



Infrastructure Business Plan (including the Annual Infrastructure Funding Statement)

South Downs National Park Authority

December 2023

SOUTH DOWNS
NATIONAL PARK



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1. 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 grants and support;
- **Government grants** – Direct or indirect through Local Authority 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 59C 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 1 shows how these link to the Purposes and Duty.

Table 1 – 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 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 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 2022)	2,351
Net dwellings with extant permission (as of 31 March 2022)	541
Anticipated windfall development (as of 31 March 2022)	408
Completions for the period 2014 / 15 to 2021 / 22	2,000
Total	5,300

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

3. Community Infrastructure Levy - Report 2022 / 23

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 2022 / 23 ⁴	£2,941,476.84	
The total amount of CIL receipts for 2022 / 23 ⁵	£3,015,308.45	
The total amount of CIL receipts collected by the SDNPA <i>before</i> 1 April 2022 which has not been allocated ⁶	£0.00	
The total amount of CIL receipts collected by the SDNPA <i>before</i> 1 April 2022 which have been allocated in 2022 / 23 ⁷	£1,950,408.26	
The total amount of CIL expenditure for 2022 / 23 ⁸	£1,434,121.84	This figure includes the 2022 / 23 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 2022 / 23 ⁹	£4,790,123.80	This figure is the total amount of CIL allocated since April 2017 but not spent as of 31 March 2023, and excludes the payment directly made to Parish / Town Councils and the 2022 / 23 CIL receipts

CIL Expenditure in 2022 / 23

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

- Further information on the items of infrastructure on which CIL has been spent is set out in the Section below and in Tables 3a and 3b.
- No CIL has been spent on repaying money borrowed (no money has been borrowed).
- £150,765.49 has been spent on administration. This is 5% (as standard across England) of the total amount of CIL collected in the financial year 2022 / 23.

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 2022 / 23

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

As of the 31 March 2023, there was £4,790,123.80 of total CIL receipts allocated for projects but unspent. The 2022 / 23 CIL receipts were unallocated as of 31 March 2023, the allocation of these funds took place in December 2023 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 2023, 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 2023, £987,408.05 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 – see Section 5 of this document for reference to all monies which have been ‘reallocated’.

Single Pot (including Original ‘Pot 2’)

As of 31 March 2023, £4,844,557.39 was allocated to be spent on the ‘High Policy Priority Projects’ set out in Tables 3a and 3b. Those projects allocated monies from the 2022 / 23 CIL receipts are set out in Section 5 of this document.

A total of £2,866,350.85 remains unspent on projects allocated money by the SDNPA (see Tables 3a and 3b below). 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 project – see Section 5 of this document for reference to all monies which have been ‘reallocated’.

¹¹ Schedule 2, Paragraph 1(h)

Table 3a: Project Progress

Project	Allocated in Financial Yr.	Total amount allocated	Total spent as of 31 March 2023	Progress / Comments
Liss - Triangle Community Centre	2017-18	£24,275.00	£12,836.00	Remaining £11,439.00 spent July 2023
Lavant River Walk	2018-19	£10,000.00		
Liss - Upstream Natural Flood Management Project	2018-19	£25,000.00	£11,070.00	Remaining £13,930.00 spent Nov 2023
Centurion Way	2019-20	£500,000.00	£174,982.61	Remaining £325,017.39 spent Nov 2023
Hampshire County Council - Farringdon Village Improvement	2019-20	£11,327.28		£11,301.40 spent June 2023. £25.88 underspend reallocated
Droxford Junior School, Landscape Strategy - new play and outdoor education facilities	2020-21	£37,563.85	£35,547.71	In progress
Egrets Way Phase 6 – to develop a shared-use path from Rise Farm to Rodmell (3.1km)	2020-21	£131,250.00		
Fittleworth - Project LH01 Heathland Restoration at Hesworth Common	2020-21	£9,000.00	£3,251.00	
Fittleworth - Project LH02 Tree Planting at Birchwalk Woods	2020-21	£1,500.00		
Froxfield and Privett - Village Highway Improvement Scheme	2020-21	£10,000.00		Starting Spring 2024
Hampshire County Council, Miles without Stiles - Phase 1 - Winchester (total of 91km stile free access) and Phase 2 - Southern Gateway (Hambledon - Rowlands Castle – total of 121km stile free access)	2020-21	£53,008.00		
Leconfield Hall, Petworth - Stage 1 Improvements	2020-21	£20,000.00		Starting Winter 2023/24
Levin Down - access improvement works / new walking routes	2020-21	£16,400.00	£11,764.00	In Progress

