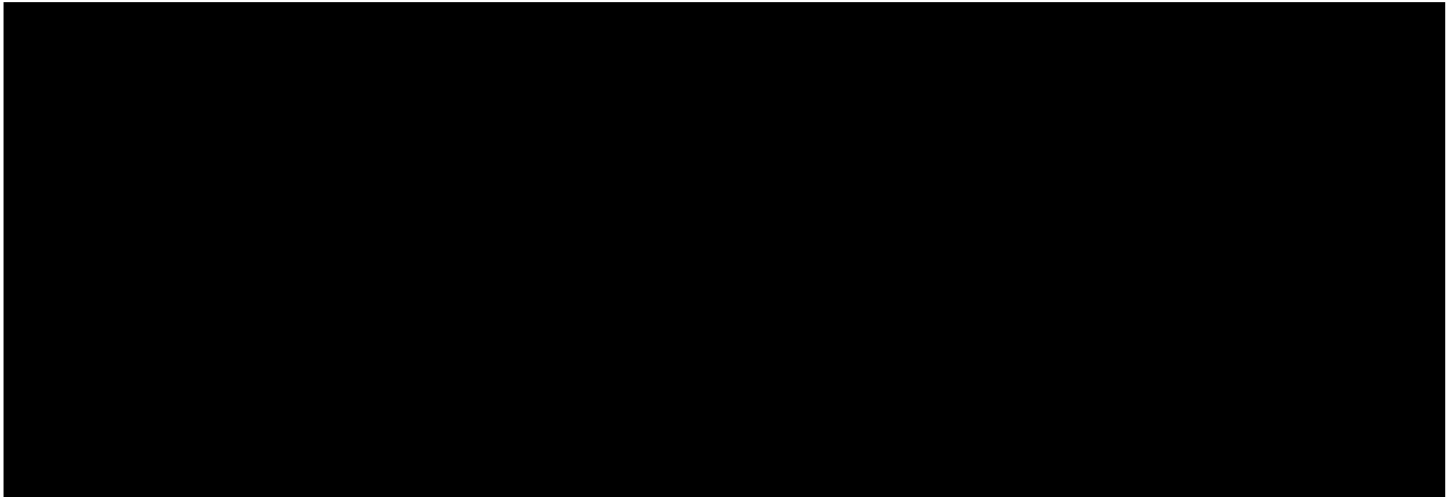


From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 05 November 2020 11:57
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: POS & Play Conditions (instead of being in S.106)

Hi Simon

Yep difficult one as no there isn't any guidance as far as I'm aware its normally a case by case view.

Often the POS is in an area that is occupied for site welfare...yep not ideal as it means the area can be compacted possibly contaminated and often left until the last minute to sort out.

The approach to request POS be in place by 50% construction completed is a fair one, not always possible as it could be in construction conflict but otherwise if left to the end then if the works are quite protracted then it could mean no provision on site for too long?

To conclude I would suggest it is entirely reasonable to request the POS provision where accessible is in place by 50% complete, unless they can offer a legitimate case as to why this may not be possible (site specific not generic)

Hope that helps

Regards

Sue

Sue Howell

Leisure and Landscape Officer,
Greenspace + Emergency Planning

T: 01903 737943

E: sue.howell@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 02 November 2020 14:15

To: Sue Howell <Sue.Howell@arun.gov.uk>

Subject: POS & Play Conditions (instead of being in S.106)

Hi Sue,

As you will have noted from my emails to Solomon, on BN/50/20/PL, we are going to use conditions to secure the POS/play instead of the S.106. Whilst we can't agree financial maintenance arrangements through a condition, if they did wish for the areas to be adopted (unlikely), then the Council would not agree to this without a payment so that is covered separately.

These are the conditions I am proposing. My question for you today is do you have any preference on the trigger point for provision of the POS/play? I have it as the next dwelling after the 50th (22nd out of 42) but that isn't based on any guidance. If you have any other thoughts then happy to hear them. Could you let me know by this Wednesday please.

POS

None of the dwellings shall be occupied unless and until full details of the public open space (POS) management arrangements have been submitted to and approved in writing by the Local Planning Authority. The POS shall thereafter be implemented in accordance with the provision as agreed by application BN/50/20/PL (or any subsequent variation application) prior to occupation of the 22nd dwelling and permanently retained thereafter. The approved management details shall then be permanently adhered to.

PLAY

None of the dwellings shall be occupied unless and until full details of the public play provision and associated management arrangements have been submitted to and approved in writing by the Local Planning Authority. The play area detail shall include play equipment, surfacing, pathways, fencing (if required) and seating/litter bins. The public play provision shall thereafter be implemented in accordance with the approved details prior to occupation of the 22nd dwelling and permanently retained thereafter. The approved management details shall then be permanently adhered to.

Simon.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874

E: simon.davis@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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