



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

SOUTH DOWNS NATIONAL PARK AUTHORITY

September 2022

SOUTH DOWNS  
NATIONAL PARK



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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 grants 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
<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 (as of 31 March 2021)	2,406
Net dwellings with extant permission (as of 31 March 2021)	1,788
Anticipated windfall development (as of 31 March 2021)	459
Completions for the period 2014 / 15 to 2020 / 21	1,765
<b>Total</b>	<b>6,418</b>

<sup>3</sup> The information in this table is taken from the 1 Apr - 2020 to 31 March 2021 Authority Monitoring Report which can be viewed via <https://www.southdowns.gov.uk>.

### 3. COMMUNITY INFRASTRUCTURE LEVY - REPORT 2021 / 22

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 2021 / 22 <sup>4</sup>	£2,709,790.14	
The total amount of CIL receipts for 2021 / 22 <sup>5</sup>	£2,589,066.17	
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 2021 / 22 <sup>7</sup>	£1,374,746.85	
The total amount of CIL expenditure for 2021 / 22 <sup>8</sup>	£1,318,080.43	This figure includes the 2021 / 22 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 2021 / 22 <sup>9</sup>	£2,575,016.28	This figure is the total amount of CIL allocated since April 2017 but not spent as of 31 March 2022, and excludes the payment directly made to Parish / Town Councils and the 2021 / 22 CIL receipts

#### CIL EXPENDITURE IN 2021 / 22

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).
- £129,453.34 has been spent on administration. This is 5% (as standard across England) of the total amount of CIL collected in the financial year 2021 / 22.

<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 2021 / 22

*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 2022, there was £2,575,016.28 of total CIL receipts allocated for projects but unspent. The 2021 / 22 CIL receipts were unallocated as of 31 March 2022, the allocation of these funds took place in September 2022 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. Since October 2021, the SDNPA's CIL receipts have not been split into separate pots.

### POT 1

As of 31 March 2022, the original '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 2022, the £987,384.05 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.

### SINGLE POT (INCLUDING ORIGINAL 'POT 2')

As of 31 March 2022, £2,901,602.13 was allocated to be spent on the 'High Policy Priority Projects' set out in Table 3. Those projects allocated monies from the 2021 / 22 CIL receipts are set out in Section 5 of this document.

A total of £1,596,608.23 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: 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>Egrets Way Project</b> – (Lewes to Newhaven) develop a shared-use (NMUs) path between Lewes and Newhaven - Phases 4, 5 and 6	2017-18, 2018-19 and 2020-21	£294,710.63	£163,460.63	Phase 4 completed, Phase 5 in progress, Phase 6 due to start 2022 / 23
<b>Wallands Primary School SuDs Project, Lewes</b> – to provide an exemplar SuDs providing multiple benefits	2017-18 and 2020-21	£160,000.00	£160,000.00	In progress
<b>Liss Triangle Community Centre</b> – improvements to centre	2017-18 and 2018-19	£24,275.00	£12,836.00	In progress
<b>South Downs Way</b> - Winchester route improvements	2017-18	£61,600.00	£61,600.00	In progress
<b>Easebourne Park Phase 2 Works</b> – new play equipment, paths and toilet	2018-19	£80,270.00	£51,876.63	In progress, final phase expected early 2023
<b>Findon</b> - installation of new play and exercise equipment at Homewood, Horsham Road	2018-19	£31,500.00	£31,500.00	Completed
<b>Goodwood</b> - Seeley Copse Study Centre	2018-19	£40,000.00	£40,000.00	Completed
<b>Hangers Way</b> – Right of Way Improvements	2018-19	£11,000.00	£0.00	Expected completion 2022 / 23
<b>Lavant River Walk</b> - Marsh Lane to north of Playground. To improve connections from mid-Lavant to Village Green (East Lavant)	2018-19	£10,000.00	£0.00	In progress
<b>Lewes Railway Land Local Nature Reserve</b> – 3 projects, Habitat improvements, footpath improvements and interpretation boards	2018-19	£26,500.00	£21,808.00	Footpath improvements completed, Habitats works in progress, interpretation boards not started
<b>Liss - Upstream Natural Flood Management Project</b> - project will use Natural Flood Management to slow surface water and river flooding	2018-19	£25,000.00	£11,070.00	In progress
<b>Liss</b> - Village Hall Refurbishment	2018-19	£15,000.00	£15,000.00	Completed
<b>Meon Valley Trail - Wickham Springs</b> - upgrade and improve drainage system	2018-19	£35,000.00	£21,246.00	In progress
<b>Petworth</b> - Sylvia Beaufoy Pedestrian Crossing	2018-19	£33,000.00	£33,000.00	Completed

