

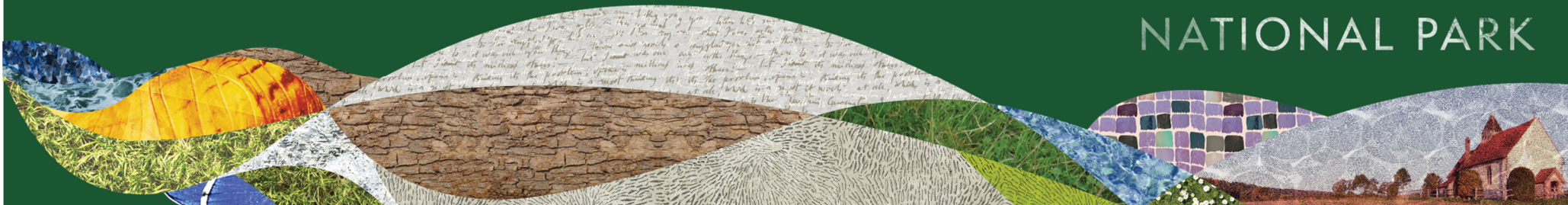


# INFRASTRUCTURE BUSINESS PLAN 2019 (including the Annual Infrastructure Funding Statement)

SOUTH DOWNS NATIONAL PARK AUTHORITY

November 2019

SOUTH DOWNS  
NATIONAL PARK



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

# CONTENTS

---

<b>1. INTRODUCTION .....</b>	<b>1</b>	<b>4. ALLOCATION OF 2018 / 19 CIL RECEIPTS .....</b>	<b>16</b>
<b>2. INFRASTRUCTURE IN A NATIONAL PARK CONTEXT .....</b>	<b>2</b>	Pot 1 .....	17
Planned levels of development in the South Downs National Park.....	3	Pot 2.....	18
<b>3. COMMUNITY INFRASTRUCTURE LEVY - REPORT 2018 / 19 ...</b>	<b>4</b>	<b>5. BIDDING FOR CIL FUNDING - 2019 / 2020 .....</b>	<b>20</b>
CIL Expenditure in 2018 / 19.....	4	Stage 1: Annual call for projects.....	20
CIL Allocated and Unspent in 2018 / 19 .....	4	Stage 2: Assessment.....	20
Pot 1 .....	5	Stage 3: Preparing the Infrastructure Business Plan (IBP) .....	21
Pot 2 .....	5	Stage 4: Receiving the Funds .....	21
CIL passed to Parish and Town Councils.....	6	Stage 5: Reporting on the spending.....	21
The total amount of CIL retained at 31 March 2019 .....	7	<b>6. MONITORING AND REVIEW .....</b>	<b>22</b>
<b>3. SECTION 106 LEGAL AGREEMENTS - REPORT 2018 / 19.....</b>	<b>8</b>	<b>7. FURTHER INFORMATION .....</b>	<b>22</b>
Monetary contributions.....	8	<b>APPENDICES</b>	
Non-monetary contributions .....	9	Appendix A - Total CIL receipts passed onto Parish / Town Councils	
S278 Agreements secured in 2018 / 19.....	10	Appendix B - All Infrastructure Projects (sorted by priority)	
S106 Allocated and unspent .....	10	Appendix C - Prioritisation of Infrastructure Projects - Process	
S106 Spend in 2018 / 19 .....	14		

---



**THIS PAGE IS INTENTIONALLY LEFT BLANK**



# I. 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 grant and support;
- **Government grants** – Direct or indirect through Local Authority grants or Local Enterprise Partnership 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 CIL<sup>1</sup> 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 the 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 Regulations<sup>2</sup>) 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.

---

<sup>1</sup> 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/planning/community-infrastructure-levy/>.

<sup>2</sup> In accordance with Regulation 59A 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, also referred to as the SDNPA's Regulation 123 list, 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
<b>Green Infrastructure</b>	✓	✓	✓	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.
<b>Social &amp; Leisure</b>	✓	✓	✓	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.
<b>Services &amp; Facilities</b>		✓	✓	Community buildings; libraries; support services and care; village halls; expanding emergency services capacity; car parking; insulation and other improvements to public buildings; National Park interpretation boards and exhibits; visitor centres; tourist information and promotion of National Park.

