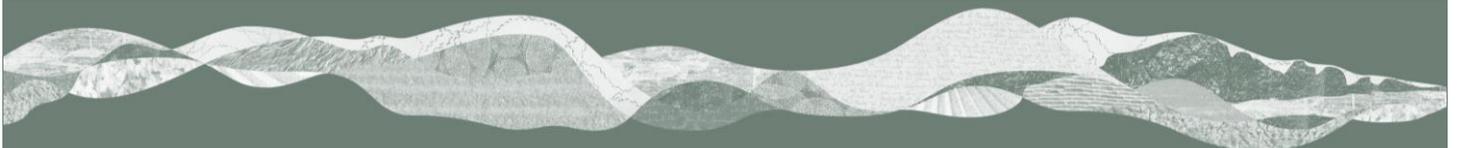




South Downs
National Park Authority



South Downs National Park – Infrastructure Delivery Plan



September 2015

1. The Infrastructure Delivery Plan (IDP) identifies the total cost of all infrastructure necessary to deliver the Local Plan in support of residents, communities, businesses and visitors of the National Park. The IDP provides information, as far as possible, on the type and location of necessary infrastructure, how much it will cost, who is responsible for delivering it and when it needs to be delivered. It plays an important role in the introduction and operation of the Community Infrastructure Levy (CIL) by providing evidence of infrastructure needs and a funding deficit – or funding gap – to inform the level of CIL charges adopted.
2. It has been developed collaboratively with local communities, stakeholders and strategic infrastructure providers including county councils and sets out all projects necessary to meet the needs created by new development in the South Downs National Park (SDNP). It is underpinned by appropriate evidence relating to need, costs and achievement of National Park objectives.
3. The SDNPA will seek to add value to infrastructure projects listed on the IDP and delivered with CIL revenue and other funding mechanisms by qualitative improvements to the design, multi-functionality of use and landscape integration of projects. Infrastructure provision will incorporate the Ecosystems Services approach set out in the Local Plan.

Introduction and National Park Context

4. Infrastructure planning helps to ensure the National Park Authority, local communities, service providers and developers understand what infrastructure is needed to deliver the Local Plan and that it is properly planned for, funded and delivered.
5. The IDP sets out what infrastructure is required to support the growth of communities in the National Park over the period of the Local Plan (2017 to 2032). Growth, and its supporting infrastructure, must contribute to the delivery of the National Park Authority's statutory Purposes as specified in the Environment Act 1995:
 - Of conserving and enhancing natural beauty, wildlife and cultural heritage of the area
 - Of promoting opportunities for the understanding and enjoyment of the special qualities of the park by the public

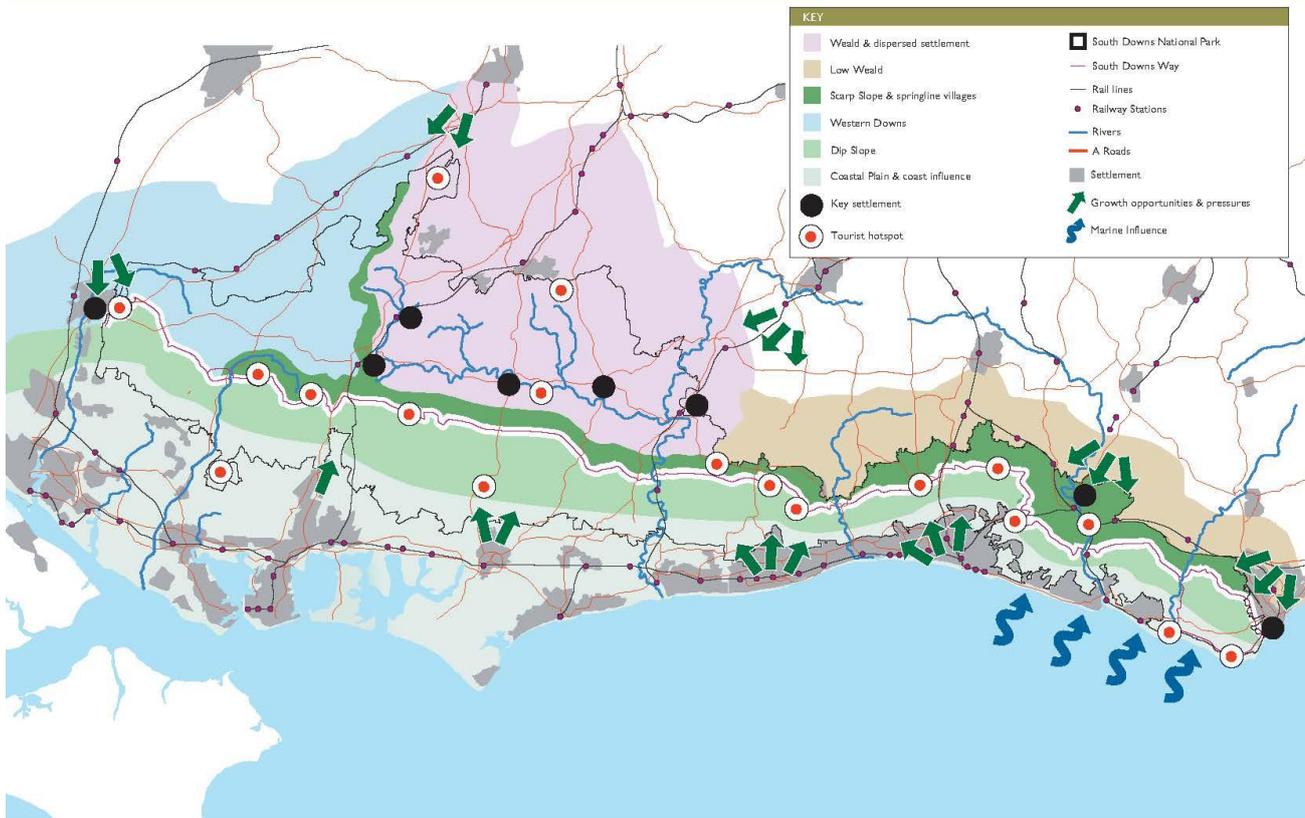
The SDNPA also has a Duty in support of the Purposes as follows:

- Shall seek to foster the economic and social well-being of the local communities within the National Park.

Spatial Portrait of the National Park

BROAD SPATIAL DIAGRAM

SOUTH DOWNS NATIONAL PARK



6. The Local Plan describes a Spatial Portrait which paints a picture of the whole National Park and provides a snapshot of its key features. It describes the five distinctive ‘broad areas’ of landscape character within the South Downs and the issues, challenges, opportunities and the relevance of the special qualities in these areas, The five broad areas as shown on the Broad Spatial Diagram are the Coastal Plain, the Dip Slope, the Scarp Slope, the Western Downs and the Western Weald. The Local Plan seeks to deliver positive outcomes across these five broad areas and to conserve and enhance the seven Special Qualities within them as informed by the State of the National Park Report (2012) and the Partnership Management Plan (PMP)(2014).
7. The IDP underpins the Local Plan by delivering infrastructure to support the growth in a way that is appropriate within the five distinctive broad areas and conserves and enhances the Special Qualities.

Partnership Management Plan

8. The Partnership Management Plan (PMP) contains 11 Outcomes which describe how the Vision will be achieved. The outcomes are grouped under three themed headings: a thriving living landscape, people connected with places and towards a sustainable future. These themed outcomes will be prioritised and managed by 57 policies in the PMP and delivered spatially by the Local Plan in due course. The fundamental approach that underpins the PMP and Local Plan is delivering sustainable development through an ecosystems approach.

Vision for the National Park

9. Delivery of infrastructure identified on the IDP will help achieve the Vision for the South Downs National Park as set out in the Partnership Management Plan and Local Plan:

A Vision for the South Downs National Park

By 2050 in the South Downs National Park:

The iconic English lowland landscapes and heritage will have been conserved and greatly enhanced. These inspirational and distinctive places, where people live, work, farm and relax, are adapting well to the impacts of climate change and other pressures.

People will understand, value, and look after the vital natural services that the National Park provides. Large areas of high-quality and well-managed habitat will form a network supporting wildlife throughout the landscape.

Opportunities will exist for everyone to discover, enjoy, understand and value the National Park and its special qualities. The relationship between people and landscape will enhance their lives and inspire them to become actively involved in caring for it and using its resources more responsibly.

Its special qualities will underpin the economic and social wellbeing of the communities in and around it, which will be more self-sustaining and empowered to shape their own future. Its villages and market towns will be thriving centres for residents, visitors and businesses and supporting the wider rural community.

Successful farming, forestry, tourism and other business activities within the National Park will actively contribute to, and derive economic benefit from, its unique identity and special qualities.

