| East Hants | EHDC | North East Hants | Junction improvements, traffic calming and routing (Liss & Liphook,Petersfield, Sheet Village, Greatham and Buriton). |   | Y |   | Transport | Highway works | **£250,000** | **£45,000** | **£205,000** |
| East Hants | EHDC | North East Hants | New and upgraded bus stop facilities (Liphook, Liss, Binsted); build out for bus stop outside Tesco Express on Hill Brow Road; upgrade existing bus stop facilities at the Jolly Farmer crossroads. |   | Y |   | Transport | Public Transport | **£35,000** | **£10,000** | **£25,000** |
| East Hants | EHDC | East Hants | Provision/ completion of footpaths, cycle routes, pedestrian crossings and other road safety measures (various locations within East Hampshire District) |   | Y |   | Transport | Rights of Way | **£3,490,000** |  | **£3,490,000** |
| East Hants | EHDC | North East Hants | Provision / completion of footpaths, pedestrian crossings (Petersfield, Liss, Liphook) |   | Y |   | Transport | Rights of Way | **£270,000** | **£120,000** | **£150,000** |
| Winchester | WCC | Winchester | Cycle routes, pedestrian crossings and other road safety measures (Upham, Itchen Abbas, West Meon and Twyford) |   | Y |   | Transport | Highway works | **£412,000** | **£9,000** | **£403,000** |
| Winchester | WCC | Winchester | New and upgraded bus stop facilities (various bus routes covering parishes including: Corhampton & Meonstoke, Upham, Bramdean & Hinton Ampner, Cheriton, Twyford, West Mean) |   | Y |   | Transport | Public Transport | **£222,000** |  | **£222,000** |
| Central | CDC | Area around Wisborough Green | Community minibus (capital purchase of bus, not running costs) |   | Y |   | Transport | Public Transport | **£50,000** |  | **£50,000** |
| Duncton | CDC | Dunction High Street | Footpath / cycle path from bus stop to shops (1km) |   | Y |   | Transport | Cycling | **£80,000** |  | **£80,000** |
| East Dean (West Sussex) | CDC | East Dean / Charlton. | New Footpath from East Dean to Singleton via Charlton (3km) |   | Y |   | Transport | Rights of Way | **£90,000** |  | **£90,000** |
| Elsted and Treyford  | CDC | Elstead Village | Community minibus (capital purchase of bus, not running costs) |   | Y |   | Transport | Public Transport | **£50,000** |  | **£50,000** |
| Fernhurst | CDC | Syngenta site-route unknown | Cycle paths including from Syngenta Site to village centre (c.4km) |   | Y |   | Transport | Cycling | **£320,000** |  | **£320,000** |
| Fernhurst | CDC |   | Community minibus (capital purchase of bus, not running costs) |   | Y |   | Transport | Public Transport | **£50,000** |  | **£50,000** |
| Hampshire |   | Lavant Valley villages | Community minibus for Lavant Valley (capital purchase of bus ) |   | Y |   | Transport | Public Transport | **£50,000** |  | **£50,000** |
| Hurstpierpoint | MSDC | To school  | Community/school minibus (capital purchase of bus) |   | Y |   | Transport | Public Transport | **£50,000** |  | **£50,000** |
| Lavant | CDC | Throughout village | Maintenance of internal village roads - repair pot holes |   | Y |   | Transport | Highway works | **£30,000** |  | **£30,000** |
| Lewes | Lewes | On-street at Friars Walk | Car Parking  |   | Y |   | Transport | Car Park | **£200,000** |  | **£200,000** |
| Lewes | Lewes | At or near existing bus station, Lewes. | Refurbish Bus Station |   | Y |   | Transport | Public Transport | **£100,000** |  | **£100,000** |
| Storrington and Sullington | Horsham | Chantry La, Greyfriars La, Kithurst La | Re-surface car parks |   | Y |   | Transport | Car Park | **£100,000** |  | **£100,000** |
| Storrington and Sullington | Horsham | Thakeham School to Storrington School | New cycle routes linking schools – Thakeham to Storrington (4km) |   | Y |   | Transport | Cycling | **£320,000** |  | **£320,000** |
| Storrington and Sullington | Horsham | Kithurst Lane to Chantry Lane  | New cycle route, Kithurst Lane to Chantry Lane (via Greyfriers Lane) (1.5km) |   | Y |   | Transport | Cycling | **£80,000** |  | **£80,000** |
| Worldham | EHDC | East Worldham Village Hall | Car Park for Village Hall |   | Y |   | Transport | Car Park | **£100,000** |  | **£100,000** |
