

30 Appendix 5 - POS Planning and Process Chart

STAGE	Forward planning	Standard Planning (Windfall sites)	Design	Legal	Implementation	Adoption	Management
WHO	Spatial plans ADR	Developer → Planning Officer Planning officer → ADR (T&PCouncils) ADR → Planning Officer Planning Officer → Developer	ADR Planning officer Legal Team Developer	Legal Team (draft to ADR & Planning Office)	ADR Planning Officer Legal Team Developer	ADR- lead Legal Team	ADR C&A/Contractor T&P council
PROCESS	<p>"Allocated" Land - pre-determine requirements. E.g Chippenham expansion and GI planning</p>						
RELEVANT DOCUMENTS:	RSS Local plan 2011 POS SPD Playing Pitch Strategy Site specific Development Briefs	POS SPD	Design statements etc. Access statement Highways adoption / s.38	Section 106 Agreement or Planning Agreement Design Statement	Design Statement Design Plans Section 106 Quality Standards Specification	As Built drawings & Construction H & S file to be provided by developer. Register kept by finance who inform ADR and other relevant teams when money received and which code apportioned to.	
ISSUES	GI Planning	Need to know as much detail as possible e.g. number and type of units and location Planning Officer to provide contact with developer Dev. On existing POS especially sports pitches needs stronger policy	Design statements should be based on SPD but also site specific.	Bond be incorporated to ensure that once site is adopted the Council does not have to bear unforeseen costs e.g. stock failure. Also to cover issues that occur between completion and adoption of POS. Legal documents need to link clearly to design statement/plans.			