

7.6 Phase 5

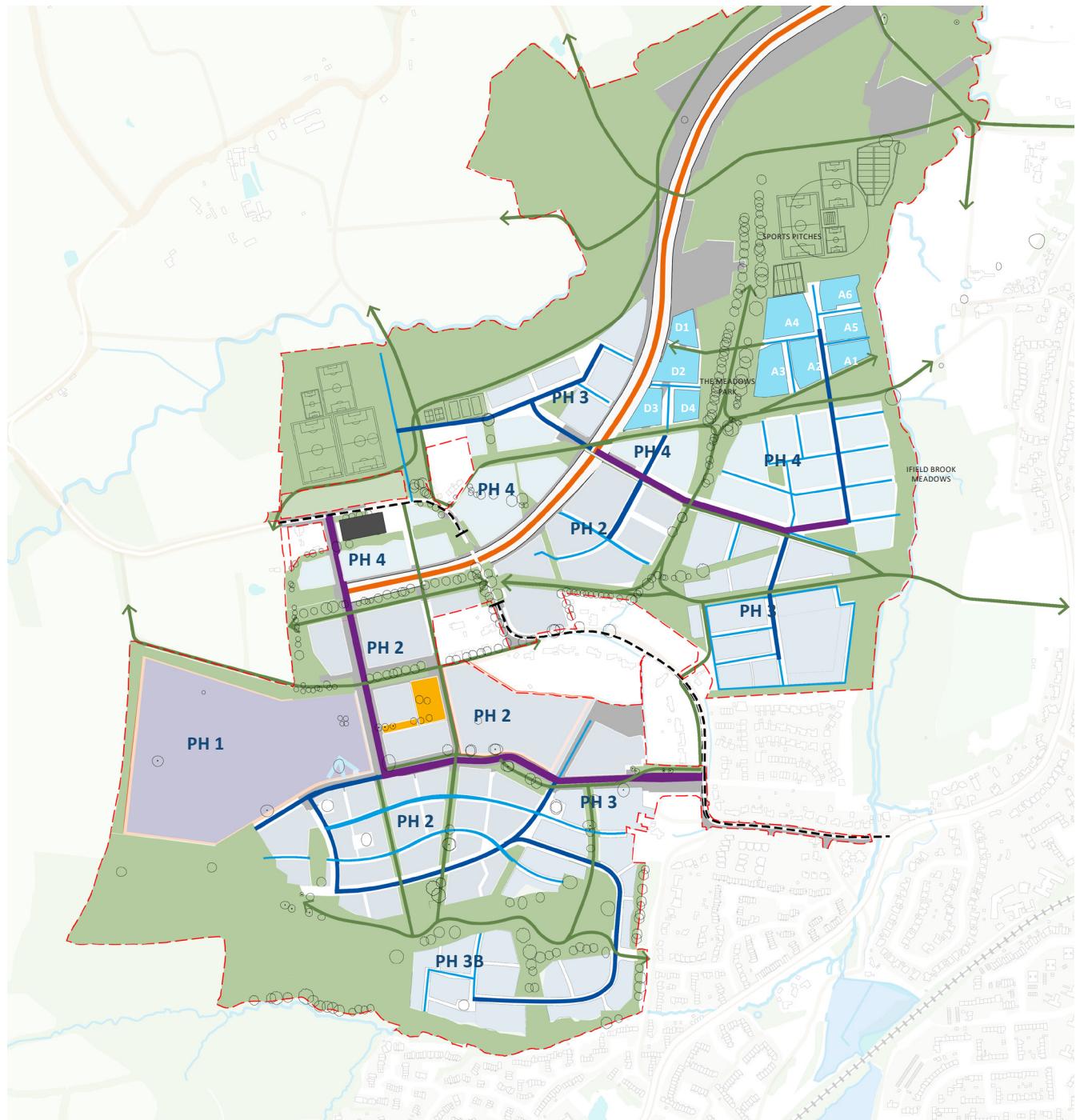
HOMES - 274	0
Hillside and Woodlands	0
Neighbourhood Centre	0
The Meadows	274
River Valley	0

