



INFRASTRUCTURE BUSINESS PLAN (including the Annual Infrastructure Funding Statement)

SOUTH DOWNS NATIONAL PARK AUTHORITY

October 2020

SOUTH DOWNS
NATIONAL PARK



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

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

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

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

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

² In accordance with Regulation 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, and Table I shows how these link to the Purposes and Duty.

TABLE I – TYPES OF INFRASTRUCTURE

Infrastructure Categories	Purpose 1	Purpose 2	Duty	Project Examples
Green Infrastructure	✓	✓	✓	Landscape-scale mitigation; Access land; informal open space; managed space; village greens; allotments; green roofs; parks; micro-generation energy schemes; South Downs Way improvements; flood management and climate change mitigation; Habitats Regulation Assessment compliance, and tree planting.
Social & Leisure	✓	✓	✓	Cultural heritage; enhancement to historic urban fabric; public realm improvements; added-value in hard surfacing; sports facilities and pavilion improvements; green gyms; playing fields; playgrounds; recreation grounds.
Services & Facilities		✓	✓	Community buildings; libraries; support services and care; village halls; expanding emergency services capacity; car parking; insulation and other improvements to public buildings; National Park interpretation boards and exhibits; visitor centres; tourist information and promotion of National Park.

Infrastructure Categories	Purpose 1	Purpose 2	Duty	Project Examples
Transport		✓		Public Rights of Way improvements; walking and cycling infrastructure; bus and rail network improvements; traffic calming; improved signage; highway works that add value to the National Park setting.
Education			✓	State-funded primary and secondary schools.
Health & Wellbeing		✓	✓	GP Surgeries / Hospitals Mental health provision / adult social care
Utility Services			✓	Broadband provision; utilities supply (where not a statutory undertaking); added value flood schemes; waste management & disposal.

PLANNED LEVELS OF DEVELOPMENT IN THE SOUTH DOWNS NATIONAL PARK

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

TABLE 2 – PLANNED HOUSING DELIVERY IN THE SOUTH DOWNS NATIONAL PARK³

Element of Housing Delivery to 2033	Dwellings
Allocations in the South Downs Local Plan, including those to come forward in Neighbourhood Development Plans and on strategic sites (as of 31 March 2019)	2,573
Net dwellings with extant permission (as of 31 March 2019)	1,561
Anticipated windfall development (as of 31 March 2019)	561
Completions for the period 2014 / 15 to 2019 / 20	1,653
Total	6,348

³ The majority of the information in this table is taken from the 2019 Authority Monitoring Report which can be viewed via <https://www.southdowns.gov.uk>.

3. COMMUNITY INFRASTRUCTURE LEVY - REPORT 2019 / 20

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 2019 / 20 ⁴	£3,301,541.45	
The total amount of CIL receipts for 2019 / 20 ⁵	£1,877,567.95	
The total amount of CIL receipts collected by the SDNPA before 1 April 2019 which has not been allocated ⁶	£42.05	
The total amount of CIL receipts collected by the SDNPA before 1 April 2019 which have been allocated in 2019 / 20 ⁷	£42.05	See Section 5 of this document
The total amount of CIL expenditure for 2019 / 20. ⁸	£427,489.25	This figure includes the 2019 / 20 payments made directly to Parish / Town Councils.

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

⁵ Schedule 2, Paragraph 1(b)

⁶ Schedule 2, Paragraph 1(c)

⁷ Schedule 2, Paragraph 1(d)

	Amount	Further Information
The total amount of CIL receipts collected since it was introduced in the SDNP which was allocated but not spent in 2019 / 20 ⁹	£1,021,893.62	This figure is the total amount of CIL allocated since April 2017 but not spent as of 31 March 2020, and excludes the payment directly made to Parish / Town Councils

CIL EXPENDITURE IN 2019 / 20

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

- £20,230.00 has been spent on the **Egrets Way Project (Phase 4)** to provide a non-motorised shared user path between Lewes and Newhaven;
- £33,000.00 has been spent on the **Sylvia Beaufoy Pedestrian Crossing, Petworth** to provide pedestrians a safe crossing point on the A272, and
- No CIL has been spent on repaying money borrowed (no money has been borrowed).
- £93,878.40 has been spent on administration. This is 5% of the total amount of CIL collected in the financial year 2019 / 20.

