

**Date:** 7<sup>th</sup> September 2017

**Title:** Report Item 11 – SDNPA Infrastructure Business Plan

**By:** K Larkin (Parish Clerk)

**Purpose:** To provide background information

**Recommendations:** a) To support the retention of the new cycle route in the Plan  
b) To submit an expression of interest for the inclusion of the play area upgrade

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1. The parish council has been invited to submit expressions of interest for infrastructure projects suitable for funding from the Community Infrastructure Levy (CIL) [response deadline: 29 September 2017].
  2. Money raised through the CIL must be spent on infrastructure projects which will support the development strategy set out in the emerging Local Plan. It cannot be spent on infrastructure projects which may be desirable locally but do not support the strategic aims of the emerging Local Plan.
  3. In April 2014, when the parish was first asked to comment on the type of infrastructure it expected to be most relevant to the parish, it requested the SDNPA to consider whether the levy could be charged in cases where an existing dwelling is demolished and rebuilt. This was because in EDF such developments typically occur on unadopted, privately owned and maintained roads, which are fragile, and the passage of a considerable amount of construction traffic can cause them to deteriorate. This request was not granted: demolition and rebuilding projects are normally self-build development which is exempt from CIL liability under Part 6 of the CIL Regulations 2010.
  4. Other interested parties have also been able to nominate specific infrastructure projects to benefit from CIL, and locally the following nominations have so far been made:
    - a) The National Trust – access to, and interpretation of, archaeological sites at Crowlink, Frog Firl Farm, Seven Sisters
    - b) The Gilbert Estate – flint wall repairs in the East Dean and Beachy Head areas
    - c) The Gilbert Estate – provision of a pedestrian bridge at the mouth of the Cuckmere River

- d) The SDNPA Eastern Downs Team – new cycle route alongside the A259 from Friston Pond to Eastbourne Golf Club (approx.4 km, estimated cost £400,000).
5. The SDNPA is now ready to revise and update the project list and is inviting expressions of interest.
6. **New cycle route** - The parish council may wish to support the retention of this proposal for the building of a new cycle route from Friston Pond to Eastbourne Golf Club (4(d) above). EDFPC has previously investigated the feasibility of upgrading the Twitten from Friston Church to Upper Street for cycle use, but was beaten back by the cost. Cllr Haydock has suggested that the path should link to the East Dean bus stops and thence to Birling Gap thus getting the pedestrians off the road. It should then link to the proposed England Coastal Path, a long distance walking route along the English coast. Natural England is currently drawing up proposals for the Shoreham to Eastbourne section, and these should be ready for public consultation by spring 2018. If the cycle path is not only provided but also maintained by the SDNP it could eliminate the cost and practical difficulty of constantly cutting back verges on the Birling Gap road, which currently serves as the main walking/cycling route to the coast and is extremely unsafe.
7. **Upgrade of play area** - The parish council could also nominate the upgrade of the existing play area on the recreation ground. It is adjacent to the forthcoming development on Land at the Fridays which will supply the eleven additional homes allocated to the parish in the period of the emerging Local Plan [see Pre-Submission draft, Strategic Policy SD26, Supply of Homes (page 122): *'Sites will be allocated in this Local Plan ... to accommodate approximately the following levels of housing in addition to extant planning permissions granted prior to 1<sup>st</sup> April 2015, and windfalls: **East Dean and Friston - 11.*** Planning permission for the Fridays development was granted on 21<sup>st</sup> October 2015]. The CIL Relevant Infrastructure List does include 'off-site social and leisure infrastructure' as a type of infrastructure which may be wholly or partly funded from CIL.