Infrastructure Categories	Purpose 1	Purpose 2	Duty	Project Examples
<b>Transport</b>		✓		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.
<b>Education</b>			✓	State-funded primary and secondary schools.
<b>Health &amp; Wellbeing</b>		✓	✓	GP Surgeries / Hospitals Mental health provision / adult social care
<b>Utility Services</b>			✓	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 PARK<sup>3</sup>**

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	2,573
Net dwellings with extant permission	1,561
Anticipated windfall development	612
Completions for the period 2014 / 15 to 2018 / 19	1,371
<b>Total</b>	<b>6,117</b>

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

### 3. COMMUNITY INFRASTRUCTURE LEVY - REPORT 2018 / 19

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 2018 / 19 <sup>4</sup>	£1,963,818.02	
The total amount of CIL receipts for 2018 / 19 <sup>5</sup>	£1,094,367.65	
The total amount of CIL receipts collected by the SDNPA before 1 <sup>st</sup> April 2018 which has not been allocated <sup>6</sup>	£22.20	
The total amount of CIL receipts collected by the SDNPA before 1 <sup>st</sup> April 2018 which have been allocated in 2018 / 19 <sup>7</sup>	£156,160.00	
The total amount of CIL expenditure for 2018 / 19. <sup>8</sup>	£130,581.15	This figure includes the 2018 / 19 payments made directly to Parish / Town Councils.

<sup>4</sup> CIL Regulations 2010 (as amended) Schedule 2, Paragraph 1(a)

<sup>5</sup> Schedule 2, Paragraph 1(b)

<sup>6</sup> Schedule 2, Paragraph 1(c)

<sup>7</sup> 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 2018 / 19 <sup>9</sup>	£150,210.00	CIL was introduced in April 2017 and therefore no money was collected prior to this date.

#### CIL EXPENDITURE IN 2018 / 19

*A summary of the infrastructure on which CIL has been spent:<sup>10</sup>*

- £5,950 has been spent by the Ouse and Adur Rivers Trust on the **Bevern Stream** in order to restore natural flood management.
- No CIL has been spent on repaying money borrowed (no money has been borrowed).
- £9,874.07 has been spent on administration. This is 5% of the total amount of CIL collected in the financial year 2017 / 18.

#### CIL ALLOCATED AND UNSPENT IN 2018 / 19

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

As of the 31 March 2019, there was £150,210.00 of 2017 / 18 CIL receipts allocated for projects but unspent.

<sup>8</sup> Schedule 2, Paragraph 1(e)

<sup>9</sup> Schedule 2, Paragraph 1(f)

<sup>10</sup> Schedule 2, Paragraph 1(g) (i) – (iii)

<sup>11</sup> Schedule 2, Paragraph 1(h)

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. **Pot 2** would be spent on other types of infrastructure projects.

## POT 1

As of 31 March 2019, Pot 1 was allocated £93,700.00 to be spent by the following County Councils, based on the proportion of funds required to be spent on the projects listed as ‘Essential’ in Appendix B:

- West Sussex County Council was allocated £70,275.
- East Sussex County Council was allocated £23,425.

Neither Hampshire County Council nor Brighton & Hove City Council identified any critical or essential strategic infrastructure requirements.

The £93,700.00 remains unspent which is not unexpected given the size and long lead-in time of some of the projects. This money has been ring-fenced for 5 years to 2022 / 23 and the two County Councils have been invited to request the funds for the purposes of delivering the identified projects. Should funding for these infrastructure projects no longer be required, the money could be made available to other projects.

## POT 2

As of 31 March 2019, Pot 2 was allocated £62,460.00 to be spent on the 5 ‘High Policy Priority Projects’ set out in Table 3.

A total of £56,510.00 remains unspent on projects allocated money by the SDNPA. This money is ring-fenced for the 3 years to 2020 / 21. Should funding for these infrastructure projects no longer be required, the money could be made available to other projects.

**TABLE 3: POT 2 PROJECT PROGRESS**

Project	Amount allocated	Progress
<b>Egrets Way Phase 4</b> – to provide a shared path / ‘non-motorised user’ route between Lewes and Newhaven	£20,230	Heads of Terms agreed with landowners and planning permission granted. The allocated funds were transferred to the project in October 2019 and construction has commenced.
<b>South Downs Way</b> - Winchester route improvements	£20,230	Works not yet commenced.
<b>Lewes Raingarden</b>	£10,000	This funding was towards an element of a much larger project – works not yet commenced.
<b>Liss Triangle Community Centre</b>	£6,000	The Community Centre roof has been replaced during 2019. Work on the front extension (for which this money is allocated) will start shortly.