⁸ Schedule 2, Paragraph 1(e)

⁹ Schedule 2, Paragraph 1(f)

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

CIL ALLOCATED AND UNSPENT IN 2019 / 20

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

As of the 31 March 2020, there was £1,021,893.62 of total CIL receipts allocated for projects but unspent.

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 2020, Pot 1 was allocated £463,656.57 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 £329,244.60.
- East Sussex County Council was allocated £134,411.97.

Prior to the 31 March 2020, neither Hampshire County Council nor Brighton & Hove City Council identified any critical or essential strategic infrastructure requirements. However, Hampshire County Council have subsequently identified projects and they are allocated monies from the 2019/20 CIL receipts – see Section 5 of this document.

The £463,656.57 previously allocated 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 from the date of allocation) 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 2020, Pot 2 was allocated £617,479.94 to be spent on the 'High Policy Priority Projects' set out in Table 3. Those projects allocated monies from the 2019 / 20 CIL receipts are set out in Section 5 of this document.

A total of £558,299.94 remains unspent on projects allocated money by the SDNPA. This money is ring-fenced for the 3 years (from the date the money was allocated). Should funding for these infrastructure projects no longer be required, the money could be made available to other projects.

¹¹ Schedule 2, Paragraph 1(h)

TABLE 3: POT 2 PROJECT PROGRESS

Project	Allocated in Financial Yr	Total amount allocated	Total spent as of 31 March 2020	Progress / Comments
Bevern Stream – Natural Flood Management	2017/18	£5,950.00	£5,950.00	Completed
Easebourne Park Phase 2 – New play equipment, benches and other enhancements	2018/19	£80,270.00		All / some of the monies have been spent post 31 March 2020
Egrets Way Phase 4 – to provide a shared path / ‘non-motorised user’ route between Lewes and Newhaven	2017/18	£20,230.00	£20,230.00	Completed
Egrets Way Phase 5 – to provide a shared path / ‘non-motorised user’ route between Lewes to Newhaven	2018/19	£113,000.00		All / some of the monies have been spent post 31 March 2020
Findon Play Facilities – New play equipment	2018/19	£31,500.00		
Goodwood Education Trust – Seeley Copse Study Centre	2018/19	£40,000.00		
Hanger Way - Rights of Way Improvements	2018/19	£11,000.00		
Lavant - River Walk	2018/19	£10,000.00		
Lewes Raingarden	2017/18	£10,000.00		All / some of the monies have been spent post 31 March 2020
Lewes Railway Land Local Nature Reserve – Habitat Improvements	2018/19	£15,500.00		
Lewes Railway Land Local Nature Reserve – Footpath	2018/19	£10,000.00		
Lewes Railway Land Local Nature Reserve – Interpretation Boards	2018/19	£1,000.00		
Liss Triangle Community Centre	2017/18 and 2018/19	£24,275.00		The Community Centre roof has been replaced during 2019. Work on the front extension (for which this money is allocated) is due to start shortly
Liss - Upstream Natural Flood Management	2018/19	£25,000.00		