Project	Allocated in Financial Yr.	Total amount allocated	Total spent as of 31 March 2023	Progress / Comments
Midhurst - Greenway Section A – to create a shared-use path and public rights of way improvements	2020-21	£100,000.00		
Midhurst Common - access improvement works (multi-user routes)	2020-21	£61,000.00		
Selbourne - Village Highway Improvement Scheme	2020-21	£15,000.00		Starting April 2024
Steep - Village Highway Improvement Scheme	2020-21	£10,000.00		Starting Winter 2023/24
Westmeston Jubilee Pathway Trust - Jubilee Pathway, Spatham Lane Extension (300m pathway on the west verge of Spatham Lane)	2020-21	£15,000.00		
Access Improvements to the Watercress Way, Winchester (such as re-profiling of land, installation of handrails and changes to existing ramps)	2021-22	£20,000.00		
Arundel - New Map / Information Board at Town Quay	2021-22	£3,000.00		
Buriton Village Hall Enhancements - energy efficiency improvements - potential for 12kw solar PV and provision of two fast-charge EV charging Points	2021-22	£50,000.00		
Bury C of E Primary School (South Downs Ambassador School) - Classroom Extension to accommodate Yr. 5 and 6 pupils as they progress through the school	2021-22	£100,000.00		
Buzz Active - Improvements to Canoe Barn at Cuckmere (to enable business to continue)	2021-22	£43,000.00		£20,574.00 spent July 2023
Changing Places Toilet - Petersfield Town Centre	2021-22	£30,000.00		
Changing Places Toilet - Queen Elizabeth Country Park	2021-22	£40,000.00		Starting Winter 2023/24

Project	Allocated in Financial Yr.	Total amount allocated	Total spent as of 31 March 2023	Progress / Comments
East Meon - Highway Public Realm Improvements (inc review and reduction of existing highway signs, bespoke village gateway signs and new fingerposts)	2021-22	£15,000.00		Design works with HCC and parish starting Winter 2023/24
East Tisted - Public Realm Improvements (inc review and reduction of existing highway signs, bespoke village gateway signs and new fingerposts)	2021-22	£15,000.00		Design works with HCC and parish starting Winter 2023/24
Egrets Way - Phase 7, 0.8km North Piddinghoe to Deans Farm - develop a shared use (NMUs) path	2021-22	£300,000.00		
Fittleworth Primary School - 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.	2021-22	£200,000.00		
Greatham Village Hall Recreation Ground - creation of all-inclusive accessible playground (to replace existing playground)	2021-22	£90,000.00		
Iford Bridleway - 1.7km surface works to recently designated Iford - Rise Farm Bridleway to enable year-round shared use (adding to Ouse Valley Cycle Network)	2021-22	£15,000.00		
Keymer Road Car Park, Ditchling	2021-22	£10,000.00	£1,888.80	Further £1.846.76 spent Sept 2023
Landport Skatepark (Community Build), Lewes - new cycle track and skatepark at Landport Recreation Ground	2021-22	£50,000.00		
Liss - Newman Collard Recreation Improvements - outdoor fitness equipment and MUGA	2021-22	£118,000.00		
Marwell to Winchester Bridleways - 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)	2021-22	£100,000.00		