Project	Allocated in Financial Yr	Total amount allocated	Total spent as of 31 March 2021	Progress / Comments
<b>Queen Elizabeth Country Park</b> - Ponds, Bugs and Kids project to provide outdoor shelter and improvements allowing children to explore and learn about the natural environment	2018-19	£50,000.00	£0.00	Due to start in late 2022 / 23
<b>Stedham Fitness Trail</b>	2018-19	£2,500.00	£2,500.00	Completed
<b>Stedham Recreation Ground</b> - Dome Climber Installation	2018-19	£4,850.00	£4,850.00	Completed
<b>Twyford - Hunter Park Basketball Court</b> – refurbishment works	2018-19	£12,700.00	£12,700.00	Completed
<b>Twyford</b> – Pavilion Refurbishment	2018-19	£5,000.00	£5,000.00	Completed
<b>Centurion Way Phase 2</b> – construction of part of a new 5.3km non-motorised user path from West Dean to South Downs Way at Cocking (following the former Chichester to Midhurst Railway Line)	2019-20	£500,000.00	£0.00	Due to start in late 2022 / 23
<b>Ditchling - Keymer Road Car Park</b>	2019-20	£70,000.00	£0.00	Due to start in late 2022 / 23
<b>Farringdon</b> - Village Highway Improvement Scheme	2019-20	£11,327.28	£0.00	Not started, Officers to follow up
<b>Stroud</b> - Village Highway Improvement Scheme	2019-20	£20,000.00	£0.00	Not started, Officers to follow up
<b>Iping Common</b> - Access Improvement Works	2019-20	£19,000.00	£0.00	Expected completion late 2022 / 23
<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>Washington Village &amp; South Downs Way</b> - to provide an 'off-road' route between Washington Village and the South Downs Way at Washington Bostal Car Park	2019-20	£166,700.00	£0.00	Expected start 2023 / 24
<b>Seven Sisters Country Park</b> – to improve facilities and services	2019-20 and 2020-21	£180,000.00	£180,000.00	In progress
<b>Amberley Community Car Park</b> – creation of new car park, School Road	2020-21	£35,000.00	£35,000.00	In progress
<b>Beachy Head Chaplaincy</b> – improvements to existing facilities for Chaplains, Coastguards and Police	2020-21	£42,500.00	£0.00	Due to start in late 2022 / 23
<b>Bury School</b> - toilet refurbishment	2020-21	£15,000.00	£15,000.00	In progress