## CIL PASSED TO PARISH AND TOWN COUNCILS

The amount of CIL passed to Parish and Town Councils<sup>12</sup> in 2018 / 19 financial year is as follows:

Parish / Town (where CIL liable development has commenced)	Amount paid in 2018 / 19
Bepton Parish Council	£1,521.00
Bramdean and Hinton Ampner Parish Council	£21,572.15
Clapham Parish Council	£1,104.00
Coldwaltham Parish Council	£300.60
Ditchling Parish Council	£6,714.00
Droxford Parish Council	£7,906.20
East Chiltington Parish Council	£771.90
East Dean and Friston Parish Council	£3,125.23
Froxfield & Privett Parish Council	£1,140.60
Funtington Parish Council	£23,794.08
Greatham Parish Council	£4,390.50
Hassocks Parish Council	£2,954.33
Hawkley Parish Council	£958.09
Heyshott Parish Council	£1,440.00
Lavant Parish Council	£1,157.49
Liss Parish Council	£2,145.47
Petersfield Town Council	£6,857.86
Plumpton Parish Council	£2,525.44
Pyecombe Parish Council	£3,390.00
Stedham with Iping Parish Council	£1,745.10
Storrington and Sullington Parish Council	£2,178.19
Stoughton Parish Council	£975.92
Stroud Parish Council	£14,942.66

<sup>12</sup> Schedule 2, Paragraph 1(i)

Parish / Town (where CIL liable development has commenced)	Amount paid in 2018 / 19
Twyford Parish Council	£1,020.00
Upham Parish Council	£126.27
<b>Total</b>	<b>£114,757.08</b>

**Appendix A** 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 published the returned information on our website.

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

No CIL, passed to Parish and Town Councils, has been recovered by the SDNPA during 2018 / 19 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 for to provide infrastructure needed to support an areas development<sup>13</sup>.

<sup>13</sup> Schedule 2, Paragraph K(i) and (ii)

## THE TOTAL AMOUNT OF CIL RETAINED AT 31 MARCH 2019

	Amount	Further Information
The total amount of CIL receipts for 2018 / 19 retained at the end of the reported year <sup>14</sup>	£947,610.57	This includes the 5% retained for administration but does not include the direct payments made to Parish / Town Councils
CIL receipts from previous years retained at the end of 2018 / 19 <sup>15</sup>	£72.20	
CIL receipts recovered from Parish / Town Councils or retained for unparished areas for 2018 / 19 <sup>16</sup>	£32,000.00	Retained from an unparished area
CIL receipts recovered from Parish / Town Councils or retained for unparished areas from previous years <sup>17</sup>	£0	

<sup>14</sup> Schedule 2, Paragraph L(i)

<sup>15</sup> Schedule 2, Paragraph L(ii)

<sup>16</sup> Schedule 2, Paragraph J(i) and (ii) and L(iii)

<sup>17</sup> Schedule 2, Paragraph L(iv)

### 3. SECTION 106 LEGAL AGREEMENTS - REPORT 2018 / 19

The following information is presented in order to comply with the requirements on the reporting of Section 106 Agreements (S106). It sets out 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

		Further Information
Total amount of money to be provided under any planning obligations which were entered into during 2018 / 19 <sup>18</sup> .	£419,514.00	Details are set out in Table 4.
Total amount of money under any planning obligations which was received during 2018 / 19 <sup>19</sup>	£998,885.36	
Total amount of money under any planning obligations which was received before 1 <sup>st</sup> April 2018 which has not been allocated <sup>20</sup>	£3,061,866.10	Approximately £700,000 of the 'unallocated funds' are to be used to deliver affordable housing but has not been allocated to a specific project.

