



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

SOUTH DOWNS NATIONAL PARK AUTHORITY

October 2021

SOUTH DOWNS  
NATIONAL PARK



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

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# I. INTRODUCTION

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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 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.

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<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>.

<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, 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
<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 the National Park.

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

## PLANNED LEVELS OF DEVELOPMENT IN THE SOUTH DOWNS NATIONAL PARK

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

**TABLE 2 – PLANNED HOUSING DELIVERY IN THE SOUTH DOWNS NATIONAL 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 (as of 31 March 2020)	2,378
Net dwellings with extant permission (as of 31 March 2020)	1,487
Anticipated windfall development (as of 31 March 2020)	510
Completions for the period 2014 / 15 to 2019 / 20	1,653
<b>Total</b>	<b>6,028</b>

<sup>3</sup> The information in this table is taken from the 1 Apr - 2019 to 31 March 2020 Authority Monitoring Report which can be viewed via <https://www.southdowns.gov.uk>.

### 3. COMMUNITY INFRASTRUCTURE LEVY - REPORT 2020 / 21

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 2020 / 21 <sup>4</sup>	£2,173,302.30	
The total amount of CIL receipts for 2020 / 21 <sup>5</sup>	£1,836,384.19	
The total amount of CIL receipts collected by the SDNPA before 1 April 2020 which has not been allocated <sup>6</sup>	£0.00	
The total amount of CIL receipts collected by the SDNPA before 1 April 2020 which have been allocated in 2020 / 21 <sup>7</sup>	£1,503,350.75	This figure includes the 2019 / 20 CIL Receipts and £42.05 underspend from 2018 / 19
The total amount of CIL expenditure for 2020 / 21 <sup>8</sup>	£402,472.99	This figure includes the 2020 / 21 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 2020 / 21 <sup>9</sup>	£1,822,140.35	This figure is the total amount of CIL allocated since April 2017 but not spent as of 31 March 2021, and excludes the payment directly made to Parish / Town Councils and the 2020 / 21 CIL receipts

#### CIL EXPENDITURE IN 2020 / 21

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

- Further information on the items of infrastructure on which CIL has been spent is set out in the Section below and in Table 3.
- No CIL has been spent on repaying money borrowed (no money has been borrowed).
- £91,819.25 has been spent on administration. This is 5% of the total amount of CIL collected in the financial year 2020 / 21.

<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)



## CIL ALLOCATED AND UNSPENT IN 2020 / 21

*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 2021, there was £1,822,140.35 of total CIL receipts allocated for projects but unspent. The 2020 / 21 CIL receipts (£1,836,384.19) were unallocated as of 31 March 2021, the allocation of these funds took place in October 2021 and further information can be found in Section 5 of this document.

Up until October 2021, the SDNPA made the decision to 'split' its CIL receipts into two pots. **Pot 1** would be spent on strategic infrastructure projects most likely to be delivered by the County Councils and other statutory bodies within the National Park, examples include education and large scale transport related projects. **Pot 2** would be spent on other types of infrastructure projects.

### POT 1

As of 31 March 2021, Pot 1 was allocated £1,064,980.05 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 £612,971.04.
- East Sussex County Council was allocated £256,009.01.
- Hampshire County Council was allocated £196,000.00.

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

As of 31 March 2021, the £1,064,980.05 remains unspent. This money has been ring-fenced (for 5 years from the date of allocation) and the 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 2021, Pot 2 was allocated £1,519,507.27 to be spent on the 'High Policy Priority Projects' set out in Table 3. Those projects allocated monies from the 2020 / 21 CIL receipts are set out in Section 5 of this document.

A total of £1,198,902.64 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.