Project	Allocated in Financial Yr	Total amount allocated	Total spent as of 31 March 2021	Progress / Comments
<b>Buzz Active</b> - improving access for paddle sport users (Cuckmere Valley)	2020-21	£30,000.00	£30,000.00	In progress
<b>Droxford Junior School, Landscape Strategy</b> - new play and outdoor education facilities	2020-21	£37,563.85	£13,449.27	In progress
<b>Fernhurst Pavilion 2022</b> – to modernise and expand the sports pavilion to serve Fernhurst	2020-21	£200,000.00	£200,000.00	In progress, completion anticipated Oct 2022
<b>Fittleworth</b> - Project LH01 Heathland Restoration at Hesworth Common	2020-21	£9,000.00	£0.00	Due to start in late 2022 / 23
<b>Fittleworth</b> - Project LH02 Tree Planting at Birchwalk Woods	2020-21	£1,500.00	£0.00	Not started, Officers to follow up
<b>Froxfield and Privett</b> - Village Highway Improvement Scheme	2020-21	£10,000.00	£0.00	Not started, Officers to follow up
<b>Funtington</b> - Village Highway Improvement Scheme	2020-21	£30,000.00	£0.00	Not started, Officers to follow up
<b>Greatham</b> - Village Highway Improvement Scheme	2020-21	£10,000.00	£10,000.00	In progress
<b>Hampshire County Council, Miles without Stiles</b> - Phase 1 - Winchester (total of 91km stile free access) and Phase 2 - Southern Gateway (Hambleton - Rowlands Castle – total of 121km stile free access)	2020-21	£53,008.00	£0.00	Not started, Officers to follow up
<b>Lavant - Play Area Equipment</b> - replace / renew children's playground	2020-21	£50,000.00	£50,000.00	In progress
<b>Leconfield Hall, Petworth</b> - Stage I Improvements	2020-21	£20,000.00	£0.00	Not started, Officers to follow up
<b>Levin Down</b> - access improvement works / new walking routes	2020-21	£16,400.00	£0.00	Not started, Officers to follow up
<b>Midhurst - Greenway Section A</b> – to create a shared-use path and public rights of way improvements	2020-21	£100,000.00	£0.00	Expected start 2023 / 24
<b>Midhurst Common</b> - access improvement works (multi-user routes)	2020-21	£61,000.00	£0.00	Expected start 2023 / 24
<b>Petersfield School</b> - Drama Break Out Area / outdoor facilities	2020-21	£40,000.00	£40,000.00	In progress
<b>Queen Elizabeth Country Park - Bike Base</b> - Cycle hubs, new trails for children and adults, bike repair facilities, battery charging, bike washing facilities etc	2020-21	£50,000.00	£0.00	Not started, Officers to follow up

Project	Allocated in Financial Yr	Total amount allocated	Total spent as of 31 March 2021	Progress / Comments
<b>Selborne</b> - Village Highway Improvement Scheme	2020-21	£15,000.00	£0.00	Not started, Officers to follow up
<b>Stedham with Iping Recreation Ground - Common View</b> - Phase 2b of 3 to replace / renew play equipment	2020-21	£9,750.00	£9,750.00	Completed
<b>Stedham with Iping Recreation Ground - Village Green</b> - Phase 2a of 3 to replace / renew play equipment	2020-21	£2,775.00	£2,775.00	Completed
<b>Steep</b> - Village Highway Improvement Scheme	2020-21	£10,000.00	£0.00	Not started, Officers to follow up
<b>Sustainability Centre, Droxford (towards wider 'Ready, Steady, Grow' project)</b> – to expand facilities and services about sustainable education, eco-tourism and residential courses	2020-21	£100,000.00	£62,400.00	In progress
<b>West Liss Recreation Ground, Liss</b> – to expand and renew recreational provision including play area, MUGA and fitness area.	2020-21	£50,000.00	£50,000.00	In progress
<b>Westmeston Jubilee Pathway Trust</b> - Jubilee Pathway, Spatham Lane Extension (300m pathway on the west verge of Spatham Lane)	2020-21	£15,000.00	£0.00	Expected to start late 2022 / 23

## CIL PASSED TO PARISH AND TOWN COUNCILS

The amount of CIL passed to Parish and Town Councils<sup>12</sup> in the 2021 / 22 financial year<sup>13</sup> is as follows:

Parish / Town (where CIL liable development has commenced)	Amount paid in 2021 / 22
Amberley Parish Council	£14,465.43
Beddingham with Glynde Parish Council	£754.02
Berwick Parish Council	£7,704.58
Binsted Parish Council	£7,221.48
Bishops Waltham Parish Council	£480.69
Cheriton Parish Council	£450.00
Coldwaltham Parish Council	£3,669.73
Corhampton and Meonstoke Parish Council	£1,800.00
Cuckmere Valley Parish Council	£1,304.35
Ditchling Parish Council	£609.15
Droxford Parish Council	£32,820.00
Easebourne Parish Council	£5,722.78
East Dean and Friston Parish Council	£1,926.63
East Meon Parish Council	£7,708.00
Elsted and Treyford Parish Council	£1,799.10
Fulking Parish Council	£900.00
Funtington Parish Council	£12,703.64
Harting Parish Council	£11,610.69
Hawkey Parish Council	£3,105.00
Itchen Valley Parish Council	£2,178.22
Lavant Parish Council	£93,554.79
Lewes Town Council	£39,526.16

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

Parish / Town (where CIL liable development has commenced)	Amount paid in 2021 / 22
Liss Parish Council	£193,604.68
Lodsworth Parish Council	£208.85
Milland Parish Council	£206.96
Petersfield Town Council	£2,558.38
Pulborough Parish Council	£221.34
Pyecombe Parish Council	£12,940.24
Selborne Parish Council	£6,176.13
Steep Parish Council	£6,344.84
Swanmore Parish Council	£1,200.00
Tillington Parish Council	£1,847.67
Trotton with Chithurst Parish Council	£4,751.34
Twyford Parish Council	£664.84
Upham Parish Council	£9,267.26
West Meon Parish Council	£17,197.60
<b>Total</b>	<b>£509,204.57</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).

<sup>13</sup> Please note this includes payments made to Councils in Oct 2021 and money generated up to 31 March 2022 albeit the actual payment was passed to the Councils in Apr 2022

No CIL, passed to Parish and Town Councils, has been recovered by the SDNPA during 2021 / 22 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>.

## THE TOTAL AMOUNT OF CIL RETAINED AT 31 MARCH 2022

	Amount	Further Information
The total amount of CIL receipts for 2021 / 22 retained at the end of the reported year <sup>15</sup>	£1,950,408.26	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 2021 / 22 <sup>16</sup>	£2,583,992.28	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 2021 / 22 <sup>17</sup>	£1,073.01	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>	£1,050.15	This is money retained from unparished areas.

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

<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 2021 / 22

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

### MONETARY CONTRIBUTIONS

		Further Information
Total amount of money to be provided under planning obligations which were entered into during 2021 / 22 <sup>19</sup> .	£1,950,295	Details are set out in Table 4.
Total amount of money required by planning obligations which was received during 2021 / 22 <sup>20</sup>	£161,962.17	
Total amount of money under any planning obligations which was received before 1 April 2021 which has not been allocated <sup>21</sup>	£542,133.57	

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

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

**TABLE 4: DETAILS OF MONETARY CONTRIBUTIONS SECURED IN 2021 / 22**

Financial contributions secured through S106 agreements 2021 / 22	Source
£11,550 Nitrate Mitigation Monitoring Fee	Warnford Park, Warnford (Nitrate Mitigation Strategic Site)
£4,000 Transport Contribution £1,320 S106 Monitoring Fee	Land at Limborne Lane, Fittleworth (Planning permission reference SDNP/20/03676/FUL)
£9,205 Solent Recreation Mitigation £11,550 Nitrate Mitigation Monitoring Fee	Land South of Heather Close, West Ashling (Planning permission reference SDNP/20/01855/FUL)
£440 S106 Monitoring Fee	Smugglers Copse, Milland (Planning permission reference SDNP/20/01796/FUL)
£440 S106 Monitoring Fee	Land West of Rotherbank Farm, Liss (Planning permission reference SDNP/19/03210/FUL)
£880 S106 Monitoring Fee	Land at Long Priors, West Meon (Planning permission reference SDNP/20/03432/FUL)
£35,000 Community Facilities Contribution £3,960 S106 Monitoring Fee	Lower Yard, Newton Valence (Planning permission reference SDNP/19/03160/OUT)