Project	Allocated in Financial Yr	Total amount allocated	Total spent as of 31 March 2020	Progress / Comments
Liss – Village Hall Refurbishment	2018/19	£15,000.00		All / some of the monies have been spent post 31 March 2020
Meon Valley Trail – Wickham Springs	2018/19	£35,000.00		
Petworth – Sylvia Beaufoy Pedestrian Crossing	2018/19	£33,000.00	£33,000.00	Works due to commence shortly
Queen Elizabeth Country Park – Ponds, Bugs and Kids	2018/19	£50,000.00		
South Downs Way - Winchester route improvements	2017/18 and 2018/19	£61,600.00		
Stedham - Fitness Trail	2018/19	£2,500.00		
Stedham Recreation Ground – play equipment	2018/19	£4,850.00		
Twyford, Hunter Park - Basketball Court	2018/19	£12,700.00		
Twyford – Pavilion Refurbishment	2018/19	£5,000.00		

CIL PASSED TO PARISH AND TOWN COUNCILS

The amount of CIL passed to Parish and Town Councils¹² in the 2019 / 20 financial year¹³ is as follows:

Parish / Town (where CIL liable development has commenced)	Amount paid in 2019 / 20
Alfriston Parish Council	£188.34
Buriton Parish Council	£20,094.16
Clapham Parish Council	£24,094.16
Compton Parish Council	£1,089.09
Corhampton and Meonstoke Parish Council	£1,332.80
Ditchling Parish Council	£11,190.00
Droxford Parish Council	£947.04
Easebourne Parish Council	£2,450.85
Falmer Parish Council	£157.84
Fernhurst Parish Council	£2,096.34
Froxfield & Provett Parish Council	£2,490.60
Fulking Parish Council	£1,690.00
Funtington Parish Council	£7,036.50
Greatham Parish Council	£1,588.50
Hambledon Parish Council	£304.00
Lewes Town Council	£40,157.09
Liss Parish Council	£5,033.48
Lynchmere Parish Council	£1,115.89
Midhurst Parish Council	£77,784.95
Milland Parish Council	£333.04
Owslebury Parish Council	£1,957.21

¹² Schedule 2, Paragraph 1(i)(i)

¹³ Please note this includes payments made to Councils in Oct 2019 and money generated up to 31 March 2020 albeit the actual payment was passed to the Councils in Apr 2020

Parish / Town (where CIL liable development has commenced)	Amount paid in 2019 / 20
Patching Parish Council	£52.61
Petersfield Town Council	£42,561.49
Piddinghoe Parish Council	£3,463.66
Poynings Parish Council	£789.20
Pulborough Parish Council	£889.02
Stedham & Iping Parish Council	£1,745.10
Steyning Parish Council	£1,169.56
Storrington and Sullington Parish Council	£4,261.67
Stoughton Parish Council	£3,628.58
Stroud Parish Council	£15,585.92
Upham Parish Council	£947.04
Westbourne Parish Council	£2,074.02
Total	£280,380.85

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 2019 / 20 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 development¹⁴.

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

THE TOTAL AMOUNT OF CIL RETAINED AT 31 MARCH 2020

	Amount	Further Information
The total amount of CIL receipts for 2019 / 20 retained at the end of the reported year ¹⁵	£1,597,187.10	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 2019 / 20 ¹⁶	£1,075,123.62	This money is allocated to projects – See Page 5 and Table 3 in this document
CIL receipts recovered from Parish / Town Councils or retained for unparished areas for 2019 / 20 ¹⁷	£0	
CIL receipts recovered from Parish / Town Councils or retained for unparished areas from previous years ¹⁸	£0	

¹⁵ Schedule 2, Paragraph L(i)

¹⁶ Schedule 2, Paragraph L(ii)

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

¹⁸ Schedule 2, Paragraph L(iv)

4. SECTION 106 LEGAL AGREEMENTS - REPORT 2019 / 20

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 planning obligations which were entered into during 2019 / 20 ¹⁹ .	£1,085,840.41	Details are set out in Table 4.
Total amount of money required by planning obligations which was received during 2019 / 20 ²⁰	£957,580.49	
Total amount of money under any planning obligations which was received before 1 April 2019 which has not been allocated ²¹	£659,969.20	

¹⁹ Schedule 2, Paragraph 3(a)

²⁰ Schedule 2, Paragraph 3(b)