<sup>18</sup> Schedule 2, Paragraph 3(a)

<sup>19</sup> Schedule 2, Paragraph 3(b)

**TABLE 4: DETAILS OF MONETARY CONTRIBUTIONS SECURED IN 2018 / 19**

Financial contributions secured through S106 agreements 2018 / 19	Source
£117,600 affordable housing contribution	School House Farm, Northchapel
£35,040 affordable housing contributions	Land at Lamberts Lane, Midhurst
£4,000 towards provision of pedestrian bridge	Land South of The Seven Sisters, Stroud
£61,142 for the East Hampshire Employment & Skills Initiative	Land East of Harrier Way, Petersfield
£50,000 for improved pedestrian and cycle access from site to Petersfield Town Centre	Land East of Harrier Way, Petersfield
£18,137 towards the Lewes Car Club	Units 6-8 Brooks Road, Lewes
£25,000 for real time bus information infrastructure	Land at Southdowns Road, Lewes
£6,500 for Travel Plan monitoring	Land at Southdowns Road, Lewes
£5,000 for Traffic Regulation Order	Land at Southdowns Road, Lewes
£80,000 affordable housing contribution	Land adjacent to the rear of The Old Parsonage, East Dean
£9,920 affordable housing contribution	Former Annington Mere Cottages, Bramber

<sup>20</sup> Schedule 2, Paragraph 3(c)

Financial contributions secured through S106 agreements 2018 / 19	Source
£6,500 for Travel Plan monitoring	Sussex Police Headquarters, Lewes
£675 for Monitoring	The Cedars, Binsted

## NON-MONETARY CONTRIBUTIONS

Table 5 sets out the non-financial contributions which have been secured under S106's entered into during 2018 / 19, this includes the delivery of **32 Affordable Homes<sup>21</sup>, a Village Hall, and 3 Public Footpaths**. These will be delivered at agreed points before, during or after the completion of the relevant developments.

**TABLE 5: DETAILS OF NON-MONETARY CONTRIBUTIONS SECURED IN 2018 / 19**

Non-Financial contributions secured through S106 agreements 2018 / 19	Source
1 affordable home	Barlavington Farm, Barlavington
12 affordable homes	Land South of The Seven Sisters, Stroud
4 affordable homes	Units 6-8 Brooks Road, Lewes
6 affordable homes	Land at Lamberts Lane, Midhurst
9 affordable homes	Land at Southdowns Road, Lewes
Agreement to make communal facilities available for local residents and community groups	Land East of Harrier Way, Petersfield

Non-Financial contributions secured through S106 agreements 2018 / 19	Source
Deed of variation allowing 3 affordable homes to be provided as shared equity rather than affordable rent	Land to the rear of Blossoms, Wychwood Holt Leigh and April Cottage, Bucks Horn Oak
Flood and water management plans	Land at Southdowns Road, Lewes
Landscape / ecology interpretation and management plan	North Farm, Washington
Provision of a permissive path	North Farm, Washington
Provision of public footpath within development	Land South of The Seven Sisters, Stroud
Provision of public footpath within development	Land East of Harrier Way, Petersfield
Reptile reception area and in perpetuity management	Former Annington Mere Cottages, Bramber
Retention of land for parkland, shrubbery, woodland and hedgerows	Halifax House, Greatham
Shuttle bus to assist in journeys to and from station for 12 months followed by annual review	Sussex Police Headquarters, Lewes
Traffic Regulation Order (charge of £5,000 from Highways Authority for obtaining and implementing)	Land at Southdowns Road, Lewes
Travel Plan	Land East of Harrier Way, Petersfield
Travel Plan	Units 6-8 Brooks Road, Lewes
Travel Plan	North Farm, Washington
Travel Plan	Sussex Police Headquarters, Lewes

<sup>21</sup> Schedule 2, Paragraph 3(d)(i)

Non-Financial contributions secured through S106 agreements 2018 / 19		Source
Travel Plan		Land at Southdowns Road, Lewes
Travel plan		Hambledon Vineyard, Hambledon
Village Hall, car park and open space		Land South of The Seven Sisters, Stroud

Other site or development specific requirements, including variation of deeds, occupancy restrictions, provision of street furniture, schedule of specific works, highways and general estate management matters are not listed within Table 5.

## S278 AGREEMENTS SECURED IN 2018 / 19

Section 278 Highway Agreements (S278) have been secured in relation to the following developments in 2018 / 19.

Development site	Detail
Land South of The Seven Sisters, Stroud	New access, 3 vehicle crossovers, removal of highway trees, £15,636 tree compensation sum.
North Farm, Washington	Closure of the existing vehicular access onto the A24, removal of the existing footway and creation of a grass verge in place of the above vehicular and pedestrian access.
Land at Southdowns Road, Lewes	Bus stop improvements (including real-time information) on South Downs Road and improvements to crossing points on Mayhew Way, South Downs Way and Blakes Way.