| Worldham | EHDC | West Worldham to Alton | New Cycle Route (West and East Worldham to Alton) (5km) |   | Y |   | Transport | Cycling | **??** |  | **??** |
| Washington | Horsham | The Bostal. South Downs Way to village | Millennium footpath |   | Y |   | Transport | Rights of Way | **£75,000** | **£5,000** | **£70,000** |
| Worldham | EHDC | St Leonard's Church, Hartley Mauditt | Car Park for St Leonard's Church |   | Y |   | Transport | Car Park | **£100,000** |  | **£100,000** |
| East Dean & Friston | Wealden | Mouth of Cuckmere River | Pedestrian bridge |   | Y |   | Transport | Rights of Way | **£80,000** |  | **£80,000** |
| Kingston (East Sussex) | Lewes | Kingston village ‘through road’ between A27 and C7. | New footpath Wellgreen Lane bus stop (east of the C7) to the Lewes Garden Centre (Swanborough Drove)(1km). |   | Y |   | Transport | Rights of Way | **£30,000** |  | **£30,000** |
| Petworth | CDC | Within parish | Community minibus hub |   | Y |   | Transport | Public Transport | **£50,000** |  | **£50,000** |
| Selborne | EHDC | Selborne & Blackmoor. | Additional car parking |   | Y |   | Transport | Car Park | **£100,000** |  | **£100,000** |
| Selborne | EHDC | BOAT 66 and 67  | Refurbish BOATS (Byway open to all traffic) |   | Y |   | Transport | Rights of Way | **£50,000** |  | **£50,000** |
| Twyford | EHDC | Linking Twyford to Hockley Viaduct | Strategic cycle route via Footpath 10 (or 12) , Church Lane and B3335 |   | Y |   | Transport | Cycling | **£250,000** |  | **£250,000** |
| Twyford | EHDC | Near junction of Bourne Lane | Crossing on the B3335 at Northfields |   | Y |   | Transport | Rights of Way | **£200,000** |  | **£200,000** |
| Twyford | EHDC | Outside Phoenix Inn | Puffin crossing |   | Y |   | Transport | Rights of Way | **£200,000** |  | **£200,000** |
| Twyford | EHDC | General | General Footpaths on roads (Widen and review dropped kerbs for mobility scooters access) |   | Y |   | Transport | Rights of Way | **£50,000** |  | **£50,000** |
| Central | CDC/EHDC | Rother Valley | Midhurst to Petersfield Cycle Path on old railway line. |   | Y |   | Transport | Cycling | **£1,700,000** |  | **£1,700,000** |
| Hampshire | EHDC | Whitehill-Bordon | New cycle route to complete ‘missing link’ in the Shipwrights Way between Whitehill-Bordon and Liphook |   | Y |   | Transport | Cycling | **£130,000** | **£130,000** | **£0** |
| Hampshire |   | West Meon/Alton | New cycle route between Alton and West Meon (using on- and off-road routes) as alternative to A32 (20km) |   | Y |   | Transport | Cycling | **£1,600,000** |  | **£1,600,000** |
| Hampshire |   | Bishops Waltham to SDW at Corhampton | New cycle route between Bishops Waltham and the South Downs Way National Trail (10km) |   | Y |   | Transport | Cycling | **£800,000** |  | **£800,000** |
| Hampshire |   | Petersfield to QECP & SDW | New cycle route from Petersfield to Queen Elizabeth Country Park and South Downs Way |   | Y |   | Transport | Cycling | **£800,000** | **£800,000** | **£0** |
| Poynings | MSDC | Devil's Dyke | Car Park Improvements / enhancements |   | Y |   | Transport | Car Park | **£100,000** |  | **£100,000** |
| Poynings | MSDC | Saddlescombe Farm, Devil's Dyke Estate | Parking area improvements |   | Y |   | Transport | Car Park | **£100,000** |  | **£100,000** |
| Rogate | EHDC | Village Centre | Additional car parking near village centre |   | Y |   | Transport | Car Park | **£100,000** |  | **£100,000** |
| Strategic Cycle Network | CDC | Drovers Estate, Singleton | Extension to Centurion Way (cycle route) |   |   |   | Transport | Cycling | **£7,000,000** |  | **£7,000,000** |
| Wiston | Horsham | Steyning to Storrington, via Wiston | Cycle path from Steyning to Storrington (via Wiston off A283) (13km) |   | Y |   | Transport | Cycling | **£1,040,000** |  | **£1,040,000** |
| Buriton | EHDC | Buriton | Community minibus (capital purchase of bus, not running costs) |   | Y |   | Transport | Public Transport | **£50,000** |  | **£50,000** |