TABLE 4: DETAILS OF MONETARY CONTRIBUTIONS SECURED IN 2019 / 20

Financial contributions secured through S106 agreements 2019 / 20	Source
£5,000 for Traffic Regulation Order (TRO) for Keymer Road, Ditchling	Land adjacent Pumping Station, Keymer Road, Ditchling (Planning Permission Reference SDNP/17/01358/FUL)
£187,770.60 affordable housing contribution	Dundee House, Bepton Road, Midhurst (Planning Permission Reference SDNP/18/03233/FUL)
£520,000 affordable housing contribution	Calloways, Graffham Street, Graffham (Planning Permission Reference SDNP/18/00938/FUL)
£79,800 affordable housing contribution	Land at Rotherlea, Dawtrey Road, Petworth (Planning Permission Reference SDNP/15/01862/FUL)
£87,479.81 for sustainable transport measures	Buckmore Farm, Petersfield (Planning Permission Reference SDNP/17/05966/FUL)
£6,000 for implementing parking restrictions on Princes Road and Winchester Road	Buckmore Farm, Petersfield (Planning Permission Reference SDNP/17/05966/FUL)

²¹ Schedule 2, Paragraph 3(c)

Financial contributions secured through S106 agreements 2019 / 20	Source
£1,350 for monitoring Section 106 agreement	Buckmore Farm, Petersfield (Planning Permission Reference SDNP/17/05966/FUL)
£25,000 for improvements to Public Rights of Way including Footpath 858	Sky Park Farm , Durford Lane, West Harting (Planning Permission Reference SDNP/18/03926/FUL)
£62,000 for maintenance and management of footpath and bridleway to be provided between Footpath 2049 and Coombes Road	Land Along The Northern A27 Boundary Between Coombes Road and the River Adur, Lancing (Planning Permission Reference SDNP/18/00434/FUL)
£58,000 affordable housing contribution	Old Station Yard, Nyewood Road, Nyewood, South Harting (Planning Permission Reference SDNP/18/00352/FUL)
£40,000 affordable housing contribution	Land East of Church Lane, Pyecombe (Planning Permission Reference SDNP/18/06068/FUL)
£13,000 for highway improvement works on Andlers Ash Road and junctions to Rother House, Hill Brow Road Car Park and Linden Drive	Land North East of Andlers Ash Nursery, Andlers Ash Road, Liss (Planning Permission Reference SDNP/19/00669/FUL)
£440 for monitoring Section 106 agreement	Windward, Reservoir Lane, Petersfield (Planning Permission Reference SDNP/19/02810/FUL)

²² Schedule 2, Paragraph 3(d)

NON-MONETARY CONTRIBUTIONS

Table 5 sets out a summary of the non-financial contributions²² which have been secured under S106's entered into during 2019 / 20, this includes the delivery of **51 Affordable Homes²³, 1 self-build dwelling and 1 SANG** (a suitable alternative natural greenspace). 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 2019 / 20

Non-Financial contributions secured through S106 agreements 2019 / 20	Source
13 affordable homes	Land at Rotherlea, Dawtrey Road, Petworth (Planning Permission Reference SDNP/15/01862/FUL)
Landscape Management Plan for the long-term retention and management of the approved landscaping details	Land at Rotherlea, Dawtrey Road, Petworth (Planning Permission Reference SDNP/15/01862/FUL)
Installation and management of ecological mitigation measures	Buckmore Farm, Petersfield (Planning Permission Reference SDNP/17/05966/FUL)
Provision of a footpath and bridleway between Footpath 2049 and Coombes Road (running parallel along the A27 northern boundary)	Land Along The Northern A27 Boundary Between Coombes Road and the River Adur, Lancing (Planning Permission Reference SDNP/18/00434/FUL)
5 affordable homes	Old Station Yard, Nyewood Road, Nyewood, South Harting (Planning Permission Reference SDNP/18/00352/FUL)