Project	Allocated in Financial Yr.	Total amount allocated	Total spent as of 31 March 2023	Progress / Comments
OVESCO - Get Bikery, Lewes (Ecargo bike service for Lewes)	2021-22	£27,000.00	£18,178.93	In Progress
Petworth Park Sports Ground - Sports and Recreation Equipment	2021-22	£20,000.00		Starting Spring 2024
Proposed Permissive Bridleway - Steyning to Washington (685m of surface improvements and installation of gates)	2021-22	£25,000.00		
Pulborough Brooks Takes Flight (improved visitor centre, upgrades and more accessible trails, improved volunteer facilities)	2021-22	£110,000.00		Pre-App with planning
Selborne - Traffic calming scheme - improve entrances to Selborne and widen footways / reduce carriageway	2021-22	£40,000.00		
Sheet - Highway Public Realm Improvements (inc reduction of junction with Village Green, various measures on London Road - improved crossing points, and decluttering of signage)	2021-22	£15,000.00		
South Harting - installation of Road Crossing on B2146 to South Gardens (the 14 acres of recreational space)	2021-22	£25,000.00		With WSCC Highways
South Malling School - Replace and enhance playground equipment (inc MUGA)	2021-22	£34,500.00		£13,500.00 spent May 2023
Sussex Ouse Valley - Path Improvements, Lewes (surface and habitat improvements to 1074m of Ouse Valley Way to enable year-round access to riverside path)	2021-22	£40,000.00		
Twyford - Flood Alleviation Scheme (to fund Phase 1 - construct of 115m length ditch to replace 90m section of pipe on Hazeley Road)	2021-22	£8,748.26		
Upper Beeding - Riverside Walk improvements (includes 350m extension)	2021-22	£35,000.00		Starting Autumn/Winter 2023/24

Project	Allocated in Financial Yr.	Total amount allocated	Total spent as of 31 March 2023	Progress / Comments
Upper Beeding - Small Dole Skatepark (redesign and rebuild of existing facilities)	2021-22	£10,000.00		Starting Autumn/Winter 2023/24

Table 3b: Completed Projects

Project	Allocated in Financial Yr.	Total amount allocated	Total spent as of 31 March 2023
Bevern Stream Natural Flood Management	2017-18	£5,950.00	£5,950.00
Egrets Way Project - Phase 4	2017-18	£20,230.00	£20,230.00
Lewes - Raingarden	2017-18	£10,000.00	£10,000.00
South Downs Way Winchester route improvements	2017-18	£61,600.00	£61,600.00
Easebourne Park Phase 2 Works	2018-19	£80,270.00	£80,270.00
Egrets Way Project - Phase 5	2018-19	£113,000.00	£113,000.00
Findon - Play Facilities	2018-19	£31,500.00	£31,500.00
Goodwood - Seeley Copse Study Centre	2018-19	£40,000.00	£40,000.00
Hangers Way - ROW Improvement	2018-19	£11,000.00	£11,000.00
Lewes Railway Land Local Nature Reserve - Habitat improvement	2018-19	£15,500.00	£15,500.00
Lewes Railway Land Local Nature Reserve Footpath	2018-19	£10,000.00	£10,000.00
Lewes Railway Land Local Nature Reserve Interpretation Boards	2018-19	£1,000.00	£1,000.00

Project	Allocated in Financial Yr.	Total amount allocated	Total spent as of 31 March 2023
Liss - Village Hall Refurbishment	2018-19	£15,000.00	£15,000.00
Meon Valley Trail - Wickham Springs	2018-19	£35,000.00	£33,955.86
Petworth - Sylvia Beaufoy Pedestrian Crossing	2018-19	£33,000.00	£33,000.00
Queen Elizabeth Country Park - Ponds, Bugs and Kids	2018-19	£50,000.00	£50,000.00
Stedham Fitness Trail	2018-19	£2,500.00	£2,500.00
Stedham Recreation Ground Dome Climber Installation	2018-19	£4,850.00	£4,850.00
Twyford - Hunter Park Basketball Court	2018-19	£12,700.00	£12,700.00
Twyford - Pavilion Refurbishment at Hunter Park	2018-19	£5,000.00	£5,000.00
Ditchling - Keymer Road Car Park	2019-20	£70,000.00	£70,000.00
Hampshire County Council - Stroud Village Improvement Scheme	2019-20	£20,000.00	£20,000.00
Iping Common Access Imps Works	2019-20	£19,000.00	£19,000.00
Kings Arms Youth Project - Petersfield	2019-20	£15,000.00	£15,000.00
Seven Sisters - Refurbishment of the country park	2019-20	£100,000.00	£100,000.00
Amberley Community Car Park – creation of new car park, School Road	2020-21	£35,000.00	£35,000.00
Beachy Head Chaplaincy – improvements to existing facilities for Chaplains, Coastguards and Police	2020-21	£42,500.00	£42,500.00
Bury School - toilet refurbishment	2020-21	£15,000.00	£15,000.00
Buzz Active - improving access for paddle sport users (Cuckmere Valley)	2020-21	£30,000.00	£30,000.00