KEY FEATURES

- The Meadows Park
- Green Amenity Spaces
- Ifield Brook Meadows
- Sports Pitches

Key

—	CWMMC
—	Primary Road
—	Secondary Road
—	Tertiary Road
—	Green Edge shared surface
—	Rusper Road
—	Green Pedestrian and Cycle Paths
—	Construction Route
—	Open Space
■	Market Square
■	Phase 1-4 Plots
■	Phase 5 Plots



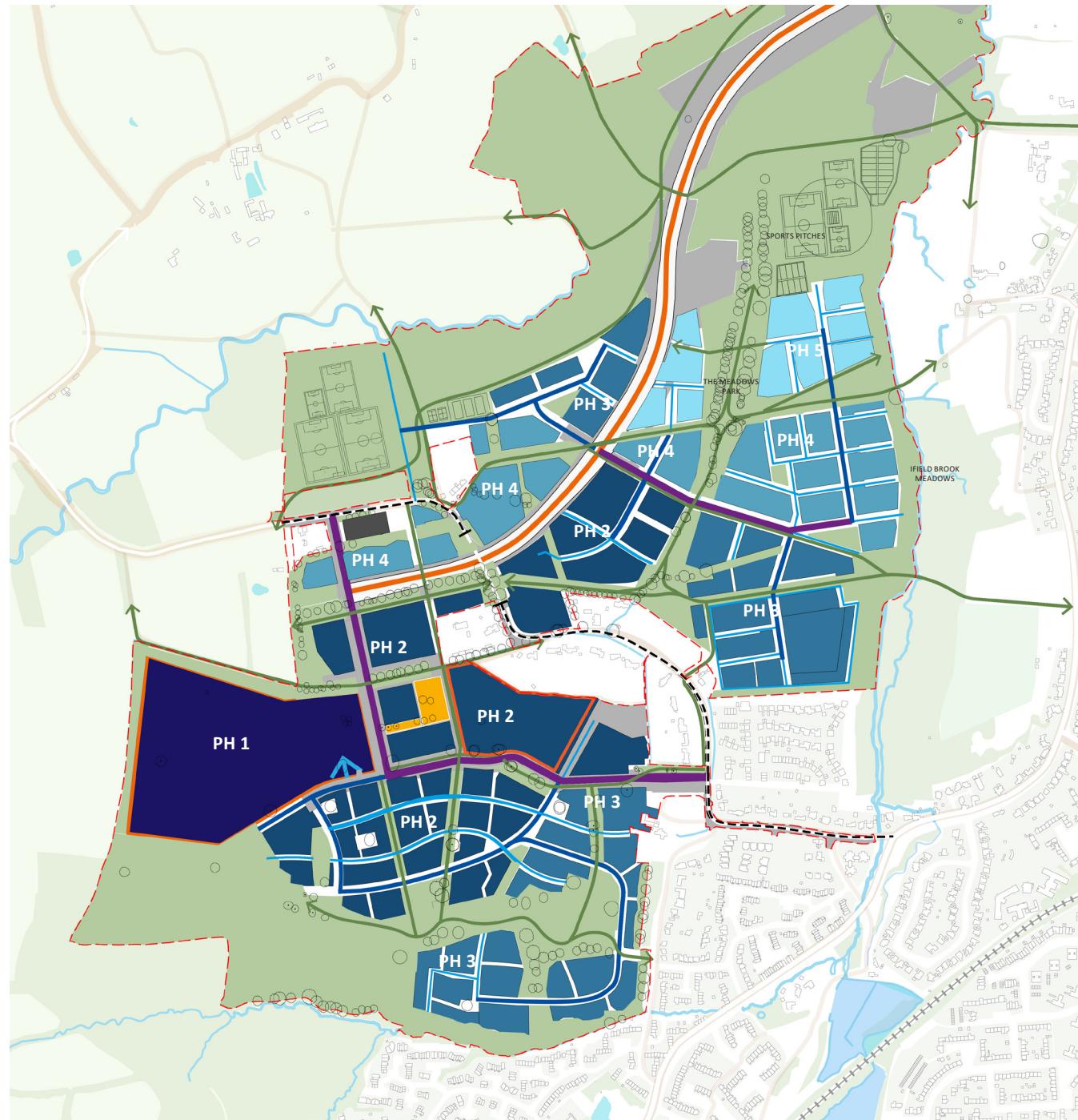
7.7 Overall

HOMES - 3,000

Hillside and Woodlands	698
Neighbourhood Centre	688
The Meadows	1,258
River Valley	356

KEY

- CWMMC
- Primary Road
- Secondary Road
- Tertiary Road
- Green Edge shared surface
- Rusper Road
- Green Pedestrian and Cycle Paths
- Construction Route
- Open Space
- Market Square
- Phase 1 Plots
- Phase 2 Plots
- Phase 3 Plots
- Phase 4 Plots
- Phase 5 Plots





8.0 Delivery and Stewardship

This section highlights additional delivery considerations, including a focus on sustainability and stewardship in creating a successful and vibrant new community.



8.1 Stewardship

Long term stewardship will be essential to making sure the assets at Land West of Ifield are maintained and managed for the future benefit of the community.

Homes England's focus is to ensure any long-term stewardship arrangements are financially viable, transparent and provide an overview of uses that will be considered as part of the long-term stewardship arrangement.

Due to broad scope of assets envisaged, it is anticipated that a site-specific long-term stewardship arrangement will be required.

Proposed Objectives for Long Term Stewardship

To guide the successful implementation of long-term stewardship, a number of objectives have been identified:

1. Financially robust and sustainable from the outset, utilising a mix of capital and revenue funding streams. The governance arrangements will seek to ensure financial arrangements are equitable in perpetuity.
2. Resident-facing structure will create a positive 'lived experience' by being simple to understand and facilitating engagement to highlight and address issues and opportunities for improvements.
3. Management and provision, for present and future generations, of a range of assets and facilities for community uses and activities.
4. Robust structure and framework that ensures stakeholders with an interest in long-term stewardship at the West of Ifield can proportionately be involved in the establishment and future operation.