## S106 ALLOCATED AND UNSPENT

The total amount of money (received under any planning obligation) which was allocated but not spent during 2018 / 19 was £1,477,056.33<sup>22</sup>. A summary of the projects and amount of money allocated it set out in Table 6<sup>23</sup>.

<sup>22</sup> Schedule 2, Paragraph 3(e)

<sup>23</sup> Schedule 2, Paragraph 3(g)

**TABLE 6: SUMMARY OF INFRASTRUCTURE TO WHICH MONEY HAS BEEN ALLOCATED.**

Infrastructure Provision	Parish / Town	Funds Allocated in 2018 / 19	Notes
Enhancement of Binsted Village Centre Conservation Area	Binsted	£2,699.00	All / some of funds have been spent post 31 <sup>st</sup> March 2019
Provision or improvement of Binsted Recreation Grounds and sports pitches	Binsted	£367.00	All / some of funds have been spent post 31 <sup>st</sup> March 2019
New facilities and improvements at St James Primary School	Coldwaltham	£14,241.00	
Safer routes to school scheme and the provision of sustainable transport services at St James Primary School	Coldwaltham	£11,990.00	
Provision and maintenance of Pound Lane Recreation Ground	Corhampton	£6,201.97	
Provision of public open space needs or enhancement of existing facilities including Pound Lane Recreation Ground	Corhampton	£6,677.71	
Implementation of schemes identified in the Horndean Parish Council Biodiversity Action Plan	Horndean	£2,712.71	
Provision of skate park facilities at Five Heads Road or other schemes to improve open space provision within Horndean Parish	Horndean	£6,568.70	
Recreation facilities at the Malling Recreation Ground	Lewes	£6,455.07	All / some of funds have been spent post 31 <sup>st</sup> March 2019
Improvements to Cycle Route 90 or any other appropriate cycle route within Lewes	Lewes	£12,145.83	All / some of funds have been spent post 31 <sup>st</sup> March 2019
New layby to be provided on Court Road	Lewes	£5,419.00	
Equipment at Midhurst Church of England School	Midhurst	£45,491.00	Money held by West Sussex County Council and all / some of the funds have been spent post 31 <sup>st</sup> March 2019
New stock at Midhurst Library	Midhurst	£4,759.00	Money held by West Sussex County Council and all / some of the funds have been spent post 31 <sup>st</sup> March 2019
Infrastructure improvements to Midhurst Rother College	Midhurst	£15,327.00	All / some of funds have been spent post 31 <sup>st</sup> March 2019
Improvements to Petersfield Railway Station, pedestrian crossings across the Dragon St / Causeway junction and to serve Petersfield School	Petersfield	£329,111.80	Money is held by Hampshire County Council
Play areas at Penns Farm Playing Fields, Woods Meadow, Borough Road and The Heath	Petersfield	£15,634.47	All / some of funds have been spent post 31 <sup>st</sup> March 2019
Community Running Track	Petersfield	£71,024.13	

Infrastructure Provision	Parish / Town	Funds Allocated in 2018 / 19	Notes
Environmental improvements at The Heath, The Avenue, Love Lane, Bill Hill, Mill Lane, Penns Farm Playing Fields, Borough Road and Festival Hall	Petersfield	£32,901.46	
Improvement works to the Festival Hall	Petersfield	£103,337.89	
Improvements to Paddock Way	Petersfield	£26,828.20	
Cycle lanes along Borough Road; Widening and upgrading the footpath from Drum Court to Borough Hill; Improvements under the Railway at Bedford Road; Improvements to upgrade the route to Grange Road and Petersfield School with sealed surfaces; Improvement to the cycle lanes along the B2070 Causeway to link on to the NCN22; and a scheme of localised and minor traffic measures within Larcombe Road	Petersfield	£296,718.44	Money held by Hampshire County Council and all / some of the funds have been spent post 31 <sup>st</sup> March 2019
Improvements to the Heath play area and the creation of new public open space at Merritts Meadow	Petersfield	£21,328.75	
Petersfield Heath Bank stabilisation project and repairs to Heath boardwalk; Improvements in public access to Petersfield Heath; Improvements to Petersfield Heath toilets	Petersfield	£53,133.26	All / some of funds have been spent post 31 <sup>st</sup> March 2019
Junction improvements, including pedestrian and cycle measures, at the Sussex Road/Hylton Road/Dragon Street crossroads; improvements to Lavant Street - Phase 2 Charles Street to Chapel Street including footway improvements; improve cycle and pedestrian links to Petersfield town centre including the High Street, Petersfield Railway Station and to link the existing network with the National Park; traffic calming at Pulens Lane/London Road junction, Pulens Lane/Durford Road, Moggs Mead/Tor Way junctions, Station Road, Chapel Street and High Street and associated approach roads; Creation of larger pedestrian focused space for town square area	Petersfield	£185,966.40	Money held by Hampshire County Council
Community facilities	Petworth	£36,344.34	All / some of funds have been spent post 31 <sup>st</sup> March 2019
Improvements and new facilities at Pulborough Library	Pulborough	£4,211.00	Money held by West Sussex County Council and all / some of the funds have been spent post 31 <sup>st</sup> March 2019