Project	Allocated in Financial Yr.	Total amount allocated	Total spent as of 31 March 2023
Fernhurst Pavilion 2022 – to modernise and expand the sports pavilion	2020-21	£200,000.00	£200,000.00
Greatham - Village Highway Improvement Scheme	2020-21	£10,000.00	£10,000.00
Lavant - Play Area Equipment - replace / renew children's playground	2020-21	£50,000.00	£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	2020-21	£50,000.00	£50,000.00
Seven Sisters Country Park - to improve facilities and services	2020-21	£80,000.00	£80,000.00
Stedham with Iping Recreation Ground - Common View - Phase 2b of 3 to replace / renew play equipment	2020-21	£9,750.00	£9,750.00
Stedham with Iping Recreation Ground - Village Green - Phase 2a of 3 to replace / renew play equipment	2020-21	£2,775.00	£2,775.00
Sustainability Centre, Droxford (towards wider 'Ready, Steady, Grow' project) – to expand facilities and services about sustainable education, eco-tourism and residential courses	2020-21	£100,000.00	£100,000.00
The Petersfield School - Drama Break Out Area / outdoor facilities	2020-21	£40,000.00	£40,000.00
Wallands Primary School SuDs Project, Lewes – to provide an exemplar SuDs providing multiple benefits	2020-21	£150,000.00	£150,000.00
West Ashling and Funtington District Hall Refurbishment Project	2020-21	£30,000.00	£30,000.00
West Liss Recreation Ground, Liss – to expand and renew recreational provision including play area, MUGA and fitness area.	2020-21	£50,000.00	£50,000.00
Iford - off road Cycle Way from Iford to Swanborough (upgrade of footpath)	2021-22	£26,000.00	£26,000.00
Improve Mound by Heart of Reeds, Lewes Railway Land Local Nature Reserve (improvements to paths and handrails, additional wildflower planting)	2021-22	£10,000.00	£10,000.00
Meonstoke C of E Infant School - To improve a wooded area and bark pathways within the school grounds	2021-22	£18,000.00	£18,000.00
Regeneration of the Cockshut Chalk stream - creation of 6.8ha wetland	2021-22	£150,000.00	£150,000.00

Project	Allocated in Financial Yr.	Total amount allocated	Total spent as of 31 March 2023
Seven Sisters Country Park - Improving Accessibility / Warden accommodation (inc installation of air source heat pumps) and providing new facility block for Camping Barn (inc accessible toilet)	2021-22	£96,000.00	£96,000.00
St Thomas a Becket Church - Tower Access Project, Lewes	2021-22	£2,500.00	£2,500.00
Stedham Recreation Ground Improvements - Phase 3	2021-22	£9,000.00	£9,000.00
Sylvia Beaufoy Youth Centre - Installation of Solar Panels	2021-22	£20,660.00	£20,660.00
The Petersfield School, installation of Climbing Wall	2021-22	£29,000.00	£29,000.00

CIL passed to Parish and Town Councils

The amount of CIL passed to Parish and Town Councils¹² in the 2022 / 23 financial year¹³ is as follows:

Parish / Town (where CIL liable development has commenced)	Amount paid in 2022 / 23
Amberley Parish Council	£43,396.29
Binsted Parish Council	£6,228.58
Bishops Waltham Parish Council	£2,471.40
Bramdean and Hinton Ampner Parish Council	£ 3,449.08
Buriton Parish Council	£22,806.32
Cheriton Parish Council	£1,800.00
Corhampton and Meonstoke Parish Council	£ 600.00
Ditchling Parish Council	£10,203.51
Droxford Parish Council	£36,745.86
Easebourne Parish Council	£5,678.65
East Dean and Friston Parish Council	£17,215.12
East Lavington Parish Council	£1,346.51
East Meon Parish Council	£49,380.20

¹² Schedule 2, Paragraph 1(i)(i)

Parish / Town (where CIL liable development has commenced)	Amount paid in 2022 / 23
Fittleworth Parish Council	£61,118.66
Fulking Parish Council	£900.00
Funtington Parish Council	£6,351.82
Graffham Parish Council	£30,074.20
Harting Parish Council	£4,595.93
Kingston (Nr Lewes) Parish Council	£4,828.24
Lewes Town Council	£39,265.39
Liss Parish Council	£50,914.98
Long Man Parish Council	£1,037.19
Midhurst Town Council	£2,623.70
Milland Parish Council	£609.13
Northchapel Parish Council	£1,453.22
Petersfield Town Council	£92,993.24
Sheet Parish Council	£14,646.08
Singleton Parish Council	£4,198.54