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<sup>11</sup> 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 2021	Progress / Comments
<b>Bevern Stream</b> – Natural Flood Management	2017/18	£5,950.00	£5,950.00	Completed
<b>Centurion Way Phase 2</b> – 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)	2019/20	£500,000.00		
<b>Ditchling – Keymer Road Car Park</b> – to provide additional car parking spaces	2019/20	£70,000.00		Discharge of condition application progressing
<b>Easebourne Park Phase 2</b> – New play equipment, benches and other enhancements	2018/19	£80,270.00	£51,876.63	Scooter Park and Tree sculptures completed in 2020
<b>Egrets Way Phase 4</b> – to provide a shared path / ‘non-motorised user’ route between Lewes and Newhaven	2017/18	£20,230.00	£20,230.00	Completed
<b>Egrets Way Phase 5</b> – to provide a shared path / ‘non-motorised user’ route between Lewes to Newhaven	2018/19	£113,000.00	£113,000.00	Works being completed
<b>Farringdon Village Improvement Scheme</b> - for highway improvement works to improve highway safety issues	2019/20	£11,327.27		
<b>Findon Play Facilities</b> – New play equipment	2018/19	£31,500.00		Consultation being undertaken for design brief (May 2021)
<b>Goodwood Education Trust</b> – Seeley Copse Study Centre	2018/19	£40,000.00	£40,000.00	Completed
<b>Hanger Way</b> - Rights of Way Improvements	2018/19	£11,000.00		
<b>Iping Common</b> – to improve access to the Common	2019/20	£19,000.00		Planning permission being pursued
<b>Kings Arms Youth Project</b> – towards the purchase of, and improvement works to, a new permanent home for the Youth Project	2019/20	£15,000.00	£15,000.00	Completed
<b>Lavant</b> - River Walk	2018/19	£10,000.00		Detailed design confirmed
<b>Lewes Railway Land Local Nature Reserve</b> – Footpath	2018/19	£10,000.00		
<b>Lewes Railway Land Local Nature Reserve</b> – Habitat Improvements	2018/19	£15,500.00	£4,198.00	Dredging and Signal Hide box delivered

Project	Allocated in Financial Yr	Total amount allocated	Total spent as of 31 March 2021	Progress / Comments
<b>Lewes Railway Land Local Nature Reserve</b> – Interpretation Boards	2018/19	£1,000.00		
<b>Lewes Raingarden</b>	2017/18	£10,000.00	£10,000.00	
<b>Liss - Upstream Natural Flood Management</b>	2018/19	£25,000.00		
<b>Liss – Village Hall Refurbishment</b>	2018/19	£15,000.00	£15,000.00	Completed
<b>Liss Triangle Community Centre</b>	2017/18 and 2018/19	£24,275.00		Revised Planning Permission being pursued
<b>Meon Valley Trail</b> – Wickham Springs	2018/19	£35,000.00		
<b>Petworth – Sylvia Beaufoy Pedestrian Crossing</b>	2018/19	£33,000.00	£33,000.00	Completed
<b>Queen Elizabeth Country Park</b> – Ponds, Bugs and Kids	2018/19	£50,000.00		
<b>Seven Sisters Country Park</b> – for a number of infrastructure projects associated with enhancing the facilities	2019/20	£100,000.00		
<b>South Downs Way</b> - Winchester route improvements	2017/18 and 2018/19	£61,600.00		
<b>Stedham</b> - Fitness Trail	2018/19	£2,500.00	£2,500.00	Completed
<b>Stedham Recreation Ground</b> – play equipment	2018/19	£4,850.00	£4,850.00	Completed
<b>Stroud Village Improvement Scheme</b> – for highway improvement works / improved pedestrian footways and crossing points	2019/20	£20,000.00		
<b>Twyford</b> – Pavilion Refurbishment	2018/19	£5,000.00	£5,000.00	Completed
<b>Twyford, Hunter Park</b> - Basketball Court	2018/19	£12,700.00		
<b>Washington Link Footpath</b> – 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	2019/20	£166,700.00		

## CIL PASSED TO PARISH AND TOWN COUNCILS

The amount of CIL passed to Parish and Town Councils<sup>12</sup> in the 2020 / 21 financial year<sup>13</sup> is as follows:

Parish / Town (where CIL liable development has commenced)	Amount paid in 2020 / 21
Alfriston Parish Council	£1,560.73
Binsted Parish Council	£8,286.59
Compton Parish Council	£609.58
Corhampton and Meonstoke Parish Council	£3,283.07
Ditchling Parish Council	£5,652.44
East Dean and Friston Parish Council	£329.27
Elsted and Treyford Parish Council	£2,698.66
Falmer Parish Council	£1,876.83
Fernhurst Parish Council	£2,036.59
Findon Parish Council	£3,672.99
Fulking Parish Council	£900.00
Funtington Parish Council	£2,522.83
Graffham Parish Council	£13,549.26
Harting Parish Council	£3,240.00
Hassocks Parish Council	£439.90
Hawkley Parish Council	£780.37
Itchen Stoke and Ovington Parish Council	£1,718.41
Kingston Parish Council	£6,249.41
Lewes Town Council	£29,506.79
Liss Parish Council	£162,171.53
Midhurst Parish Council	£17,203.03

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

<sup>13</sup> Please note this includes payments made to Councils in Oct 2020 and money generated up to 31 March 2021 albeit the actual payment was passed to the Councils in Apr 2021

Parish / Town (where CIL liable development has commenced)	Amount paid in 2020 / 21
Northchapel Parish Council	£2,076.54
Owslebury and Morestead Parish Council	£1,994.01
Petersfield Town Council	£76,191.95
Piddinghoe Parish Council	£6,132.99
Pulborough Parish Council	£75.00
Singleton Parish Council	£279.30
Steep Parish Council	£433.90
Upham Parish Council	£9,267.26
Walberton Parish Council	£5,048.78
<b>Total</b>	<b>£369,818.09</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 will publish the data 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 2020 / 21 and no notices requiring such action have been served. Recovery of funds is possible when it has not been used within 5 years of receipt or when it has not been used to provide infrastructure needed to support an areas development<sup>14</sup>.

<sup>14</sup> Schedule 2, Paragraph K(i) and (ii)

## THE TOTAL AMOUNT OF CIL RETAINED AT 31 MARCH 2021

	Amount	Further Information
The total amount of CIL receipts for 2020 / 21 retained at the end of the reported year <sup>15</sup>	£1,374,746.85	This figure excludes the 5% for administration and the direct payments made to Parish / Town Councils
CIL receipts from previous years retained at the end of 2020 / 21 <sup>16</sup>	£2,263,882.69	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 2020 / 21 <sup>17</sup>	£1,946.51	This is money retained from unparished areas.
CIL receipts recovered from Parish / Town Councils or retained for unparished areas from previous years <sup>18</sup>	£277.05	This is money retained from unparished areas.

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

<sup>16</sup> Schedule 2, Paragraph L(ii)

<sup>17</sup> Schedule 2, Paragraph J(i) and (ii) and L(iii)

<sup>18</sup> Schedule 2, Paragraph L(iv)

## 4. SECTION 106 LEGAL AGREEMENTS - REPORT 2020 / 21

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 2020 / 21 <sup>19</sup> .	£365,155.00	Details are set out in Table 4.
Total amount of money required by planning obligations which was received during 2020 / 21 <sup>20</sup>	£1,310,412.53	
Total amount of money under any planning obligations which was received before 1 April 2020 which has not been allocated <sup>21</sup>	£641,627.21	

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

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

**TABLE 4: DETAILS OF MONETARY CONTRIBUTIONS SECURED IN 2020 / 21**

Financial contributions secured through S106 agreements 2020 / 21	Source
£1,320 S106 Monitoring Fee	Land adjacent to Strawberry Villas, Amberley (Planning permission reference SDNP/19/04886/FUL)
£440 S106 Monitoring Fee	The Henry Warren Club and Land North East of Prestwood, Nyewood (Planning permission reference SDNP/18/05385/FUL)
£1,760 S106 Monitoring Fee	Aldi House, Brooks Road, Lewes (Planning permission reference SDNP/18/05206/FUL)
£25,000 Economic development contribution	Aldi House, Brooks Road, Lewes (Planning permission reference SDNP/18/05206/FUL)
£356 Solent Recreation Mitigation Partnership	Lavant House Stables, Lavant (Planning permission reference SDNP/19/01158/FUL)
£11,550 Nitrate Mitigation Monitoring Fee	Land East of Southampton Road, Titchfield (Fareham Borough Council Planning permission reference P/18/0068/OA)