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



Financial contributions secured through S106 agreements 2021 / 22	Source
£7,500 Nitrate Mitigation Monitoring Fee	32 Little London, Chichester (CDC Planning permission reference 20/02546/FUL)
£2,640 S106 Monitoring Fee	3 Church Hill, Midhurst (Planning permission reference SDNP/20/04635/FUL)
£11,550 Nitrate Mitigation Monitoring Fee £440 S106 Monitoring Fee	Land adjacent to Greenlands House, Chichester (CDC Planning permission reference 20/03278/FUL)
£11,550 Nitrate Mitigation Monitoring Fee £440 S106 Monitoring Fee	22a and Land to rear of 24 Lavant Road, Chichester (CDC Planning permission reference 20/01897/FUL)
£440 S106 Monitoring Fee	Whitewool Farm, East Meon (Planning permission reference SDNP/20/01263/FUL)
£11,550 Nitrate Mitigation Monitoring Fee £440 S106 Monitoring Fee	1-71 Royal Close, Chichester (CDC Planning permission reference 20/02530/FUL)
£20,000 Travel Plan Bond £15,000 Travel Plan Approval Fee £1,500 Travel Plan Auditing Fee £1,320 S106 Monitoring Fee	Paris House, Petersfield (Planning permission reference SDNP/20/05058/FUL)

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

Financial contributions secured through S106 agreements 2021 / 22	Source
£1,700,000 Sustainable Transport Contribution £10,000 Transport Contribution £45,200 Travel Plan (payable on non-completion of works) £6,500 Travel Plan Auditing Fee £25,000 S106 Monitoring Fee	Old Malling Farm, Lewes (Planning permission reference SDNP/18/06103/OUT)
£880 S106 Monitoring Fee	Land at Greenway Lane, Buriton (Planning permission reference SDNP/21/02014/FUL)

## 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 2021 / 22. This includes the delivery of **197 Affordable Homes**<sup>23</sup>. 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 2021 / 22**

Non-Financial contributions secured through S106 agreements 2021 / 22	Source
Nitrate Mitigation	Warnford Park, Warnford (Nitrate Mitigation Agreement)

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

<b>Non-Financial contributions secured through S106 agreements 2021 / 22</b>	<b>Source</b>
7 Affordable homes	Land at Limborne Lane, Fittleworth (Planning permission reference SDNP/20/03676/FUL)
9 Affordable homes, Nitrate Mitigation	Land South of Heather Close, West Ashling (Planning permission reference SDNP/20/01855/FUL)
Woodland Management Scheme	Smugglers Copse, Milland (Planning permission reference SDNP/20/01796/FUL)
4 Affordable homes, Permissive path	Land at Long Priors, West Meon (Planning permission reference SDNP/20/03432/FUL)
2 Affordable homes, 2 Estate Worker dwellings, dedication of Meon Valley Trail, Permissive path and repairs to Bridleway 12	Lower Yard, Newton Valence (Planning permission reference SDNP/19/03160/OUT)
Nitrate Mitigation	32 Little London, Chichester (CDC Planning permission reference 20/02546/FUL)
1 Low cost dwelling	3 Church Hill, Midhurst (Planning permission reference SDNP/20/04635/FUL)
Habitat Management Plan	Land Adjoining the Northern Boundary of the A27, Lancing (Planning permission reference SDNP/20/05236/FUL)

<b>Non-Financial contributions secured through S106 agreements 2021 / 22</b>	<b>Source</b>
Nitrate Mitigation	Land adjacent to Greenlands House, Chichester (CDC Planning permission reference 20/03278/FUL)
6 Affordable homes, Nitrate Mitigation	Land adjacent Coppice Cottages, East Meon (Planning permission reference SDNP/19/06024/FUL)
Nitrate Mitigation	22a and Land to rear of 24 Lavant Road, Chichester (CDC Planning permission reference 20/01897/FUL)
Nitrate Mitigation	1-71 Royal Close, Chichester (CDC Planning permission reference 20/02530/FUL)
Travel Plan, S278 Agreement	Paris House, Petersfield (Planning permission reference SDNP/20/05058/FUL)
Bridleway dedication agreement	Iford Farm, Iford (Planning permission reference SDNP/20/05439/FUL)
Additional 14 Affordable homes	Land at Rotherlea, Petworth (Planning permission reference SDNP/15/01862/FUL)
2 Affordable homes	Land east of the Grange, Liss (Planning permission reference SDNP/21/02541/FUL)