¹³ Please note this includes payments made to Councils in Oct 2022 and money generated up to 31 March 2023 albeit the actual payment was passed to the Councils in Apr 2023

Parish / Town (where CIL liable development has commenced)	Amount paid in 2022 / 23
Slindon Parish Council	£69.41
Soberton Parish Council	£30.00
Steyning Parish Council	£978.61
Sutton and Barlavington Parish Council	£3,567.18
Swanmore Parish Council	£112.13
Tichborne Parish Council	£1,472.32
Twyford Parish Council	£4,609.76
West Meon Parish Council	£21,767.80
Worldham Parish Council	£1,248.23
Total	£550,787.28

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).

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

¹⁵ Schedule 2, Paragraph L(i)

¹⁶ Schedule 2, Paragraph L(ii)

No CIL, passed to Parish and Town Councils, has been recovered by the SDNPA during 2022 / 23 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 development¹⁴.

The total amount of CIL retained at 31 March 2023

	Amount	Further Information
The total amount of CIL receipts for 2022 / 23 retained at the end of the reported year ¹⁵	£2,313,755.68	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 2022 / 23 ¹⁶	£2,866,350.85	This money is allocated to projects – See Page 5 and Table 3a in this document
CIL receipts recovered from Parish / Town Councils or retained for unparished areas for 2022 / 23 ¹⁷	£4,304.37	This is money retained from unparished areas.
CIL receipts recovered from Parish / Town Councils or retained for unparished areas from previous years ¹⁸	£12,026.11	This is money retained from unparished areas.

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

¹⁸ Schedule 2, Paragraph L(iv)

4. Section 106 Legal Agreements - Report 2022 / 23

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 2022 / 23 ¹⁹ .	£494,664.00	Details are set out in Table 4.
Total amount of money required by planning obligations which was received during 2022 / 23 ²⁰	£302,939.36	
Total amount of money under any planning obligations which was received before 1 April 2022 which has not been allocated ²¹	£568,097.43	

¹⁹ Schedule 2, Paragraph 3(a)

²⁰ Schedule 2, Paragraph 3(b)

Table 4: Details of monetary contributions secured in 2022 / 23

Financial contributions secured through S106 agreements 2022 / 23	Source
£11,550 Nitrate Mitigation Monitoring Fee £440 S106 Monitoring Fee	Chas Wood Nurseries, Bosham (CDC Planning Permission reference 20/01854/OUT)
£6,000 Nitrate Mitigation Monitoring Fee £440 S106 Monitoring Fee	Land at Royal Close, Chichester (CDC Planning Permission reference 21/01786/FUL)
£11,550 Nitrate Mitigation Monitoring Fee £440 S106 Monitoring Fee	Land East of Priors Orchard, Nutbourne (CDC Planning Permission reference 21/03665/FUL)
£11,550 Nitrate Mitigation Monitoring Fee £440 S106 Monitoring Fee	Wayside, Emsworth (CDC Planning Permission reference 20/02297/FUL)
£11,550 Nitrate Mitigation Monitoring Fee £440 S106 Monitoring Fee	37 and 37a South Street, Chichester (CDC Planning Permission reference 21/02436/FUL)

²¹ Schedule 2, Paragraph 3(c)

Financial contributions secured through S106 agreements 2022 / 23	Source
£153,520 Nitrate Mitigation Monitoring Fee	Droke Farm Nitrate Mitigation Agreement
£93,664.00 Affordable Housing	Mells House, Liss (Planning Permission reference SDNP/19/05462/FUL – DoV)
£1,760 S106 Monitoring Fee £5,000 TRO	Pells Primary School, Lewes (Planning Permission reference SDNP/20/05799/FUL)
£800 Rental and Sale Monitoring Fees £880 Water Neutrality Monitoring Fee	Lodge Hill Education Centre, Pulborough (Planning Permission reference SDNP/21/00627/OUT)
£3,500 Travel Plan Monitoring Fee £12,660 Midhurst Common Ecological Compensation £100,000 Midhurst Common Improvement Contribution	Council Depot, Midhurst (Planning Permission reference SDNP/21/03448/FUL)
£3,520 S106 Monitoring Fee	Land West & North of Windward, Petersfield (Planning Permission reference SDNP/21/03545/OUT)