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



Financial contributions secured through S106 agreements 2020 / 21	Source
£440 S106 Monitoring Fee	Mells House, Liss (Planning permission reference SDNP/19/05462/FUL)
£10,509 Solent Recreation Mitigation Partnership	Land at Pook Lane, Lavant (Planning permission reference SDNP/18/04918/FUL)
£5,000 towards Centurion Way	Land at Pook Lane, Lavant (Planning permission reference SDNP/18/04918/FUL)
£22,000 S106 Monitoring Fee	Former Syngenta Site, Fernhurst (Planning permission reference SDNP/19/009613/FUL)
£50,000 (only payable if off-site ecological mitigation works are not delivered directly by developer)	Former Syngenta Site, Fernhurst (Planning permission reference SDNP/19/00913/FUL)
£175,000 Transport Contribution	Land North of Buckmore Farm, Petersfield (Planning permission reference SDNP/18/06292/OUT)
£6,500 Travel Plan Monitoring	Land North of Buckmore Farm, Petersfield (Planning permission reference SDNP/18/06292/OUT)
£2,200 S106 Monitoring Fee	Pickwick, Turnpike Road, Amberley (Planning permission reference SDNP/19/05270/OUT)

Financial contributions secured through S106 agreements 2020 / 21	Source
S106 Monitoring Fee	61 Lewes Road, Ditchling (Planning permission reference SDNP/19/02133/FUL)
£42,680 Nitrate Mitigation Monitoring Fee	Whitewool Farm, East Meon (Planning permission reference SDNP/20/01263/FUL)
£6,000 Travel Plan Auditing Fee	Plumpton College, Plumpton (Planning permission reference SDNP/19/03366/OUT)
£3,080 S106 Monitoring Fee	Plumpton College, Plumpton (Planning permission reference SDNP/19/03366/OUT)

## NON-MONETARY CONTRIBUTIONS

Table 5 sets out a summary of the non-financial contributions<sup>22</sup> which have been secured under S106 agreements entered into during 2020 / 21. This includes the delivery of **63 Affordable Homes**<sup>23</sup>, 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.

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

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

**TABLE 5: DETAILS OF NON-MONETARY CONTRIBUTIONS SECURED IN 2020 / 21**

Non-Financial contributions secured through S106 agreements 2020 / 21		Source
7 Discount Market Units	Land adjacent to Strawberry Villas, Amberley (Planning permission reference SDNP/19/04886/FUL)	
1 Discount Market Unit	61 Lewes Road, Ditchling (Planning permission reference SDNP/19/02133/FUL)	
1 Affordable Home	Mells House, Liss (Planning permission reference SDNP/19/05462/FUL)	
9 Affordable Homes, Public Open Space Management Plan, Replacement Football Pitch, Memorial Hall Car Park works	Land at Pook Lane, Lavant (Planning permission reference SDNP/18/04918/FUL)	
Nitrate Mitigation, Woodland Planting Scheme, LEMP, Water Sampling and Water Flow Monitoring Scheme, Capacity Monitoring Report	Whitewool Farm, East Meon (Planning permission reference SDNP/20/01263/FUL)	
Affordable Homes - (30%), self-build (no less than 10%) and custom build (maximum 60%) dwellings, public open space provision, commercial and residential travel plans	Land North of Buckmore Farm, Petersfield (Planning Permission reference SDNP/18/06292/OUT)	

Non-Financial contributions secured through S106 agreements 2020 / 21		Source
43 Affordable Homes, off-site ecological mitigation works, electric vehicle charging points, construction workplace scheme, community liaison and residents promotional pack, Estate Management Company and associated management plans, car share club, community minibus, provision of public footway and other off-site highway works and travel plan	Former Syngenta Site, Fernhurst (Planning permission reference SDNP/19/00913/FUL)	
LEMP, S257 footpath diversion, provision of permissive path following stopping up order, travel plan	Plumpton College, Plumpton (Planning permission reference SDNP/19/03366/OUT)	
3 Affordable Homes	Pickwick, Turnpike Road, Amberley (Planning permission reference SDNP/19/05270/OUT)	
Tied housing for forestry management workers	Home Farm, Mill Lane, Hawkley, Liss (Planning permission reference SDNP/19/06019/MPO)	
Restriction on disposal of land	Offham Barns, Offham (Planning permission reference SDNP/20/05479/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 2020 / 21

Section 278 Highway Agreements (S278) have been secured in relation to the following developments in 2020 / 21.