Non-Financial contributions secured through S106 agreements 2021 / 22	Source
113 Affordable homes, Travel Plan, S278 Highways Agreement, footpath/cycleway improvements and Car Share Club	Old Malling Farm, Lewes (Planning permission reference SDNP/18/06103/OUT)
Additional 35 Affordable homes	Street Record, Brooks Road, Lewes (Planning permission reference SDNP/17/03100/FUL)
4 Affordable homes	Land at Greenway Lane, Buriton (Planning permission reference SDNP/21/02014/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 estate / land management matters are not listed within Table 5.

## S278 AGREEMENTS SECURED IN 2021 / 22

Section 278 Highway Agreements (S278) have been secured in relation to the following developments in 2021 / 22.

Development site	Detail
Paris House, Petersfield (Planning permission reference SDNP/20/05058/FUL)	Highways Works
Old Malling Farm, Lewes (Planning permission reference SDNP/18/06103/OUT)	Highways Works

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

Development site	Detail
Land at Greenway Lane, Buriton (Planning permission reference SDNP/21/02014/FUL)	S184 Highways Works Agreement

## S106 ALLOCATED AND UNSPENT

The total amount of money (received under any planning obligation) which was allocated but not spent during 2021 / 22 was £923,218.89<sup>24</sup>. A summary of the projects and amount of money allocated is set out in Table 6<sup>25</sup>.

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

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

<b>Infrastructure Provision</b>	<b>Parish / Town</b>	<b>Funds allocated and unspent in 2021 / 22</b>	<b>Notes</b>
Affordable Housing – ASHP, Angmering	Angmering	£42,000.00	Grant approved
Affordable Housing – Solar Panels, Sheet	Sheet	£40,000.00	Grant approved
Affordable Housing - Provision, Pells Primary, Lewes	Lewes	£536,255.28	Grant approved
Affordable Housing – Provision, Westbourne	Westbourne	£120,000.00	Provisional allocation, grant submission expected 2022-23
Affordable Housing – Provision, Rotherlea, Petworth	Petworth	£62,269.62	Provisional allocation, grant submission expected 2022-23
Affordable Housing – Provision, School Lane, Wickham	Wickham	£32,981.13	Grant approved
White Hart Cycleway & Landscaping Improvements	Petersfield	£20,000.00	Spent in 2022- 23
Avenue Pavilion Extension	Petersfield	£33,000.00	Spent in 2022- 23
Sports Ground Maintenance Equipment	Petersfield	£32,901.46	Spent in 2022- 23
Footpath Improvements	Chawton	£3,811.40	Spent in 2022- 23

## S106 SPEND IN 2021 / 22

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 2021 / 22 was £505,977.13<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 2021 / 22**

Parish / District & Project	Amount
Affordable Housing – Angmering	£110,000.00
Affordable Housing – Owslebury	£4,709.00
Affordable Housing – Midhurst	£70,000.00
Binsted – Bridleway 504 Improvements	£10,000.00
Bordon – ARC Trust Natterjack Toad Reintroduction	£39,892.23
Bordon – MOD Ecological Mitigation	£28,612.50
Chawton – Footpath Improvements	£12,210.00
Chawton – Information Lecterns	£4,122.60
Corhampton & Meonstoke – Church Green Ecology Improvements	£6,050.00
ESCC – Travel Plan Auditing & Monitoring Fees	£14,490.07
Fernhurst – Primary School Security Access	£8,819.00
Hordean – St Giles Tree Planting, PROW Maintenance & Tools	£2,712.71
Lewes – Co Wheels Provision – Brooks Road	£18,466.76
Lewes – Co Wheels Provision – Malling Street	£6,854.37
Liss – Village Gateways & School Zone	£81,204.68
Petersfield – Borough Road Tree Planting	£5,456.50
Petersfield – Paddock Way Sports Wall, Goal Posts, Trees and Hedgerow planting	£41,624.48
Petworth – Commemorative Bench	£3,750.00