Financial contributions secured through S106 agreements 2022 / 23	Source
£5,720 S106 Monitoring Fee	Hillside Nurseries, Bury (Planning Permission SDNP/21/05619/FUL)
£1,500 Travel Plan Approval Fee £1,760 S106 Monitoring Fee £15,000 Travel Plan Monitoring Fee	Land North of A3 Junction, Petersfield (Planning Permission SDNP/21/06431/FUL)
£880 S106 Monitoring Fee	Longmeadow, Cocking (Planning Permission SDNP/22/00429/FUL)
£440 S106 Monitoring Fee	St Peters Road, Petersfield (Planning Permission SDNP/22/00760/FUL)
£1,200 S106 Monitoring Fee	Longmoor Enterprise Park, Liss (Planning Permission SDNP/22/03416/FUL)

Non-monetary contributions

Table 5 sets out a summary of the non-financial contributions²² which have been secured under S106 agreements entered into during 2022 / 23. This includes the delivery of 103 **Affordable Homes**²³. 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 2022 / 23

Non-Financial contributions secured through S106 agreements 2022 / 23		Source
34 x Affordable housing units	Land at Rotherlea, Petworth (Planning permission reference SDNP/15/01862/FUL)	
Nitrate Mitigation provision	Wayside, Emsworth (CDC Planning Permission reference 20/02297/FUL)	
Nitrate Mitigation provision	Land at Royal Close, Chichester (CDC Planning Permission reference 21/01786/FUL)	
Removal of occupancy condition	Cowpers Barn, West Harting (Planning Permission reference SDNP/22/01122/CND)	
Nitrate Mitigation provision	Land East of Priors Orchard, Nutbourne (CDC Planning Permission reference 21/03665/FUL)	

²² Schedule 2, Paragraph 3(d)

Non-Financial contributions secured through S106 agreements 2022 / 23		Source
Management Company formation, Water neutrality offsetting strategy, financial and occupancy restrictions		Lodge Hill Education Centre, Pulborough (Planning Permission reference SDNP/21/00627/OUT)
Nitrate Mitigation provision	37 and 37a South Street, Chichester (CDC Planning Permission reference 21/02436/FUL)	
Nitrate Mitigation provision		Chas Wood Nurseries, Bosham (CDC Planning Permission reference 20/01854/OUT)
32 x Affordable housing units, Highways Works Scheme, Woodland Management		Pells Primary School, Lewes (Planning Permission reference SDNP/20/05799/FUL)
25 x Affordable housing units, Travel Plan, Highways Works Scheme, LEMP, Footpath Dedication Agreement, Management Company, Management Plans – Estate, Landscape & Ecology, Drainage & SuDS, Lighting		Council Depot, Midhurst (Planning Permission reference SDNP/21/03448/FUL)
5 x Affordable housing units,		Land West & North of Windward, Petersfield (Planning Permission reference SDNP/21/03545/OUT)

²³ Schedule 2, Paragraph 3(d)(i)

Non-Financial contributions secured through S106 agreements 2022 / 23	Source
Nitrate Mitigation provision	Droke Farm Nitrate Mitigation Agreement
Water neutrality scheme	Longmeadow, Cocking (Planning Permission reference SDNP/22/00429/FUL)
5 x Affordable Housing units	St Peters Road, Petersfield (Planning Permission reference SDNP/22/00760/FUL)
Travel Plan, Highways Works Agreement	Longmoor Enterprise Park, Liss (Planning Permission reference SDNP/22/03416/FUL)
2 x Affordable housing units, commercial units provision, Commercial Estate management plan, Management Company, Estate management plan, phasing plan,	Hillside Nurseries, Bury (Planning Permission reference SDNP/21/05619/FUL)
Travel plan, S278 Agreement, BNG Credits purchase, Habitat Management Plan, translocation strategy,	Land North of A3 Junction, Petersfield (Planning Permission reference SDNP/21/06431/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.	

²⁴ Schedule 2, Paragraph 3(e)

S278 Agreements secured in 2022 / 23

Section 278 Highway Agreements (S278) have been secured in relation to the following developments in 2022 / 23.