Development site	Detail
Land at Pook Lane, Lavant (Planning permission reference SDNP/18/04918/FUL)	Highways Works Scheme
Garden Street Auction Rooms, Lewes (Planning permission reference SDNP/18/05444/FUL)	Highways Works Specification
Land North of Buckmore Farm, Petersfield (Planning Permission reference SDNP/18/06292/OUT)	Highways Works Agreement
Former Syngenta Site, Fernhurst (Planning permission reference SDNP/19/00913/FUL)	Highways Works Agreement
Plumpton College, Plumpton (Planning permission reference SDNP/19/03366/OUT)	Phased off-site and on-site highways works, bus scheme and bus control measures

## S106 ALLOCATED AND UNSPENT

The total amount of money (received under any planning obligation) which was allocated but not spent during 2020 / 21 was £740,196.67<sup>24</sup>. A summary of the projects and amount of money allocated is set out in Table 6<sup>25</sup>.

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

<sup>25</sup> 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 2020 / 21	Notes
Affordable Housing - Midhurst CLT	Midhurst	£120,000.00	
Ecological Mitigation, Bordon	Bordon & Whitehill	£33,000.00	
Affordable Housing - Angmering CLT	Angmering	£9,128.00	
St Giles Churchyard Tree Planting & General PROW Maintenance	Horndean	£2,712.71	
Employment & Training Initiative (associated with Penns Field)	East Hampshire District Council	£72,130.26	
Community Facility Improvements (associated with Penns Field)	Petersfield	£112,730.32	
Public Open Space Improvements (associated with Penns Field)	Petersfield	£48,284.64	
Transport Improvements in Petersfield (associated with Penns Field)	Petersfield	£326,160.74	
Biodiversity and Ecology Improvements, Church Green	Corhampton & Meonstoke	£6,050.00	
Resurfacing of Bridleway 504	Binsted	£10,000.00	

## S106 SPEND IN 2020 / 21

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 2020 / 21 was £551,477.37<sup>26</sup>. A summary of the infrastructure on which money has been spent is set out in Table 7<sup>27</sup>.

**TABLE 7: SUMMARY OF S106 SPEND IN 2020 / 21**

Parish / District & Project	Amount
Affordable Housing - Angmering CLT	£15,000.00
Affordable Housing - EHDC	£47,653.54
Binsted - School Bus Stop/Access	£4,315.00
Bordon Mitigation - ARCT Blackmoor	£42,600.00
Chawton - Car Park Barrier	£6,486.00
Chawton - Tree & Hedgerow Works	£1,908.00
Corhampton & Meonstoke - Meon Hall Access Improvements	£8,464.10
Corhampton & Meonstoke - Skatepark Improvements	£17,022.69
Droxford - Car Park Resurfacing	£41,414.62
ESCC - Travel Plan - Court House, Lewes	£7,724.56
ESCC - TRO - Court House, Lewes	£5,419.00
Greatham - Interpretation Boards	£1,307.00
Greatham - Village Gateway & Footpath Signs	£3,745.00
HCC - Hill Brow Road Liss Gateway	£2,275.00
HCC - Petersfield Cycle Stands	£3,960.00
HCC - Sheet Road Improvements	£50,508.93
HCC - Upham Signage Scheme	£352.20
Horndean - Tree Planting & General PROW Maintenance	£307.73
Horndean - Tree Carving	£6,568.70
Lewes - Skatepark Drinking Fountain	£6,455.07

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

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

Parish / District & Project	Amount
Liss - Drainage Works (2)	£2,731.33
Liss - Petanque Court	£5,303.63
Midhurst Greenway - Jubilee Path	£122,671.00
Parham - PROW Improvements	£4,612.50
Petersfield - Community Running Track	£71,024.13
Petersfield - Heritage Fingerposts	£8,075.00
Petersfield - Town Centre Map Boards	£4,023.00
Petworth - Allotment Steps	£825.00
Petworth - Rosemary Gardens	£2,700.00
Petworth - Rosemary Gardens Water Supply	£6,456.04
Petworth - Touch Screen Display	£5,000.00
Rampion	£36,617.23
Selborne - Bench	£841.20
Selborne - Traffic Calming (VAS and Posts)	£1,350.00
Solent Recreation Mitigation Project 2020	£356.00
Steep - POS General Maintenance	£638.17
Worldham - Picnic Table and Bench	£1,307.00
Worldham - Transport Improvements	£2,919.00
Worldham - Village Hall Window	£540.00

The SDNPA has not borrowed any money and therefore no money has been spent on repaying money borrowed<sup>28</sup>.