Ecosystems Services

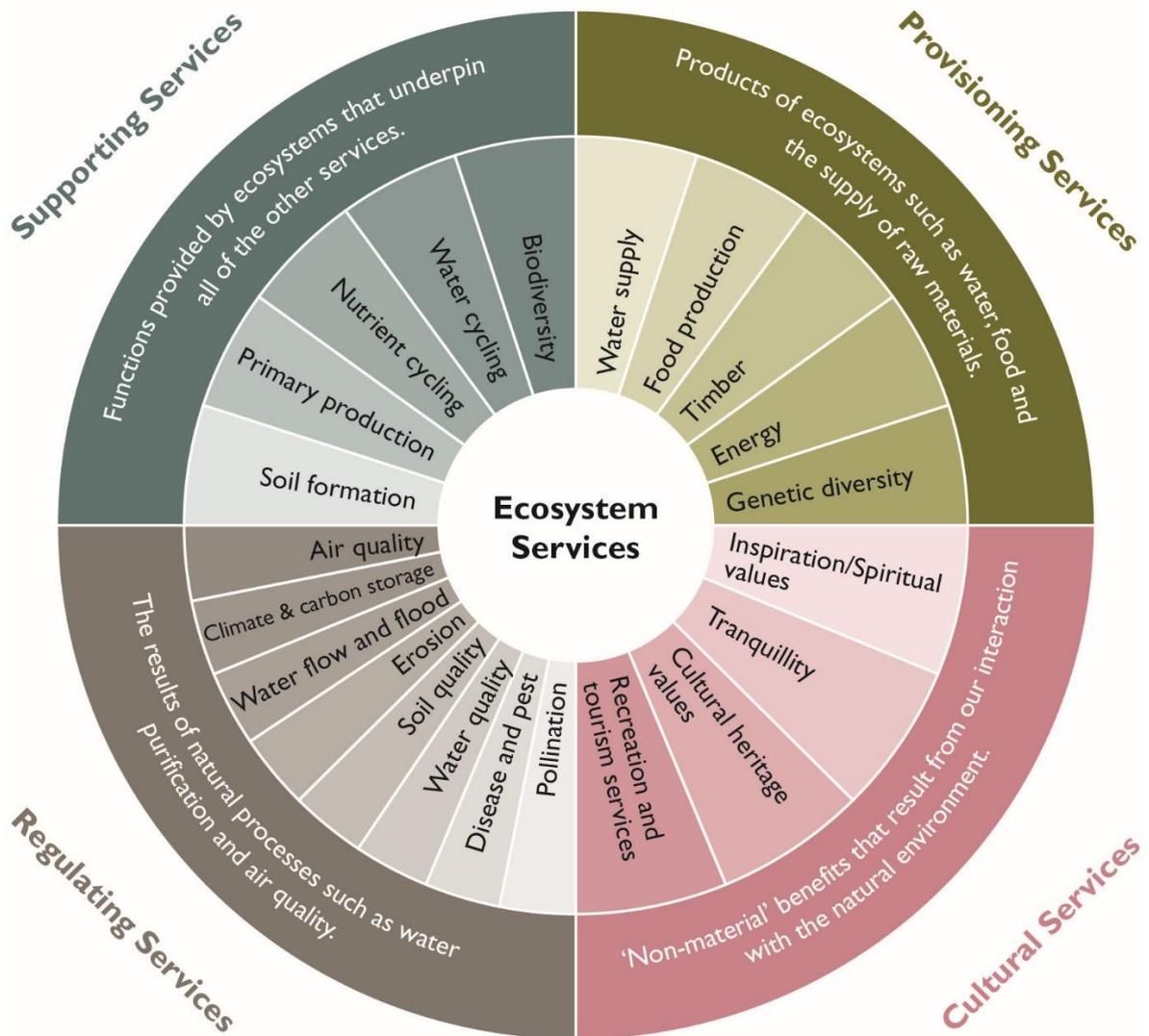
10. The South Downs was designated as a National Park in recognition of its landscape of exceptional beauty and importance. The Local Plan therefore takes a landscape-led approach to planning.
11. The landscapes of the South Downs provide many services that provide a wide range of important benefits to society. These are referred to in the Local Plan as ecosystems services and include products such as water, food, raw materials, functions such as soil formation, services such as water purification, air quality, health, wellbeing and cultural benefits.
12. An 'Ecosystem Approach' is a strategy for the integrated management of land, water and living resources that promotes conservation and sustainable use in an equitable way (Convention on Biological Diversity 1993). It values and acknowledges the direct and indirect contribution of the environment. Better recognition of the environment transforms the traditional way it is seen as a constraint to development and turns it into an asset that is valued for the variety of benefits it provides. This provides opportunities for new environmental markets and for positive planning outcomes from sustainable development.
13. The Local Plan core policy SD2 relates to ecosystems services and includes criteria for the assessment of planning proposals as shown in the box below. These criteria may form part of the prioritisation process for IDP projects in due course.