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

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

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

Parish / District & Project	Amount
Petworth – Leconfield Hall Improvements	£5,000.00
Petworth – Sports Pavilion Improvements	£11,100.30
Rampion Projects	£12,799.00
West Meon – Replacement Bus Shelter	£4,028.14
WSCC – Fire & Rescue and Library contributions	£4,074.79

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

£9,453.26 has been spent in respect of monitoring the delivery of planning obligations in 2021 / 22<sup>29</sup>. Since October 2019, the SDNPA has charged monitoring fees, in order to recover the costs of this work.

A total of £3,539,870.30 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>29</sup> Schedule 2, Paragraph 3(h)(iii)

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

## 5. ALLOCATION OF 2021 / 22 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**, **130 projects** as **high policy priority** and the remaining as **desirable**.

In 2021 / 22 the SDNPA collected £2,589,066.17. Excluding Parish Payments and administration costs (5%) this leaves **£1,950,408.26** to allocate to infrastructure projects.

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

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 2021 / 22 CIL receipts have been allocated to the projects set out in Table 8 below.

## 2021 / 22 CIL RECEIPTS - ALLOCATION

The SDNPA has allocated **£1,950,408.26**, to the following **38 High Policy Priority Projects** (all projects are listed in Appendix B).

**TABLE 8: 2021 / 22 CIL ALLOCATIONS**

Project	2021 / 22 CIL Allocation
<b>Egrets Way - Phase 7</b> , 0.8km North Piddinghoe to Deans Farm - a shared use (NMUs) path	£300,000.00
<b>Fittleworth Primary School</b> - Playground improvements - project will focus on adapting to climate change, demonstrating sustainable water management (SuDs) and nature recovery as well as providing education, play and sporting opportunities.	£200,000.00
<b>Regeneration of the Cockshut Chalk stream</b> - creation of 6.8ha wetland (including the restoration of the natural course of the stream, enhance flow and connectivity to the floodplain and Lewes Brooks, removal of invasive non-native species, tree planting and creation of new bank to enhance public access)	£150,000.00
<b>Pulborough Brooks Takes Flight</b> (improved visitor centre, upgrades and more accessible trails, improved volunteer facilities)	£110,000.00
<b>Liss - Newman Collard Recreation Improvements</b> - outdoor fitness equipment and MUGA	£118,000.00
<b>Bury C of E Primary School</b> (South Downs Ambassador School) - Classroom Extension to accommodate Yr 5 and 6 pupils as they progress through the school	£100,000.00
<b>Marwell to Winchester Bridleways</b> - upgrade network of Bridleways in and around Marwell Zoo and Hotel - up to 1.5km of surfacing and drainage works (linked to future project to deliver off-road link from Marwell to Winchester)	£100,000.00
<b>Seven Sisters Country Park</b> - A National Park for all: Improving Accessibility - Warden accommodation (to support year round tourism, inc installation of air source heat pumps) and providing new facility block for Camping Barn (accessible toilet, shower and cooking facilities)	£96,000.00