| Cuckmere Valley | Lewes |  | New cycle route from Exceat to Seaford (2km from Seven Sisters CP to edge of Seaford along A259) |   | Y |   | Transport | Cycling | **£160,000** |  | **£160,000** |
| East Dean & Friston | Wealden | Parish-wide | New cycle route alongside A259 from Friston Pond to Eastbourne GC. Approx 4km |   | Y |   | Transport | Cycling | **£400,000** |  | **£400,000** |
| Graffam | CDC | Graffam Recreation Ground | Improved car parking |   | Y |   | Transport | Car Park | **£100,000** |  | **£100,000** |
| Hamsey | Lewes | Cooksbridge station | New footpath from Hamsey Cooksbridge Station (along A275)(2km) |   | Y |   | Transport | Rights of Way | **£60,000** |  | **£60,000** |
| Lewes | Lewes | Newhaven - Piddinghoe. | Ouse Valley Cycle Network / Egrets Way / Lewes to Ringmer - potential gap after March2015: Piddinghoe village section and Piddinghoe to Newhaven section (2km) |   | Y |   | Transport | Cycling | **£1,075,000** | **£675,000** | **£400,000** |
| Liss | EHDC |   | Community minibus (capital purchase of bus, not running costs) |   | Y |   | Transport | Public Transport | **£25,000** |  | **£25,000** |
| Petersfield | EHDC | Petersfield Town Centre | Car parking improvements and traffic calming |   | Y |   | Transport | Car Park | **£200,000** |  | **£200,000** |
| Eastbourne | EBC | Eastbourne | Improved cycle route from Eastbourne Station to SDW |   | Y |   | Transport | Cycling | **??** |  | **??** |
| Peacehaven | Lewes | Peacehaven | New cycle route from Peachaven 'Big Park' to link with SDNP. Surface upgrade of bridleways within site and upgrade footpaths to shared-use / bridleway in site and beyond to connect with Egrets Way and SDW  |   | Y |   | Transport | Cycling | **£60,000** |  | **£60,000** |
| Rottingdean | Brighton Hove | Several locations being considered by BHCC and RPC  | Coach Parking space(s) to be provided to facilitate coach parties to visit attractions and businesses in Rottingdean village |   | Y |   | Transport | Car Park | **£100,000** |  | **£100,000** |
| Berwick | Wealden | Berwick Station | New cycle path Berwick Station to Alfriston: connecting station to SDNP across A27 |   | Y |   | Transport | Cycling | **£192,000** |  | **£192,000** |
| Midhurst | CDC | Various | Bus shelters (x2) at North Street Interchange need improvement plus 3 new bus shelters (location TBC) |   | Y |   | Transport | Public Transport | **£7,350** |  | **£7,350** |
| A3 corridor | EHDC | A3 crossing west and south of Petersfield | New cycle/footbridge(s) across A3 west of Petersfield (Bedford Road and/or Osier Road/Paddock Way). Creating cycle route from Petersfield station to Stroud and also to Buriton |   | Y |   | Transport | Rights of Way | **£500,000** |  | **£500,000** |
| Petersfield | EHDC | The Heath | Heath access improvements (sensitive surface treatment, replace bollards with barrier/gate at Heath Road access). |   | Y |   | Transport | Car Park | **£30,000** |  | **£30,000** |
| Petersfield | EHDC | The Heath | Sussex Road Car Park improvements (resurfacing) |   | Y |   | Transport | Car Park | **£30,000** |  | **£30,000** |
| Petersfield | EHDC | Bell Hill | Improvements to car park surface |   | Y |   | Transport | Car Park | **£30,000** |  | **£30,000** |
| Arun | Arun | West side of River Arun | Littlehampton to Arundel Green Link along west bank of River Arun to Arundel possible expansion into SDNP. EA Lower Tidal River Arun Study – split into multiple units of works through Arun, SDNP and into Horsham.  |   | Y |   | Transport | Cycling | **£500,000** |  | **£500,000** |
| Petersfield | EHDC | Train Station | Improvements and provision of parking at Petersfield train station |   | Y |   | Transport | Car Park | **£2,000,000** |  | **£2,000,000** |
| Selborne | EHDC | Gilbert White Estate | Village Car Park | y |   | y | Transport | Car Park | **£100,000** |  | **£100,000** |
| Upper Beeding | Horsham | South Downs Way crossing at A283 (Steyning Road) | Create designated crossing waiting areas, signage and surfaced path on verge. Possible central island. |   | Y |   | Transport | Rights of Way | **£75,000** | **£25,000** | **£50,000** |