Core Policy SD2: Ecosystems Services

Proposals that deliver sustainable development and comply with other relevant policies will be permitted provided that they do not have an unacceptable adverse impact on the natural environment and its ability to contribute goods and services. Proposals will be expected, as appropriate, to:

- a) provide more and better joined up natural habitats;
- b) conserve water resources;
- c) sustainably manage land and water environments;
- d) improve the National Park's resilience and the mitigation of climate change;
- e) increase the ability to store carbon through new planting or other means;
- f) conserve and improve soils;
- g) reduce pollution;
- h) mitigate the risk of flooding;
- i) improve opportunities for peoples' health and wellbeing;
- j) stimulate sustainable economic activity; and
- k) deliver high-quality sustainable design.

14. Ecosystems in the South Downs National Park have been grouped into four services: Supporting Services, Provisioning Services, Regulating Services and Cultural Services as shown in the image below.



15. The IDP was developed through a community-led approach with input from the National Park's 176 parishes sought through parish workshops covering the whole National Park from March to May 2013. Attendance was strong with over 60 parishes sending delegates and others responding via email. Follow-up consultation was undertaken later to expand initial suggestions or seek further information on projects already submitted. Over 400 project suggestions were received in total which formed the basis of the IDP.
16. Members of the National Park Authority considered the results of the parish submissions at their meeting in June 2014 and requested more input from strategic infrastructure providers. A further consultation of strategic infrastructure providers was therefore undertaken from July to September 2014 including county councils, utilities companies, the Environment Agency, Highways Agency, National England and other key partners.
17. SDNPA officers then identified National Park-scale projects in August 2014 and the supporting data for all submissions was reviewed to ensure consistency in assumptions on estimated costs and delivery timescales where specific details were unknown.
18. To qualify for inclusion on the IDP, a project submission can be a simple expression of interest with a basic level of necessary information or a more detailed submission. To date, over 500 projects have been identified, but approximately 100 have been omitted because of a lack of basic information including identifying who is responsible for project delivery and estimated cost. These omitted projects remain on a separate list should further information be submitted in future.
19. To qualify for CIL funding in due course, project submissions will need to include all necessary information and supporting evidence to produce a Project Initiation Document (PID). This PID will include an assessment of the project's relationship to the Local Plan, contribution to the PMP objectives, delivery timescales, match funding availability, supporting evidence of need and exploration of alternative funding sources. CIL funding decisions are addressed in the 'Governance' section, below.
20. For ease of reference in this document, projects with sufficient information have been grouped into three different scales (Strategic scale, National Park scale, Local Parish scale) although this does not affect their eligibility for funding or any other decisions. This is explained further in the following section.
21. For the IDP to remain fit for purpose, up to date and relevant over time, it must remain a **live document** which is regularly updated as existing projects are completed and new projects are identified. Project submissions can be made at any time although a summarised version of the IDP will be published periodically.

Structure and Content

22. The IDP is structured around the three themed policy headings of the PMP and Local Plan: a thriving living landscape, people connected with places and towards a sustainable future. Each project identified in the IDP sits within one of seven categories and is linked to one or more PMP themes as shown in this table:

Categories and sub-categories:	Thriving Living Landscape	People connected to Places	Towards a Sustainable Future	Project Examples:
Green Infrastructure Biodiversity projects Open space Community Use G.I. Renewable energy generation Flood management Access land	✓			Landscape-scale mitigation; Access land; informal open space; managed space; village greens; allotments; parks; micro-generation energy schemes; South Downs Way improvements.
Social & Leisure Cultural heritage Public realm improvement Sports centres, equipment Play space	✓	✓	✓	Enhancement/repairs to historic urban fabric; de-cluttering street scene; added-value hard surfacing; pavilion improvements; green gyms; playing fields; playgrounds; recreation grounds
Services & Facilities Community building Community service Community use Village Hall Car park Energy Efficiency Improvements		✓	✓	Libraries; support services and care; places of worship & cemeteries; emergency services; insulation and other improvements to public buildings.
Transport Rights of Way Cycling Public Transport Highway works		✓		Footpath improvements; cycling infrastructure; bus and rail network improvements; traffic calming; improved signage.
Education Primary Education Secondary Education Interpretation Visitor information		✓	✓	Schools and Further Education; National Park interpretation boards and exhibits; visitor centres; tourist information and promotion of National Park.
Health & Wellbeing General Health		✓	✓	GP Surgeries / Hospitals Mental health provision / adult social care
Utility Services Utility supply Telecommunications Wastewater treatment Waste Management			✓	Electricity, gas and water supply Broadband provision Added value surface water flooding schemes Waste management & disposal