²³ Schedule 2, Paragraph 3(d)(i)

Non-Financial contributions secured through S106 agreements 2019 / 20	Source
Provision of public access (non-motorised users) to former railway line as part of the wider footpath network	Old Station Yard, Nyewood Road, Nyewood, South Harting (Planning Permission Reference SDNP/18/00352/FUL)
Landscape Management Strategy for the future management and maintenance of land including signage for users of the disused railway line	Old Station Yard, Nyewood Road, Nyewood, South Harting (Planning Permission Reference SDNP/18/00352/FUL)
31 affordable homes	Land North East of Andlers Ash Nursery, Andlers Ash Road, Liss (Planning Permission Reference SDNP/19/00669/FUL)
Provision of SANG before occupation of development	Land North East of Andlers Ash Nursery, Andlers Ash Road, Liss (Planning Permission Reference SDNP/19/00669/FUL) also see Land West of Rotherbank Farm Lane (known as Kippences), Liss (Planning Permission Reference SDNP/19/03210/FUL)
Creation of Permissive Routes through the site	Land North East of Andlers Ash Nursery, Andlers Ash Road, Liss (Planning Permission Reference SDNP/19/00669/FUL)
Employment and Training Initiatives - to include provision of 4 construction jobs and 4 apprenticeships	Land North East of Andlers Ash Nursery, Andlers Ash Road, Liss (Planning Permission Reference SDNP/19/00669/FUL)

Non-Financial contributions secured through S106 agreements 2019 / 20	Source
Provision and management of SANG - securing public access for minimum of 80 years	Land West of Rotherbank Farm Lane (known as Kippences), Liss (Planning Permission Reference SDNP/19/03210/FUL) associated with Land North East of Andlers Ash Nursery, Andlers Ash Road, Liss (Planning Permission Reference SDNP/19/00669/FUL)
2 affordable homes	Park Crescent, Midhurst (Planning Permission Reference SDNP/19/01477/FUL)
Management and enhancement works to Cheesefoot Head Car Park	Matterley Farm, Alresford (Planning Permission Reference SDNP/18/06249/FUL)
Provision of temporary South Downs Way route	Matterley Farm, Alresford (Planning Permission Reference SDNP/18/06249/FUL)
Provision of Permissive Link associated with the provision of a temporary South Downs Way route	Matterley Farm, Alresford (Planning Permission Reference SDNP/18/06249/FUL)
Provision and maintenance of a Water Point	Matterley Farm, Alresford (Planning Permission Reference SDNP/18/06249/FUL)
Provision and maintenance of environmental enhancements to SSSI	Matterley Farm, Alresford (Planning Permission Reference SDNP/18/06249/FUL)
Provision, implementation and management of a Landscape and Ecological Management Plan	Matterley Farm, Alresford (Planning Permission Reference SDNP/18/06249/FUL)

Non-Financial contributions secured through S106 agreements 2019 / 20		Source
A plan and programme of enhancement works to the Rights of Way network	Matterley Farm, Alresford (Planning Permission Reference SDNP/18/06249/FUL)	
I Self build dwelling	Windward, Reservoir Lane, Petersfield (Planning Permission Reference SDNP/19/02810/FUL)	

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

S278 AGREEMENTS SECURED IN 2019 / 20

Section 278 Highway Agreements (S278) have been secured in relation to the following developments in 2019 / 20.

Development site	Detail
Land adjacent Pumping Station, Keymer Road, Ditchling (Planning Permission Reference SDNP/17/01358/FUL)	New dropped kerbs and / or tactile paving on Keymer Road and junction with Lodge Hill Lane, Widening of existing footway on northern side of Keymer Road and extension of 30mph zone westwards along B2116.
Buckmore Farm, Petersfield (Planning Permission Reference SDNP/17/05966/FUL)	Signalised junction on Winchester Road / access to site.