| Firle Parish Council | Lewes |  | Cycle Path extension: A27 to Middle Farm, Charleston Farmhouse and to Berwick roundabout Drusellas |   | Y | Y | Transport | Cycling | **£150,000** | **£1,000** | **£149,000** |
| Firle Parish Council | Lewes | A27 Firle junction to Firle CEP School | Footpath and pavement extension |   | Y | Y | Transport | Rights of Way | **£15,000** | **£1,000** | **£14,000** |
| Firle Parish Council | Lewes | Glynde Station to Firle Beacon carpark | Cycle Path extension |   | Y | Y | Transport | Cycling | **£125,000** | **£1,000** | **£124,000** |
| Selborne | EHDC | Behind the Selborne Arms | Expansion of carpark |   | Y | Y | Transport | Car Park | **£125,000** | **£85,000** | **£40,000** |
| Brighton Area | Brighton Hove | Brighton & Hove (Outside of SDNP) | Cycle lane across A27 flyover (double-roundabout) connecting north-end Dyke Road Avenue to south-end Devil's Dyke Road. (0.5km) |   | Y |   | Transport | Cycling | **£40,000** |  | **£40,000** |
| Brighton Area | Brighton Hove | Brighton & Hove (Outside of SDNP) | Improve access to start of Dyke Trail |   | Y |   | Transport | Rights of Way | **£80,000** |  | **£80,000** |
| Brighton Area | Brighton Hove | Link Green Ridge to Waterhall | Improve link across Mill Road: central reservation and 40mph speed limit. Bridge route upgraded to bridleway |   | Y |   | Transport | Rights of Way | **£25,000** |  | **£25,000** |
| Brighton Area | Lewes | Ditchling Road | New footpath (off-road) from Ditchling Road (at A27) to Ditchling Beacon (3km) |   | Y |   | Transport | Rights of Way | **£90,000** |  | **£90,000** |
| Denmead | WCC | Denmead | Cycle path from Denmead to Corhampton (10km) |   | Y |   | Transport | Cycling | **£800,000** |  | **£800,000** |
| Hampshire | WCC | Itchen Valley | Complete off-road walking and cycling route along the Itchen Valley between Kings Worthy and Alresford, avoiding the B3047 and A31 (10km) |   | Y |   | Transport | Cycling | **£800,000** |  | **£800,000** |
| Hampshire | WCC | Bishops Waltham | New cycle route Bishops Waltham to Swanmore College (3km) |   | Y |   | Transport | Cycling | **£240,000** |  | **£240,000** |
| Hampshire | EHDC | Alton/ Selborne / Chawton/ Farringdon | Writers Way' New circular cycling route from Alton through Selborne, Chawton and Farringdon. Approx 20 miles. |   | Y |   | Transport | Cycling | **£131,220** | **£131,220** | **£0** |
| Hampshire | WCC | Bishops Waltham, Botley | Complete Bishops Waltham to Botley footpath and cycleway/bridleway link between railway station and SDNP hub at Bishops Waltham |   | Y |   | Transport | Cycling | **??** |  | **??** |
| Wiston | Horsham | Hole Street, Wiston | Pavement/footpath (1km) between Wiston and Ashington |   | Y |   | Transport | Rights of Way | **£30,000** |  | **£30,000** |
| Petersfield | EHDC | Petersfield | Relocation of existing Petersfield HWRC to provide a split level site. HWRC would serve residentis in EHDC and SDNP. |   |   | Y | Utilities | Utility supply | **£1,000,000** |  | **£1,000,000** |
| Droxford | EHDC | Droxford | Improvements to Sewage Treatment Works |   |   | Y | Utilities | Wastewater treatment | **??** |  | **??** |
| East Dean (West Sussex) | CDC | East Dean Village | Sewer Flooding |   |   | Y | Utilities | Wastewater treatment | **??** |  | **??** |
| Elsted and Treyford  | CDC |   | Provision of mains drainage and treatment of waste |   |   | Y | Utilities | Wastewater treatment | **??** |  | **??** |
| Ringmer | Lewes | Ringmer | Upgrade sewage infrastructure |   |   | Y | Utilities | Wastewater treatment | **??** |  | **??**  |
| Rogate | EHDC |   | Upgrade Wastewater Infrastructure at Parsonage / Hugo Platt |   |   | Y | Utilities | Wastewater treatment | **£0** |  | **£0** |
| South East Water catchment area |   | Clanfield to Tilmore pipeline | Bulk supply to South East Water. Inter-company transfer from Portsmouth Water, proposed for delivery by 2039 in Water Resource Management Plan 2014. |   |   | Y | Utilities | Utility supply | **??** |  | **??** |
| **TOTAL** |  |  |  |  |  |  |  |  | **£89,490,822** | **£6,256,499** | **£83,234,323** |