23. For ease of reference, projects have been grouped into three different scales (Strategic scale, National Park scale, Local Parish scale) as outlined in this table:

Project Scale	Delivery partners	Parameters
Strategic	Mainly delivered by statutory providers, county councils etc.	Unlikely to require CIL funding except where added value can be achieved.
National Park	Mainly delivered by SDNPA and its partners	Likely to be eligible for CIL funding and other mechanisms
Local Parish	Mainly delivered by parish councils and community groups with support from SDNPA and its partners	Generally under £20,000 funded by parish proportion of CIL income

24. At the **Strategic Scale**, most infrastructure providers have statutory responsibility to provide their services and are therefore unlikely to require CIL funding except where value can be added to their projects within the National Park with top-up funding from CIL. These statutory undertakers generally produce their own infrastructure plans and responded to the consultation with reference to these documents which we have not sought to repeat. The Strategic Summary therefore summarises these responses and signposts to specific external infrastructure planning documents where relevant. Where specific projects are submitted for CIL funding (for example from county councils and the police) they are included in the National Park scale list.

25. At the **National Park Scale**, projects are categorised according to the table in the above Structure section along with figures for the total funding required for each type of infrastructure.

26. At the **Local Parish Scale**, projects are categorised according to the table in the above Structure section along with figures for the total funding required for each type of infrastructure. Projects are generally under £20,000 and likely to be funded by parish proportion of CIL income as Town and Parish Councils receive 15% or 25% of CIL income from development in their area directly from SDNPA as a lump sum, for use on smaller scale projects. SDNPA is committed to supporting parish-scale projects including through top-up funding from CIL and other funding mechanisms where the parish agrees to add value through Ecosystems Services enhancement and where the SDNPA Purposes are supported.

27. Summaries of the three parts are provided below in the Findings section and the full detailed IDP will be provided in appendices (to follow, pending the final consultation in summer 2015).

Findings

Strategic Scale Summary

28. Strategic infrastructure providers generally produce their own infrastructure plans which we have not sought to repeat. The Strategic Summary below therefore signposts to specific external infrastructure planning documents.

East Sussex County Council	Consultation response
English Heritage	Consultation response
Hampshire County Council	Education provision Schedule of East Hants Transport Improvements Schedule of Winchester Transport Improvements
Hampshire Wildlife Trust	Provided detailed projects incorporated into IDP list
Highways Agency	Meeting held; follow up actions to pursue.
National Grid	Consultation response
Natural England	Consultation response
South East Water	Fully funded Network Infrastructure Improvements to 2025
Southern Water	Consultation response
Sussex Police	Provided detailed projects incorporated into IDP list
Sussex Wildlife Trust	Meeting held; follow up actions to pursue.
West Sussex County Council	Position Statement

National Park Scale and Local Parish Scale Summaries

29. The following table summarises the total funding required for all projects within each infrastructure category. The total funding required, also known as the **funding deficit**, takes into account the total cost of the project and any existing funding sources secured. National Park Scale and Local Parish Scale projects (over and under £20,000 respectively) are shown side-by-side for ease of comparison.

Categories:	Sub-Categories:	National Park Scale	Local Parish Scale
Green Infrastructure	Biodiversity project	£1,927,400	£60,000
	Open space	£300,000	£0
	Community Use G.I.	£90,000	£70,000
	Renewable Energy Gen.	£0	£0
	Flood management	£35,000	£0
	Access land	£2,650,000	£25,000
Social & Leisure	Cultural heritage	£1,985,000	£105,000
	Public realm improvement	£2,850,000	£56,750
	Sports centres, equipment	£8,580,000	£295,250
	Play space	£355,000	£111,200
Services & Facilities	Community building	£6,600,000	£25,000
	Community service	£650,000	£0