Development site	Detail
Land Along The Northern A27 Boundary Between Coombes Road and the River Adur, Lancing (Planning Permission Reference SDNP/18/00434/FUL)	Provision of a footpath and bridleway between Footpath 2049 and Coombes Road (running parallel along the A27 northern boundary)
Land North East of Andlers Ash Nursery, Andlers Ash Road, Liss (Planning Permission Reference SDNP/19/00669/FUL)	Provision of priority junctions (east and west of the site), footway works to Hill Brow Road and provision of uncontrolled pedestrian crossing, kerb buildouts and dropped kerbs on Andlers Ash Road.

S106 ALLOCATED AND UNSPENT

The total amount of money (received under any planning obligation) which was allocated but not spent during 2019 / 20 was £1,226,523.77²⁴. A summary of the projects and amount of money allocated is set out in Table 6²⁵.

²⁴ Schedule 2, Paragraph 3(e)

²⁵ Schedule 2, Paragraph 3(g)

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

Infrastructure Provision	Parish / Town	Funds allocated and unspent in 2019 / 20	Notes
Angmering Community Land Trust - Mayflower Way Affordable Housing Scheme	Angmering	£62,000.00	
Angmering Community Land Trust - Merry England Affordable Housing Scheme	Angmering	£115,872.00	
Improvements to Regional Cycle Route 90	Lewes	£16,101.16	
Bell Lane Playground	Lewes	£62,650.43	
Drinking Fountain for Skatepark	Lewes	£6,455.07	
Midhurst Community Land Trust - Park Crescent Affordable Housing Scheme	Midhurst	£60,000.00	
Community Facilities (associated with Causeway Farm Scheme)	Petersfield	£115,364.35	
Public Open Space (associated with Causeway Farm Scheme)	Petersfield	£50,863.92	
Highways / Transport Improvements (associated with Causeway Farm Scheme)	Petersfield	£576,201.84	
Hampers Green Youth Shelter	Petworth	£5,000.00	
Highway Improvement Works (Sheet Road)	Sheet	£6,015.00	All / some of the monies have been spent post 31 March 2020
Wickham Community Land Trust- School Lane Affordable Housing Scheme	Wickham	£150,000.00	

S106 SPEND IN 2019 / 20

The total amount of money (received under any planning obligations) which was spent by the SDNPA (including transferring it to a relevant organisation to spend) in 2019 / 20 was £1,449,140.94²⁶. A summary of the infrastructure on which money has been spent is set out in Table 7²⁷.

TABLE 7: SUMMARY OF S106 SPEND IN 2019 / 20

Parish / District & Project	Amount
Binsted – Car Park Works	£990.00
Binsted – Phone Box Restoration	£1,500.00
Binsted – Playground Fencing Works	£3,623.00
Binsted – Playground Surfacing Works	£14,210.00
Binsted – School Bus Stop / Access Works	£12,500.00
Binsted – School – Speed Sign	£7,500.00
Buriton – Car Park Improvement Works	£7,490.00
Buriton – Commemorative Bench	£1,080.00
Buriton – Play Area	£2,614.00
Coldwaltham - St James School - Bike / Scooter Rack and education facilities	£26,231.00
Ditchling - TRO for Keymer Road (transferred to East Sussex County Council)	£5,092.95
Easebourne – TRO for Kings Drive (transferred to West Sussex County Council)	£8,000.00
East Hampshire - Employment & Training Initiatives (associated with Causeway Farm Development, Petersfield)	£125,019.22
Egrets Way Project - Phase 4	£18,895.09
Farringdon – Kissing Gate	£1,262.00
Farringdon - Picnic Benches	£1,277.00
Froxfield - Playground Maintenance	£1,081.22
Hawkley - Heritage Signs	£2,450.00

²⁶ Schedule 2, Paragraph 3(f)