5. Effective immediately (or has an initial interim status) but is flexible to respond to future within the scheme.
6. Support placekeeping and placemaking.

Potential Assets for Long-Term Stewardship Proposals

There are various reasons that could inform if an asset is considered for inclusion as part of the long-term stewardship proposals.

For the West of Ifield scheme, there are two main reasons:

1. Where there is a public future management/ maintenance obligation or
2. Where an asset may meet the aspirations of the definition and guiding principles outlined in the Framework Stewardship Strategy, for example generates an income that could support the financial sustainability of the long-term stewardship arrangements.

Proposed Stewardship Structures

There are various approaches to long-term stewardship. The appropriateness of these for the West of Ifield scheme will depend on the proposed uses, as well as the definition and guiding principles that underpin the long-term stewardship arrangements.

There are three typical approaches to long-term stewardship, which are:

Option 1: Adoption

Adoption involves the ownership and management of public facilities, such as highways, large parks or street lightings, being transferred to a relevant adopting authority. This could include local authorities (county, district, town or parish) or statutory providers.

Adoption of facilities/ services by local authorities or statutory providers is a common approach to long-term stewardship and so there will be numerous national examples. It is important to highlight that for assets to be considered for adoption, it is likely they will need to be delivered to an agreed minimum standard alongside monies to enable the statutory provider to manage the facilities in the future.

Option 2: Transfer of assets to an established and existing organisation with a focus on long-term stewardship

The ownership and management obligations of all or some of the assets could be transferred to an established organisation with a focus on long-term stewardship. This could include national organisations, such as Greenbelt or The Land Trust (originally established by Homes England), or local interest groups.