**Appendix 2: Extract from Fernhurst Neighbourhood Plan**

**POLICY SA1: SITE ALLOCATION – FORMER SYNGENTA SITE, MIDHURST ROAD**

The former Syngenta site can be brought forward for a sustainable mixed-use development incorporating residential and commercial development and other suitable uses. Its location within a National Park means that any scheme must be of the highest quality in terms of its design and environmental sustainability. It must also enhance the biodiversity of the area and should ensure that visitors to the National Park are able to use the site as a base to explore the surrounding countryside.

Proposals for this site are considered to be ‘major development’ and must therefore meet the exceptional circumstances tests set out in NPPF paragraph 116 and be in the public interest. Proposals must be sustainable and will be assessed against the eight principles of sustainable development. Proposals must be masterplanned to support the development of a sustainable community within the parish of Fernhurst.

Any planning application shall demonstrate how the development will address the following requirements:

**Housing**

 The development will deliver approximately 200 new build dwellings as part of a mixed-use scheme for the whole site and subject to a masterplan. This masterplan will take into account the aims of this policy, the viability of the scheme and the net benefits to the existing and future residents of Fernhurst and the Special Qualities of the National Park.50% of the new dwellings will be affordable, subject to the viability assessment referred to above.

 Any new build dwellings are subject to the Highfield building being demolished.

**Residential care home**

 If there is interest from a provider, then a residential care home for the elderly could be included as part of the development.