Parish / District & Project	Amount
Hawkley - Notice Board	£818.00
Lewes - Timberyard Playground	£28,270.98
Lewes - Footpath 51 Improvement Works (transferred to East Sussex County Council)	£7,450.00
Lewes – Travel Plan Audit for Harvey's Depot (transferred to East Sussex County Council)	£5,769.96
Lewes – TRO for South Downs Road (transferred to East Sussex County Council)	£5,000.00
Lewes - Waste & Recycling (transferred to Lewes District Council)	£2,058.53
Liss - Accessible Path and Footway	£10,217.13
Liss - Lych Gate	£8,800.00
Liss - Riverside Walk Play Equipment	£6,365.00
Midhurst Rother College - Canopies	£80,396.00
Petersfield - Heath Play Area	£40,600.25
Petersfield - Heath Pond Bank Stabilisation	£120,000.00
Petersfield – Highway Improvement Works (transferred to Hampshire County Council)	£625,830.24
Petersfield - Town Centre Fingerposts	£20,000.00
Petworth - Goal Posts	£513.00
Petworth - Mole Draining	£1,000.00
Petworth - Sylvia Beaufoy Pedestrian Crossing	£7,453.00
Pyecombe - Church Porch Roof	£4,187.78
Rampion – including enhancement works at Truleigh Hill and coppicing at Longlands	£49,897.00
Selborne - Kissing Gates	£3,268.00
Selborne - Oak Tree	£1,500.00
Selborne - Traffic Calming (VAS and Posts)	£3,203.88
Sheet - Disabled Toilet	£4,693.48
Sheet – Highway Improvement Works (transferred to Hampshire County Council)	£4,866.00

²⁷ Schedule 2, Paragraph 3(h)(i)

Parish / District & Project	Amount
Solent Recreation Mitigation Project	£1,985.00
Steep - Community Notice Board	£1,140.00
Stroud - Bridge Crossing	£4,000.00
West Meon - Outdoor Gym	£1,985.57
West Sussex County Council (transferred to) – Education Provision	£122,763.11
West Sussex County Council (transferred to) - Fire & Rescue	£3,081.77
West Sussex County Council (transferred to) – Library Provision	£29,496.78
West Sussex County Council (transferred to) - Waste & Recycling	£965.00
Whitehill and Bordon – HeRe Restoration Project – Phase I	£750.00
Total	£1,449,140.94

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

£4,414.14 has been spent in respect of monitoring the delivery of planning obligations in 2019 / 20²⁹. Since October 2019, the SDNPA has been charging a fee of £440 per covenant, which requires monitoring, in order to recover the costs to the SDNPA of this work.

A total of £3,473,706.52 was retained at the end of financial year. No money has been retained for the purposes of longer term maintenance (known as a commuted sum)³⁰.

²⁸ Schedule 2, Paragraph 3(h)(ii)

²⁹ Schedule 2, Paragraph 3(h)(iii)

³⁰ Schedule 2, Paragraph 3(i)

5. ALLOCATION OF 2019 / 20 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**, **12 projects** were identified as **essential**, **119 projects** as **high policy priority** and the remaining as **desirable**.

In 2019 / 20 the SDNPA collected £1,877,567.95. Excluding Parish Payments and administration costs (5%) this leaves **£1,503,308.70** 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 (usually falling within the critical or essential category) 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. Therefore, in 2019 / 20 the SDNPA has allocated **£601,323.48 to Pot 1** and **£902,027.27 to Pot 2**, (Pot 2 includes the £42.05 of 2018 / 19 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 12 projects listed as **Essential** in **Appendix B**. When combined with the funds allocated since 2017 / 18, the following is available to the relevant Authority:

TABLE 8: POT 1 CIL ALLOCATIONS

County Council	Total funds allocated since 2017 / 18	2019 / 20 CIL Award	Total
West Sussex County Council	£329,244.60	£283,726.44	£612,971.04
East Sussex County Council	£134,411.97	£121,597.04	£256,009.01
Hampshire County Council	N/A	£196,000.00	£196,000.00

Brighton & Hove City Council have not identified any critical or essential strategic infrastructure requirements for 2019 / 20.