	Community use	£530,000	£96,000
	Village Hall	£1,722,000	£45,000
	Energy Efficiency Improv.	£125,000	£28,000
Transport	Rights of Way	£5,320,000	£172,000
	Cycling	£12,437,000	£25,000
	Public Transport	£732,000	£29,500
	Car park	£3,390,000	£3,000
	Highway works	£1,202,000	£40,000
Education	Primary Education	£12,620,000	£0
	Secondary Education	£777,000	£0
	Interpretation	£0	£90,000
	Visitor information	£1,950,000	£0
Health & Wellbeing	General Health	£1,200,000	£0
Utility Services	Utility supply	£1,000,000	£0
	Telecommunications	£0	£0
	Wastewater treatment	£0	£0
	Waste Management	£0	£0
Total Funding Deficit		£69,027,400	£1,299,700

Funding Deficit

- 30.** The IDP summary above takes into account the total cost of all infrastructure projects and any existing funding sources secured such as match funding, statutory undertakers budgets, previous grants and other sources. This ensures the IDP accords with the CIL Guidance by considering what other sources of funding are available, based on appropriate available evidence, to identify a **funding deficit**. A **funding gap** must then be demonstrated after the potential income from CIL has been taken into account, to prove a need for the CIL, before a charging schedule can be introduced.
- 31.** The following table summarises the development strategy of the Local Plan: Preferred Options document. The development strategy identifies how housing will be delivered over a 15 year period from 2017 to 2032 by location. 2,578 houses will be delivered on land allocated in the Local Plan, Neighbourhood Plans and strategic sites. 765 houses will be delivered on currently-unknown windfall sites. A further 1,253 houses will be delivered on land already benefiting from planning permission and is therefore not liable to pay CIL. The table takes into account that 40% of new houses will be affordable and therefore pay no CIL. The future location of windfall housing is currently unknown and so is assumed to be in Zone I for simplicity.

Local Plan Housing Requirement ⁱ		CIL Charging Area ⁱⁱ	Housing Requirement by Area	Market houses only (assumes 40% affordable homes)	CIL income (90m ² average new home)
Allocated Sites	2,578	Zone 1	1,835	1,101	£14,863,500
		Zone 2	150	90	£810,000
		Zone 3	593	356	£6,408,000
Windfalls	765	Unknown	765	459	£6,196,500
Totals	3,343	-	3,343	2,006	£28,278,000

32. The above tables show the funding deficit identified to date, taking existing sources of funding into account, is approximately £70m. The potential income from CIL is approximately £28m. The funding gap is therefore over £40m which demonstrates a need to introduce a CIL charge.

Governance

33. CIL funding must be spent on infrastructure to support growth in the Local Plan but SDNPA has complete discretion over the location and type of infrastructure provided. Funding will be applied to the provision, improvement, replacement, operation or maintenance of infrastructure except for 5% of receipts which can be spent on administrative expenses. Funding can be used for capital or revenue projects in support of infrastructure.
34. The Governance of CIL funding, following the adoption of the charging schedule, falls under the Terms of Reference of the Policy and Programme Committeeⁱⁱⁱ. The delivery of projects identified by the IDP will be managed through the SDNPA Projects for South Downs portal.
35. Fifteen per cent of CIL receipts will be passed directly to the parish council where chargeable development takes place (capped at a total of £100 per existing house per year in the parish). This increases to twenty five per cent where an adopted Neighbourhood Plan is in place.
36. The agreed mechanism^{iv} for prioritising the projects on the IDP for CIL funding is yet to be finalised but may be based on multiple factors including conserving and enhancing the special qualities, supporting growth, delivering PMP Outcomes, Ecosystems Services enhancements and match-funding.
37. A prioritised project list will be derived from the IDP through this process and approved by the Policy and Programme Committee at the beginning of each financial year.
38. Many project submissions currently included on the IDP are a simple expression of interest with a minimal level of information. To qualify for eventual funding through the future governance arrangements, project submissions will need to include all necessary data to produce a Project Initiation Document (PID).

Cover photo: © SDNPA / G.Giles

ⁱ Local Plan: Preferred Options (Policy SD23 & Table 7.1)

ⁱⁱ CIL Charging Area and CIL charge per square metre is provided in the Draft CIL Charging Schedule

ⁱⁱⁱ [Policy and Programme Committee Terms of Reference](#)

^{iv} [Policy and Programme Committee resolution: Item 13, 29 January 2015](#)