**Employment**

 Business use should support the National Park including the wood fuel economy.

 Existing business use should be retained (with the existing buildings on the Longfield site being retained). The Pagoda building should be retained for commercial uses unless it is unoccupied and it can be demonstrated that there is no reasonable prospect of securing a new user through a robust marketing exercise agreed and approved by the South Downs National Park Authority.

 Employment floorspace provision (B1/B2/B8) should be provided in accordance with the tests of Chichester Local Plan Policy B8. Provision of space for smaller businesses and as live-work units will be expected.

**Leisure and tourism**

 Tourism uses should include self-catering accommodation and provision for the visitor economy, with a tourist information and visitor centre that can be used as a shared facility with the wider community particularly welcomed.

 An assessment of the leisure infrastructure needs of the community that can reasonably be accommodated on the site must be undertaken to inform any proposed scheme. This must involve a clear process of consultation with the Fernhurst community and any scheme must demonstrate how it has sought to best address these needs.

 The provision of allotments to serve the needs of the new resident population will be strongly supported.

Provision must be made for appropriate access to Fernhurst village and the surrounding countryside by sustainable modes. This must include the provision of access to existing footpaths and bridleways and bicycle hire or equivalent services.

**Energy and utilities**

 Any development must seek to maximise its energy generation from on-site renewable sources.

 As part of any application, a Sustainable Water Strategy must be provided.

 The culverted watercourse must be restored to a surface flow feature as part of a site-wide sustainable drainage scheme.

**Transport**

 As part of any application a package of sustainable transport solutions must be provided that integrates sustainable modes of transport including walking, cycling, buses, electric cars and car sharing. In particular, sustainable linkages to Fernhurst village, Haslemere, Midhurst and the King Edward VII site should be provided.

**Design**

 The masterplan will be expected to integrate sustainability principles into the design of proposals and provide an accompanying sustainability audit against the eight sustainability principles and targets used by SDNPA to underpin its emerging Local Plan. The masterplan should aspire to achieve the best performance against the eight principles and demonstrate their commitment to the same through the objectively assessed process.

 Any design must deliver substantial environmental improvements, respond to local distinctiveness and the site’s natural setting within the National Park, recognise local cultural heritage, must be reflective generally of its natural setting in an area of high landscape value and should incorporate a significant area of high quality public realm into any layout.

**Landscape**

 Any development must demonstrate how it has been informed by published guidance of relevance regarding landscape matters. Any application must be accompanied by a Landscape Visual Impact and Landscape Character Assessment; this should include consideration of the impact upon ‘covenanted’ and key views.

 Built development should be restricted to the areas that were previously developed, with important native trees retained.

**Biodiversity**

 Any application must be accompanied by an appropriate Phase One habitat survey and green infrastructure strategy.

 Any development must provide a net gain in biodiversity and natural habitats through an ecosystems services approach. For individual biodiversity assets, any adverse environmental impacts must be appropriately mitigated.

 A contaminated land site investigation and risk assessment must be undertaken prior to the submission of any application.

 An assessment of the biodiversity of the site and its ecological importance must be integral to any development proposals. The relationship with the surrounding natural environment must be improved, taking an ecological approach to open green space to enhance existing features and provides and creates corridors/green links between and around the development and the National Park.

 Development must include the creation of high quality habitats.

**Other uses**

 Other land uses, which meet the requirements of the Neighbourhood Development Plan and the Local Plan, cater for local needs and support the purposes and duty of the National Park will be supported. This may include a hotel.