£2,345.47 has been spent in respect of monitoring the delivery of planning obligations in 2020 / 21<sup>29</sup>. 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.

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

<sup>29</sup> Schedule 2, Paragraph 3(h)(iii)

A total of £3,893,338.52 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) <sup>30</sup>.

<sup>30</sup> Schedule 2, Paragraph 3(i)

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## 5. ALLOCATION OF 2020 / 21 CIL RECEIPTS

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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 of 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**, **146 projects** as **high policy priority** and the remaining as **desirable**.

In 2020 / 21 the SDNPA collected £1,836,384.19. Excluding Parish Payments and administration costs (5%) this leaves **£1,374,746.85** 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.

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

The 2020 / 21 CIL receipts have been allocated to the projects set out in Table 8 below.

## 2020 / 21 CIL RECEIPTS - ALLOCATION

The SDNPA has allocated **£1,374,746.85**, to the following **29 High Policy Priority Projects** (all projects are listed in Appendix B).

**TABLE 8: 2020 / 21 CIL ALLOCATIONS**

Project	2020 / 21 CIL Allocation
Fernhurst - Pavilion 2022 Project	£200,000.00
Lewes - Wallands Primary School SuDs Project	£150,000.00
Egrets Way Phase 6	£131,250.00
Midhurst - Greenway Section A (public rights of way improvements)	£100,000.00
Sustainability Centre, Droxford Road, East Meon (towards wider 'Ready, Steady, Grow' project)	£100,000.00
Seven Sisters Country Park	£80,000.00
Midhurst Common Access Improvement Works	£61,000.00
Hampshire County Council - Miles without Stiles Phase 1 - Winchester and Phase 2 - Southern Gateway (Hambledon - Rowlands Castle)	£53,008.00
Liss - West Liss Recreation Ground	£50,000.00
Queen Elizabeth Country Park - Bike Base (Cycle hubs - new trails for children and adults, bike repair facilities, battery charging, bike washing facilities etc)	£50,000.00
Lavant - Play Area Equipment	£50,000.00
Beachy Head Chaplaincy Improvements	£42,500.00
Petersfield School - Drama Break Out Area	£40,000.00
Droxford Junior School - Landscape Strategy - new play and outdoor education facilities	£37,563.85

Project	2020 / 21 CIL Allocation
Amberley Community Car Park	£35,000.00
Buzz Active - Improving access for paddle sport users (Cuckmere Valley)	£30,000.00
Funtington Village Hall Refurbishment Project	£30,000.00
Petworth - Leconfield Hall Stage 1 Improvements	£20,000.00
Levin Down - Access Improvements	£16,400.00
Bury School - toilet refurbishment	£15,000.00
Beacon Parishes Traffic Group - Jubilee Pathway, Spatham Lane Extension	£15,000.00
Selbourne - Village Highway Improvement Scheme	£15,000.00
Steep - Village Highway Improvement Scheme	£10,000.00
Froxfield and Privett - Village Highway Improvement Scheme	£10,000.00
Greatham - Village Highway Improvement Scheme	£10,000.00
Stedham with Iping Recreation Ground (Phase 2a of 3)	£2,775.00
Stedham with Iping Recreation Ground (Phase 2b of 3)	£9,750.00
Fittleworth - Project LH01 Heathland Restoration	£9,000.00
Fittleworth - Project LH02 Tree Planting	£1,500.00

The 2020 / 21 award is ring-fenced for 3 years to 2023 / 24. Should funding for these infrastructure projects no longer be required, the money could be made available to other projects.

## 6. BIDDING FOR CIL FUNDING - 2021 / 2022

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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 November 2021 and closes on the 28 February 2022.**

#### 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 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

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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

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For further information on the Community Infrastructure Levy visit <https://www.southdowns.gov.uk> 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**

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