Project	2021 / 22 CIL Allocation
<b>Greatham Village Hall Recreation Ground</b> - creation of all-inclusive accessible playground (to replace existing playground)	£90,000.00
<b>Buriton Village Hall Enhancements</b> - energy efficiency improvements - potential for 12kw solar PV and provision of two fast-charge EV charging Points	£50,000.00
<b>Landport Skatepark</b> (Community Build), Lewes - new cycle track and skatepark at Landport Recreation Ground	£50,000.00
<b>Buzz Active</b> - Improvements to Canoe Barn at Cuckmere (to enable business to continue, works include flood protection measures and replacement / improved gates and entranceway)	£43,000.00
<b>Changing Places Toilet - Queen Elizabeth Country Park</b>	£40,000.00
<b>Sussex Ouse Valley</b> - Path Improvements, Lewes (surface and habitat improvements to 1074m of Ouse Valley Way to enable year round access to riverside path)	£40,000.00
<b>Selborne - Traffic calming scheme</b> - improve entrances to Selborne and widen footways / reduce carriageway	£40,000.00
<b>Upper Beeding - Riverside Walk</b> improvements (includes 350m extension)	£35,000.00
<b>South Malling School, Lewes</b> - Replace and enhance playground equipment (inc MUGA)	£34,500.00
<b>Changing Places Toilet - Petersfield Town Centre</b>	£30,000.00
<b>The Petersfield School</b> , installation of Climbing Wall (will also be open to Community Groups free of charge)	£29,000.00
<b>OVESCo - Get Bikery, Lewes</b> - Ecargo bike service for Lewes	£27,000.00
<b>Iford</b> - off road Cycle Way from Iford to Swanborough (upgrade of footpath to permissive cycle path and bridleway including linking in with Bridleway Iford 13)	£26,000.00
<b>Steinying to Washington</b> - Proposed Permissive Bridleway - 685m of surface improvements and installation of gates	£25,000.00
<b>South Harting</b> - installation of Road Crossing on B2146 to South Gardens (the 14 acres of recreational space)	£25,000.00

Project	2021 / 22 CIL Allocation
<b>Sylva Beaufoy Youth Centre</b> - Installation of Solar Panels	£20,660.00
<b>Access Improvements to the Watercress Way, Winchester</b> (such as re-profiling of land, installation of hand rails and changes to existing ramps)	£20,000.00
<b>Petworth Park Sports Ground</b> - Sports and Recreation Equipment	£20,000.00
<b>Meonstoke C of E Infant School</b> - To improve a wooded area and bark pathways within the school grounds	£18,000.00
<b>East Tisted</b> – Highway Public Realm Improvements (inc review and reduction of existing highway signs, bespoke village gateway signs and new fingerposts)	£15,000.00
<b>East Meon</b> - Highway Public Realm Improvements (inc review and reduction of existing highway signs, bespoke village gateway signs and new fingerposts)	£15,000.00
<b>Iford Bridleway</b> - 1.7km surface works to recently designated Iford - Rise Farm Bridleway to enable year round shared use (adding to Ouse Valley Cycle Network)	£15,000.00
<b>Sheet</b> - Highway Public Realm Improvements (inc reduction of junction with Village Green, various measures on London Road - improved crossing points, and decluttering of signage)	£15,000.00
<b>Keymer Road (Ditchling), New Car Park</b>	£10,000.00

Project	2021 / 22 CIL Allocation
<b>Upper Beeding - Small Dole Skatepark</b> (redesign and rebuild of existing facilities)	£10,000.00
<b>Improve Mound by Heart of Reeds, Lewes Railway Land Local Nature Reserve</b> (improvements to paths and handrails, additional wildflower planting)	£10,000.00
<b>Stedham Recreation Ground Improvements</b> - Phase 3 (replacement of old climbing frame with new rope pyramid and see-saw)	£9,000.00
<b>Twyford - Flood Alleviation Scheme</b> (to fund Phase I - construct of 115m length ditch to replace 90m section of pipe on Hazeley Road)	£8,748.26
<b>Arundel</b> - New Map / Information Board at Town Quay	£3,000.00
<b>St Thomas a Becket Church, Lewes</b> - Tower Access Project – (Make safe the 15th Century spiral staircase to Grade II* listed Church to enable public access again)	£2,500.00

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 - 2022 / 2023

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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 October 2022 and closes on the 31 January 2023.**

#### 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 [www.southdowns.gov.uk](http://www.southdowns.gov.uk) or email [cil@southdowns.gov.uk](mailto:cil@southdowns.gov.uk).

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