Development site	Detail
Pells Church of England Primary School, Lewes	S278 and/or Section 38 Agreement (Planning permission reference SDNP/20/05799/FUL)
Land North of A3 Junction, Petersfield	S278 Agreement (Planning permission reference SDNP/21/06431/FUL)
Longmoor Enterprise Park, Liss	S278 and/or Section 38 Agreement (Planning Permission reference SDNP/22/03416/FUL)

S106 Allocated and unspent

The total amount of money (received under any planning obligation) which was allocated but not spent during 2022 / 23 was £187,502.00²⁴. A summary of the projects and amount of money allocated is set out in Table 6²⁵.

Table 6: Summary of infrastructure to which money has been allocated

Infrastructure Provision	Parish / Town	Funds allocated and unspent in 2022 / 23	Notes
Affordable Housing - Provision, Pells Primary, Lewes	Lewes	£89,502.00	Grant approved
Affordable Housing – Provision, Westbourne	Westbourne	£98,000.00	Grant approved

²⁵ Schedule 2, Paragraph 3(g)

S106 Spend in 2022 / 23

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 2022 / 23 was £921,608.36²⁶. A summary of the infrastructure on which money has been spent is set out in Table 7²⁷.

Table 7: Summary of S106 Spend in 2022 / 23

Parish / District & Project	Amount
Rampion	£148,832.18
Affordable Housing – Wickham CLT – School Lane	£150,000.00
Lewes – Bell Lane Playground	£62,650.43
Centurion Way (West Dean to Cocking)	£5,545.45
Chawton - Footpath Improvements	£3,811.40
EHDC - Employment & Training (Penns Field)	£72,130.26
Affordable Housing - Sheet Solar Panels	£80,000.00
Affordable Housing - East Meon Sustainability	£45,399.76
HCC - White Hart Cycleway & Landscaping Petersfield	£9,129.32
Petersfield - Avenue Pavilion Extension	£33,000.00
Petersfield - Sports Ground Maintenance Equipment	£32,901.46
Nitrate Monitoring - Gawthorpe 2022/23	£275.00
Binsted - Bridleway Improvements	£12,404.00
HCC - Paris House Travel Fees	£16,500.00
Nitrate Monitoring - Whitewool 2022/23	£800.61

²⁶ Schedule 2, Paragraph 3(f)

²⁷ Schedule 2, Paragraph 3(h)(i)

²⁸ Schedule 2, Paragraph 3(h)(ii)

Parish / District & Project	Amount
Nitrate Monitoring - Pitlands 2022/23	£275.00
HCC - Paris House Travel Bond	£21,423.14
Nitrate Monitoring - Green Finance 2022/23	£155,585.49
Bird Award Solent Project 2022/23	£11,655.44
HCC - Buckmore Farm TRO & Sustainable Transport	£59,289.42

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

£6,744.89 has been spent in respect of monitoring the delivery of planning obligations in 2022 / 23²⁹. Since October 2019, the SDNPA has charged monitoring fees, in order to recover the costs of this work.

A total of £2,914,456.41 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.

²⁹ Schedule 2, Paragraph 3(h)(iii)

³⁰ Schedule 2, Paragraph 3(i)

5. Allocation of 2022 / 23 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 300 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**, **110 projects** as **high policy priority** and the remaining as desirable.

In 2022 / 23 the SDNPA collected £3,015,308.45. Excluding Parish Payments and administration costs (5%) this leaves **£2,313,755.68** to allocate to infrastructure projects.

In addition to the £2,313,755.68, there is a further £277,045.02 to allocate, this money is made up from:

- £1,070.02 underspend from completed projects;
- £205,700.00 from projects no longer progressing:
 - Greatham Primary School MUGA Project (which was part of Hampshire County Council's 'Pot 1' money) and
 - Washington Link Footpath (to provide an 'off-road' route between Washington Village and the South Downs Way at Washington Bostal Car Park); and
- £70,275.00 'claw back' from the 2017 / 18 allocation to West Sussex County Council which has not been spent (this allocation was ring-fenced for 5 years).

Therefore, the total to be allocated to projects is **£2,590,800.70**.

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.

Since 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 £2,590,800.70 has been allocated to the projects set out in Table 8 below.

2022 / 23 CIL RECEIPTS - ALLOCATION

The SDNPA has allocated **£2,590,800.70**, to the following **42 High Policy Priority Projects** (all projects are listed in Appendix B).