Infrastructure Provision	Parish / Town	Funds Allocated in 2018 / 19	Notes
Improve pedestrian safety measures	Pyecombe	£26,331.60	
New stock at Hassocks Library	Pyecombe	£2,820.45	Money held by West Sussex County Council and all / some of the funds have been spent post 31 <sup>st</sup> March 2019
New equipment at Hassocks Infant School	Pyecombe	£26,964.97	Money held by West Sussex County Council and all / some of the funds have been spent post 31 <sup>st</sup> March 2019
New equipment at Downland Secondary School	Pyecombe	£29,020.14	Money held by West Sussex County Council and all / some of the funds have been spent post 31 <sup>st</sup> March 2019
Improvements to the Church of the Transfiguration	Pyecombe	£4,187.78	
New and improved facilities at The Whyshe play area and Clayton Green Recreation Ground	Pyecombe	£11,763.60	
Upgrading The Wyshe play area to improve disabled access	Pyecombe	£4,319.25	
Pedestrian access between Farnham Road and School Lane, improvements to Farnham Road including the widening of footway alongside the church wall and adding a crossing point, improvements to junction	Sheet	£49,359.93	All / some of funds have been spent post 31 <sup>st</sup> March 2019
Improvements to Sheet Village Hall	Sheet	£4,693.48	All / some of funds have been spent post 31 <sup>st</sup> March 2019

## S106 SPEND IN 2018 / 19

The total amount of money (received under any planning obligations) which was spent by the SDNPA (including transferring it to another person to spend) in 2018 / 19 was £661,951.21<sup>24</sup>. A summary of the infrastructure on which money has been spent is set out in Table 7<sup>25</sup>.

**TABLE 7: SUMMARY OF S106 SPEND IN 2018 / 19**

Parish / District & Project	Amount
Binsted - Speed Watch	£8,180.00
Coldwaltham - Kitchen Units	£1,189.63
Coldwaltham - Electrics	£1,197.37
Coldwaltham - Traffic Calming	£406.00
Egrets Way Project - Phase 4	£11,335.54
East Hampshire District Council - Bramble Road Play Area Roof	£3,203.10
East Hampshire District Council - Community Project Worker	£53,133.26
East Hampshire District Council - Employment & Training Opportunities	£61,763.00
Froxfield & Privett - BOAT 43	£1,722.00
Froxfield & Privett - BOAT 48	£1,980.00
Greatham - Bridleway 11 Improvements	£7,416.00
Horndean - Kissing Gates	£470.00
Horndean - Hazleton Steps	£687.60
Horndean - Interpretation Board	£370.00
Horndean - St Gile Churchyard Remedial Works	£1,335.00
Lewes - Peace Garden	£29,709.63
Liss - Crossing Points	£8,860.00
Liss - Drainage Project	£1,375.00
Liss - Forest Rd Speed Survey	£350.00

<sup>24</sup> Schedule 2, Paragraph 3(f)