**Appendix 3: Extract from Lewes Joint Core Strategy as proposed for Adoption**

**Spatial Policy 4 – Old Malling Farm, Lewes**

Land amounting to approximately 10 hectares is allocated for a residential development of approximately 240 dwellings. Development will be permitted subject to compliance with the Core Delivery Policies of this plan, with a Masterplan and a Design Brief to be approved by the local planning authority in advance of an application and the following criteria:

i. 40% of dwelling units are affordable, subject to the provisions of CP1;

ii. Development on the western edge of the southern field is generally lower density than other parts of the site with gardens bounded by hedges rather than walls or fences;

iii. Appropriately designed equipped play space integrates into a multifunctional network of green infrastructure;

iv. The design, layout, built form, spatial arrangements, landscaping and materials, including the pattern, scale and colour of roofs, respect and reflect the National Park location;

v. The design shall incorporate views within, to and from the site to surrounding landmarks and features including the from elevated chalk hills to the east and west, from Hamsey to the north, and from Lewes itself;

vi. Development is consistent with positive local character and local distinctiveness and respects the character, amenity and setting of the adjacent Malling Deanery Conservation Area and the listed Church of St Michael;

vii. Impacts on tranquillity, dark night skies and biodiversity are minimised by restricting access to some areas of floodplain outside the site and by providing only limited night lighting and the use of low level lighting where required;

viii. An ecological survey is undertaken and appropriate measures are implemented to mitigate adverse impacts on the South Malling Disused Railway SNCI and Offham Marshes SSSI;

ix. The primary access point is to be off Monks Way at a point opposite Mantell Close the design of which should minimise impacts on views from the north; the existing former railway bridge forms a secondary access point for emergency use and an access for pedestrians and cyclists and to the existing farm buildings;

x. Development respects the amenity of the existing dwellings adjoining the site;

xi. A site specific flood risk assessment is undertaken and an appropriate surface water drainage strategy as advised by the appropriate body and implemented as agreed;

xii. A survey is undertaken of existing trees and hedgerows and appropriate measures are implemented for their protection in accordance with a schedule to be agreed with the local planning authority;

xiii. Development is subject to a geophysical survey and trial trench evaluation of the archaeological potential in the area and any resulting measures are implemented;

xiv. Contributions are made towards other off-site infrastructure improvements arising from and related to the development, including complementary measures in keeping with the landscape setting to reduce the attractiveness to existing traffic of Church Lane/Mayhew Way/Brooks Road as an alternative to Malling Hill and to improve the

capacity of the junctions at the A26 /B2192 Earwig Corner, Church Lane/ Malling Hill, and the Brooks Road/Phoenix Causeway roundabout;

xv. Measures are put in place to improve access from the site to the town centre by non-car modes through the preparation and implementation of a Travel Plan to be approved by the local planning authority in consultation with the local highway authority; and

xvi. The development will provide a connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water.

**Appendix 4: Section 106 Receipts for Commenced Residential Developments** April 2011- March 2016 (excluding Affordable Housing contributions)