Option 3: Creation of a site-specific long-term stewardship vehicle

A site-specific model could be established to manage all or some of the assets that require long-term stewardship. The Garden Communities Toolkit

provides a summary of potential models, which includes the following:

- Charitable trust: This is a legal entity that holds assets for the community and can reinvest any income into beneficiaries, such as the model of the Land or Greenbelt Trust
- Community Interest Company: This is a type of limited company designed to provide benefits to the community, reinvesting any profits into the new community and ensuring that any assets are retained long-term.
- Co-operative society: A non-profit organisation run for the mutual benefit of members, which reinvests residual income into the new community to provide services and facilities.
- Community benefit society (industrial and provident society): Similar to a co-operative society, but for the benefit of the community at large rather than members, which can have charitable status.
- Management company (resident owned): A legal entity which protects the interests of residents of the new community, managing the common assets, funded by monies collected typically by a service charge

It is anticipated that the establishment of a site-specific model will form an important part of the long-term stewardship proposals for the West of Ifield scheme.

Key Considerations for the Future Long-Term Stewardship Arrangements

There are various components that will need to be considered as part of the long-term stewardship arrangements to ensure the creation of a robust and sustainable outcome. These include stakeholder engagement, governance arrangements and funding.

Further details on the preferred long-term stewardship approach(es) will be secured through the Section 106 Agreement.

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8.2 Delivery

This IDP has set out the infrastructure projects identified as necessary to support the Proposed Development and additional potential commitments made by the Applicant. This is expected to provide the foundation for the Heads of Terms to be developed with HDC and WSCC as part of the preparation of the S106 Agreement.

This will define and agree the full package of infrastructure requirements necessary to deliver the new development at West of Ifield. As outlined in the draft Heads of Terms submitted with the HPA, the S106 Agreement is expected to include the following information:

- Description of **Infrastructure Item**;
- Note whether **on or off site delivery** is assumed;
- Identify **Partner(s)** expected to advance delivery where relevant;
- Confirm the **mechanism for delivery** e.g. Direct Delivery, Financial Contribution, a combination of both or other type of project obligation to ensure enforcement);
- Identified **funding arrangements**, including involvement of third parties;
- Where appropriate confirm **triggers** for delivery.

Infrastructure Funding

The infrastructure funding for the infrastructure project schedule will be assessed as the work towards the Section 106 Agreement continues following submission of the planning application.

This will allow a full understanding of any funding gap, funding sources and necessary prioritisation.

Some infrastructure proposals will be delivered directly (namely built on site) by the Applicant. In other circumstances, the infrastructure required to mitigate the impact of the Development will instead be funded through a financial contribution (covering partial or full costs) to delivery partners / the relevant authorities who in turn will deliver the mitigation.

Potential Delivery Partners

Alongside HDC, WSCC and Homes England / future Development Partners, a number of other organisations will play an important part in the successful delivery of Land West of Ifield.

Although the key strategic organisations set out here are not exhaustive, they are currently expected to include:

- Existing and new Community organisations including the voluntary sector - they are likely to be involved in ensuring that community facilities meet needs and provide desired services to ensure they are well used and sustainable;

- Sussex Health and Care Integrated Care System
 - they will be a key player in identifying the type, scale and role of the proposed on-site medical facility;
- Utility Companies and statutory undertakers
 - they are responsible for ensuring sufficient capacity is provided for potable and foul water, electricity and telecommunication/broadband connections. Occupation controls will be placed on the development to ensure that sufficient supporting infrastructure is in place to serve the new residents;
- Sport England and local sports groups / representatives: at the RMA stage, these partners will be essential in identifying what provision is likely to best serve the new and existing communities;
- Commercial / Residential Developers: Housebuilders, mixed use and commercial companies, alongside registered providers of affordable housing, will be key partners in delivering the proposals and will underpin the economic and social success of Land West of Ifield.

Further details on potential delivery partners will be provided as the scheme develops, with key parameters to be identified within the S106 Agreement.



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