Parish / District & Project	Amount
Liss - Pavillion Sightlines	£9,764.00
Liss Parish - Path Re-surfacing	£4,125.00
Midhurst Town Council - Old Library	£131,203.39
Newton Valence - Car Park Project	£1,155.00
Newton Valence - Play Area & Pond Project	£1,304.00
Petersfield - Borough Rd Play Area	£77,045.00
Petersfield - CCTV	£18,102.00
Petersfield - Cycle Racks	£958.13
Petersfield - Paddock Way New Gate	£445.00
Petersfield - Paddock Way Path	£2,100.00
Petersfield - Paddocks Way Drainage Works	£13,791.46
Petersfield - Replacement Roundabout	£9,070.00
Petersfield - Signage Project Stage 3	£5,739.00
Rampion	£101,809.09
Selbourne - Tennis Court Resurfacing	£2,562.00
Sheet - 5 Picnic Tables and Bench	£5,327.50
Sheet - Chair Stacking System	£4,457.84
Sheet - New Play Equipment	£2,247.70
Sheet - Replacement Flooring	£7,495.00
Steep - 2 Picnic Tables	£495.83
Steep - BOAT 33	£4,148.50
Steep - Traffic Calming	£1,017.50
Stroud - General Parish Improvements	£177.50
Stroud - Kissing Gate	£527.00
Stroud - Traffic SID	£1,017.50
Upper Beeding - Path at Memorial Field Phase 2	£7,829.63
Upper Beeding - Small Dole Bus Shelter	£10,323.96
Winchester City Council - Droxford Recreation Ground	£5,538.00

<sup>25</sup> Schedule 2, Paragraph 3(h)(i)

Parish / District & Project	Amount
West Tisted - Kissing Gates	£8,260.00
West Tisted - Parish Notice Board	£1,120.64
West Tisted - Road Island	£2,020.14
West Tisted - Vegetation Clearance	£1,780.00
Worldham - Traffic SID	£3,745.00
<b>Total</b>	<b>£661,951.21</b>

The SDNPA has not borrowed any money and therefore no money has been spent on repaying money borrowed<sup>26</sup>.

£43,243.52 has been spent in respect to monitoring the delivery of planning obligations in 2018 / 19<sup>27</sup>. From the 1 October 2019, the SDNPA will be charging a fee of £440 per covenant that requires monitoring in order to recover the costs to the SDNPA of this work.

No money has been retained for the purposes of longer term maintenance (known as a commuted sum)<sup>28</sup>.

<sup>26</sup> Schedule 2, Paragraph 3(h)(ii)

<sup>27</sup> Schedule 2, Paragraph 3(h)(iii)

<sup>28</sup> Schedule 2, Paragraph 3(i)

## 4. ALLOCATION OF 2018 / 19 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 400 projects. The list of projects which could receive CIL funding is provided in **Appendix B**. 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 B 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 this 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 C**.

For this IBP, **no projects** were identified as being **critical**, **8 projects** were identified as **essential**, **111 projects** as **high policy priority** and the remaining as **desirable**.

In 2018 / 19 the SDNPA collected £1,094,367.65. Excluding Parish Payments and administration costs (5%) this leaves **£924,891.43** to allocate to infrastructure projects.

The current 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. The SDNPA has also made the decision to split its CIL receipts into two pots. Pot 1 would be made up of 40% of CIL receipts and would be spent on strategic infrastructure projects most likely to be delivered by County Councils and other strategic infrastructure providers. The other 60% (Pot 2) would be spent on other types of infrastructure projects. In 2018 / 19 the SDNPA has allocated **£369,956.67 to Pot 1** and **£555,007.06 to Pot 2**, (Pot 2 includes the £72.20 of 2017 / 18 unallocated / under spend).

## POT 1

The SDNPA has allocated the money from Pot 1 to the following County Councils, based on the proportion of funds required to be spent on any of the 8 projects listed as **Essential** in **Appendix B**. When combined with the funds allocated in 2017 / 18, the following is available to the relevant Authority:

**TABLE 8: POT 1 CIL ALLOCATIONS**

County Council	2017 / 18 CIL Award	2018 / 19 CIL Award	Total
West Sussex County Council	£70,275.00	£258,969.60	£329,244.60
East Sussex County Council	£23,425.00	£110,986.97	£134,411.97

Neither Hampshire County Council nor Brighton & Hove City Council identified any critical or essential strategic infrastructure requirements for 2018 / 19.

The 2018 / 19 Pot 1 award is ring-fenced for 5 years to 2023 / 24 and the two County Councils have been invited to request the funds for the purposes of delivering the 8 identified projects. Should funding for these infrastructure projects no longer be required, the money could be made available to other projects.

Projects allocated money from Pot 2 are set out in Table 9. The 2018 / 19 Pot 2 award is ring-fenced for 3 years to 2021 / 22. Should funding for these infrastructure projects no longer be required, the money could be made available to other projects.

## POT 2

The SDNPA has allocated **£554,965.00** from Pot 2, to the following 20 **High Policy Priority Projects** (all projects are listed in Appendix B).

