

## **MSDC planning Policy Team / SPCNHP Sub Group Notes**

### **Meeting Purpose**

The Parish Council have held some preliminary discussions for progressing the residential development at St Martins Close East.

Whilst considering options for the development in accordance with the allocation they would like to better understand planning policy, potential mix/development brief for the site from the LPA that will assist us with the next stages.

- S106 contributions
- Affordable housing
- Housing mix
- Open space
- Landscaping and topography.
- Tree preservation
- The SPC community benefits

The Policy team provided guidance on the development mix and mentioned the following documents in the meeting which the group would find helpful. SPC were advised to work with the West Site to deliver cohesive development/s that also complement each. It is important not to burden the local area with extensive construction traffic where possible and deliver the utilities that will service both developments at the same time.

- Mid Sussex Design Guide SPD High Weald AONB Housing Design Guide  
Both documents can be found at: <https://www.midsussex.gov.uk/planning-building/supplementary-planning-documents/>
- Site Allocations DPD (proposed Policy SA27: Land at St Martin Close, Handcross)  
<https://www.midsussex.gov.uk/media/5706/dpd1-site-allocations-dpd-submission-draft-regulation-19.pdf>
- Information submitted by the site promoter for SA27, including a LVIA, Transport Technical Note and Ecological Summary Note  
<https://www.midsussex.gov.uk/planning-building/development-plan-documents/site-allocations-library/>

Information on the pre-application advice service offered by our Development Management team can be found at: <https://www.midsussex.gov.uk/planning-building/planning-pre-application-advice/>

Information on the development contributions that may be required can be found at: <https://www.midsussex.gov.uk/planning-building/development-contributions/>

The team advised that the SPCNHP should