The 2019 / 20 Pot 1 award is ring-fenced for 5 years to 2024 / 25 and the County Councils have been invited to request the funds for the purposes of delivering the 12 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 2019 / 20 Pot 2 award is ring-fenced for 3 years to 2022 / 23. 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 **£902,027.27** from Pot 2, to the following **8 High Policy Priority Projects** (all projects are listed in Appendix B).

TABLE 9: POT 2 CIL ALLOCATIONS

Project	2019 / 20 CIL Allocation
Centurion Way Phase 2 – a new 5.3km non-motorised user path from West Dean to the South Downs Way at Cocking (following the former Chichester to Midhurst Railway Line)	£500,000.00
Washington Link Footpath – to provide an ‘off-road’ route (open to walkers, horse-riders and cyclists) between Washington Village and the South Downs Way at Washington Bostal Car Park	£166,700.00
Seven Sisters Country Park – for a number of infrastructure projects associated with enhancing the facilities, including, but not limited to, a new changing places toilet, wheel-chair accessible lift for the Visitor Centre and full-fibre broadband	£100,000.00
Ditchling – Keymer Road Car Park – to provide additional car parking spaces (including disabled bays and cycle racks) for the village and visitor to the National Park. Funding is subject to provision of electric vehicle charging points	£70,000.00
Stroud Village Improvement Scheme – for highway improvement works / improved pedestrian footways and crossing points and Village signs (plus decluttering of existing signs / road markings)	£20,000.00
Iping Common – to upgrade the three entry points and paths to improve access to the Common (such as drainage improvement works and re-surfacing the entrance points using Fittleworth Stone)	£19,000.00
Kings Arms Youth Project – towards the purchase of, and improvement works to, a new permanent home for the Youth Project within Petersfield Town Centre. The project supports local young people affected by challenging home circumstances, mental health / stress / anxiety-related conditions during their school years	£15,000.00
Farringdon Village Improvement Scheme - for highway improvement works to improve highway safety issues and Village signs (plus decluttering of existing signs / road markings)	£11,327.27

6. BIDDING FOR CIL FUNDING - 2020 / 2021

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 1 October 2020 and closes on the 29 January 2021.

Some tips when applying for CIL

- Are you actually seeking funding for infrastructure? This covers a broad range of projects. However historical and feasibility studies are not deemed to be infrastructure and requests of money for these types of projects are unlikely to be successful.
- Ensure you are realistic about the likelihood and timing of the project. The SDNPA understand that priorities and issues can change however delays of a few years can place into question the deliverability of projects you may be promoting.

- If it is a large project, consider breaking it down into phases. Funding may be easier to secure in 'bite-sized' chunks and it helps the SDNPA to plan for the longer term.
- Projects in locations receiving, or expecting to receive, new housing development will be more successful than those that are not.
- Projects that deliver multiple benefits and are linked to the South Downs Partnership Management Plan will be more successful than those that do not.
- You must provide a figure of how much money you are looking for from the SDNPA. Those left blank or unknown are unlikely to be considered a high priority.
- Be clear about other sources of funding available or outstanding unspent S106 monies which could be used for your project.
- Where possible, your bid should include evidence of existing demands on infrastructure, the additional demands likely to arise from new development and the extent to which the existing infrastructure or services are capable of meeting those additional demands.

STAGE 2: ASSESSMENT

Projects put forward for funding (and existing projects to be reviewed) will then be assessed in accordance with the process set out in **Appendix 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 we will ask successful applicants to complete at the appropriate time. This information will then be published in the future IBP.

7. MONITORING AND REVIEW

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

8. FURTHER INFORMATION

For further information on the Community Infrastructure Levy visit <https://www.southdowns.gov.uk> or email cil@southdowns.gov.uk.

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