Table 8: 2022 / 23 CIL Allocations

Project	2022 / 23 CIL Allocation
Centurion Way Phase 2 – 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)	£650,000.00
Stanmer Park to Ditchling Beacon Link to South Downs Way – creation of 4.2k off-road route for walkers and cyclists	£181,505.70
Midhurst Rother College - Canopy to Amphitheatre	£125,000.00
St Catherines Hill, Winchester - replacement steps to southern slope and reducing recreational pressures to SSSI	£114,650.00
Bury CE Primary School - Classroom Extension	£100,000.00
Bury Village Hall - Refurbishment (including sustainability improvements)	£100,000.00
East Meon Village Hall - Refurbishment (including sustainability improvements)	£100,000.00
Fittleworth - Serpents Trail Improvements	£100,000.00
Petworth Park Sports Ground - Sports Pavilion Redevelopment	£100,000.00
Newman Collard Playing Fields, Liss - Drainage Improvement Works	£78,000.00
A32 Farringdon - Chawton - Flood Alleviation scheme	£70,000.00

Project	2022 / 23 CIL Allocation
Malling Recreation Ground, Lewes - Path Improvements for walkers and cyclists	£67,000.00
Queen Elizabeth Country Park - Improvements to South Downs Way (increasing access for all)	£60,000.00
Beachy Head - Chaplaincy Improvements	£50,000.00
Churchers College / Penns Place, Petersfield - 430m permissive path linking south side of Penns Place to River Rother footpath	£50,000.00
Hampshire Wide – Hampshire County Council Parish Pollinators Project (increasing diversity in hedgerows and other planting)	£50,000.00
North Mill, Easebourne - Improvements to the River Rother (to comply with Water Framework Directive for fish)	£50,000.00
Park Mill, Shillinglee Road - Restoration Project (part of Shillinglee Lake SSSI)	£50,000.00
Petersfield Open Air Swimming Pool - Toilet Refurbishment	£50,000.00
Seven Sisters Country Park - creation of 'Wild Play' area	£50,000.00
Lewes Rowing Club – Building new clubhouse	£49,000.00
Liss Forest Recreation Ground – Improvements including replacement play area, drainage improvements and expansion of basketball area	£40,000.00
Petersfield Rugby Club - Green Energy Initiative (renewable energy to reduce increasing energy costs)	£40,000.00
East Meon Byway 46 – Byway improvement works (surfacing and drainage)	£25,000.00

Project	2022 / 23 CIL Allocation
East Worldham - Public Realm and Highway Improvements	£25,000.00
Midhurst Green Walkway - Improvements from the Grange Community Leisure Centre to the Old Town (planting and signage)	£25,000.00
Butser Ancient Farm, Chalton Lane – Accessibility Improvements	£20,000.00
Mingledown Woods, Chawton – access and ecological improvements (including tree planting)	£20,000.00
Queen Elizabeth Country Park - Butser Pond (Dew Pond) Restoration	£20,000.00
Twyford Community Centre - Refurbishment (including sustainability improvements)	£20,000.00
Lilac Cottage (part of the Old Library), Midhurst - Refurbishment for Midhurst Community Hub	£15,000.00
Linklater Pavilion, Lewes – replacement lift	£15,000.00
Petersfield Central Car Park, Park Road - Changing Places Toilet	£15,000.00
The Ford and Berry Lane, Twyford - footpath improvements	£15,000.00
Stedham Recreation Grounds - Improvements including installation of wheelchair accessible roundabout and accessible path	£11,000.00
Stroud - Replacement Bus Shelter	£10,000.00
Allan King Way / Nuns Walk, Winchester - footpath improvements	£8,000.00

Project	2022 / 23 CIL Allocation
East Meon - Improvements to MUGA	£7,500.00
Steyning Downland Scheme - restorative grazing project	£5,570.00
Stepping Stones Playgroup, Sheet - Improvements to outdoor learning / play area (including creation of covered play area)	£4,000.00
Findon Village - Interpretation Boards	£2,575.00
Lavant Village Green - Restoration Works	£2,000.00

The 2022 / 23 award is ring-fenced for 3 years to 2025 / 26. Should funding for these infrastructure projects no longer be required, the money could be made available to other projects.

6. Bidding for CIL Funding - 2023 / 2024

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 1 January 2024 and closes on 12 April 2024.

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

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 www.southdowns.gov.uk or email cil@southdowns.gov.uk.

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