|  |  |  |  |
| --- | --- | --- | --- |
|   | **Total****(19 applications)** | **11+ Units (3 applications)** | **6-10 Units (7 applications)** |
|  | LW/09/ 0310 | 11/03310 | SDNP/13 /04617 | LW/11/ 1124/NP | SDNP/ 53047 | LW/12/ 0247/NP | 11/02717/ FULNP | SDNP/12/ 01358 | SDNP/12/ 03385/FUL | SDNP/13 /05701 |
| Environmental Improvements | £60,279 |   |   | £39,618 |   | £5,270 |   |   |   | £5,400 | £5,022 |
| Transport/ Highways  | £565,670 | £4,500 | £91,871 | £329,000 |   | £11,950 | £7,000 | £7,290 | £26,430 | £7,490 | £43,689 |
| Open Space / Recreation  | £265,861 | £86,797 |   | £95,850 | £24,423 | £12,770 | £10,881 |   |   | £13,070 |   |
| Community Facilities | £227,617 |   | £151,300 | £71,000 |   |   |   |   |   |   |   |
| Fire & Rescue | £1,914 |   | £1,593 |   |   |   |   | £211 |   |   |   |
| Libraries | £17,534 |   | £15,225 |   |   |   |   | £2,013 |   |   |   |
| Education | £85,890 |   | £65,069 |   |   |   |   | £20,821 |   |   |   |
| Recycling | £1,063 | £746 |   |   | £130 |   | £187 |   |   |   |   |
| Public Art | £24,109 |   | £24,109 |   |   |   |   |   |   |   |   |
| Project Worker | £17,750 |   |   | £17,750 |   |   |   |   |   |   |   |
| **Total**  | **£1,267,687** | **£92,043** | **£349,167** | **£553,218** | **£24,553** | **£29,990** | **£18,068** | **£30,335** | **£26,430** | **£25,960** | **£48,711** |
| No. Dwellings  | 287 | 41 | 89 | 71 | 7 | 10 | 10 | 9 | 10 | 8 | 9 |
| No. Affordable Houses | 94 | 10 | 36 | 28 |   | 10 |   | 0 | 10 |   |   |
| **S 106 per market dwelling**  | **£6,568** | **£2,969** | **£6,588** | **£12,866** | **£3,508** | **N/A** | **£1,807** | **£3,371** | **N/A** | **£3,245** | **£5,412** |
|    Comparison with Estimated CIL receipts |   |   |   |   |   |   |   |   |   |
| *CIL Rate per sq.m.* |  | *£150* | *£150* | *£150* | *£150* | *£200* | *£150* | *£150* | *£200* | *£150* | *£150* |
| ***CIL Income @90 sqm. p.d.***  | £2,659,500 | ***£418,500*** | ***£715,500*** | ***£580,500*** | ***£94,500*** | ***£0*** | ***£135,000*** | ***£121,500*** | ***£0*** | ***£108,000*** | ***£121,500*** |
| ***CIL per dwelling***  | ***£13,780*** | ***£13,500*** | ***£13,500*** | ***£13,500*** | ***£13,500*** | ***N/A*** | ***£13,500*** | ***£13,500*** | ***N/A*** | ***£13,500*** | ***£13,500*** |
|   | **1-5 units (9 applications)**  |
|  | SDNP/ 36200/ 001 | SDNP/12/ 00176 | SDNP/12/ 01985 | SDNP/12 /03250 / FUL | SDNP/12/ 02878 | SDNP/14/ 06035/FUL | SDNP/13/ 02960 | SDNP/14/ 02303 | 11/ 02509 |
| Environmental Improvements | £2,635 |   | £1,080 |   |   | £174 | £1,080 |   |   |
| Transport/ Highways  | £5,975 | £406 | £3,960 | £10,914 |   |   | £3,960 |   | £11,235 |
| Open Space / Recreation  | £6,385 |   | £2,614 | £2,614 |   |   | £2,614 | £2,305 | £5,538 |
| Community Facilities |   | £2,387 |   |   | £2,930 |   |   |   |   |
| Fire & Rescue |   |   |   |   | £110 |   |   |   |   |
| Libraries |   |   |   |   | £296 |   |   |   |   |
| **Total**  | **£14,995** | **£2,793** | **£7,654** | **£13,528** | **£3,336** | **£174** | **£7,654** | **£2,305** | **£16,773** |
| No. Dwellings  | 5 | 1 | 5 | 4 | 1 | 1 | 2 | 1 | 3 |
| No. Affordable Houses | 0 |   |   |   |   |   |   |   |   |
| **S 106 per market dwelling**  | **£2,999** | **£2,793** | **£1,531** | **£3,382** | **£3,336** | **£174** | **£3,827** | **£2,305** | **£5,591** |
|  Comparison with Estimated CIL receipts |   |   |   |   |   |   |   |
| *CIL Rate per sq.m.* | *£200* | *£200* | *£150* | *£150* | *£200* | *£200* | *£150* | *£200* | *£200* |
| ***CIL Income @90 sqm. p.d.***  | ***£90,000*** | ***£18,000*** | ***£67,500*** | ***£54,000*** | ***£18,000*** | ***£18,000*** | ***£27,000*** | ***£18,000*** | ***£54,000*** |
| ***CIL per dwelling***  | ***£18,000*** | ***£18,000*** | ***£13,500*** | ***£13,500*** | ***£18,000*** | ***£18,000*** | ***£13,500*** | ***£18,000*** | ***£18,000*** |