**TABLE 9: POT 2 CIL ALLOCATIONS**

Project	2018 / 19 CIL Allocation	Further information
<b>Egrets Way Phase 5</b> – a new shared-use path between Lewes and Newhaven	£113,000.00	Have secured £250,000.00 from Lewes District Council
<b>Easebourne Park - Phase 2</b> – new play equipment, multi-use shelter, enhanced perimeter path and composting toilet	£80,270.00	
<b>Ponds, bugs and kids</b> – improvements to an area of Queen Elizabeth Country Park to provide outdoor shelter and improvements to ponds – allowing children to explore and learn about the natural environment	£50,000.00	
<b>South Downs Way – Winchester</b> – improvements to South Downs Way and creation of cycle route to improve links to and from Winchester to the National Park	£41,370.00	Allocated £20,230.00 from 2017 / 18 CIL Receipts
<b>Goodwood Education Centre</b> – to construct a new study centre and toilet facilities at Home Farm to support Goodwood Trust's educational programme	£40,000.00	
<b>Meon Valley Trail - Wickham Springs</b> - to upgrade and improve drainage system to help alleviate the problems of flooding / surface water on the existing trail	£35,000.00	
<b>Petworth – Sylvia Beaufoy Pedestrian Crossing</b> – provide a new pedestrian crossing on A272 close to Sylvia Beaufoy car park	£33,000.00	Funding may also be available from other S106 funds
<b>Findon Play Facilities</b> – installation of new play and exercise equipment at Homewood, Horsham Road	£31,500.00	
<b>Upstream of Liss – Natural Flood Management Project by Arun and Rother River Trust</b> - project will use Natural Flood Management approaches to plant trees and hedgerows in strategic low risk locations to slow surface water and river flooding	£25,000.00	
<b>Liss Triangle Centre</b> – construction of rain cover to entrance and improve damp proofing to building	£18,275.00	

Project	2018 / 19 CIL Allocation	Further information
<b>Lewes Railway Land Local Nature Reserve</b> - Improvement to habitat water meadows and hedgerows and Signal Box hide	£15,500.00	
<b>Lewes Railway Land Local Nature Reserve</b> – footpath improvements	£10,000.00	
<b>Lewes Railway Land Local Nature Reserve</b> – Installation of interpretation boards	£1,000.00	
<b>Liss Village Hall</b> – new toilets	£15,000.00	
<b>Twyford - Basketball Court at Hunter Park</b> – refurbishment works	£12,700.00	
<b>Twyford - Pavilion at Hunter Park</b> – repair and renovate pavilion building at Hunter Park	£5,000.00	
<b>Hangers Way</b> – improvements and upgrading of rights of way between Petersfield and Alton	£11,000.00	
<b>Lavant River Walk</b> – Marsh Lane to north of Playground. To improve connections from mid-Lavant to Village Green (East Lavant)	£10,000.00	
<b>Stedham with Iping - Recreation Ground</b> – installation of climbing dome on Village Green	£4,850.00	
<b>Stedham with Iping - Fitness Trail</b> – installation of fitness equipment to create a fitness trail	£2,500.00	

## 5. BIDDING FOR CIL FUNDING - 2019 / 2020

---

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).

Initial bids (referred to as 'Expression of Interest' or CIL EOI) can be made via the SDNPA's '**Projects for the South Downs**' (an online application process).

**The next call for projects opens on the 14 November 2019 and closes on the 31 January 2020.**

#### 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 other 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 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 will not 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 C**.

### **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 allocated CIL funding 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 will ask successful applicants to complete at the appropriate time. This information will then be published in the future IBP.

## 6. MONITORING AND REVIEW

---

The Government requires that an Annual Infrastructure Funding Statement (IFS) is published by the 31 December each year starting from 2020. It is the SDNPA's intention that 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 C**.

## 7. FURTHER INFORMATION

---

For further information on the Community Infrastructure Levy visit <https://www.southdowns.gov.uk/planning/community-infrastructure-levy/> or email [cil@southdowns.gov.uk](mailto:cil@southdowns.gov.uk).



**South Downs Centre  
North Street  
Midhurst  
West Sussex  
GU29 9DH**

**T: 01730 814810**

**E: [cil@southdowns.gov.uk](mailto:cil@southdowns.gov.uk)**

**[www.southdowns.gov.uk](http://www.southdowns.gov.uk)**

**Chief Executive: Trevor Beattie**

**PUBLISHED NOVEMBER 2019**

