



Mid Sussex District Plan 2021 -2040  
Examination

**Matter 5: The Spatial Strategy**  
**Hearing Statement**

February 2026



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## MATTER 5: THE SPATIAL STRATEGY

**The effectiveness and soundness of the proposed distribution of new development in meeting social, economic and environmental objectives, whether it will achieve more than the sum of its parts and whether it will amount to positive planning.**

**A) Whether the plan's apportionment of development to larger and smaller settlements and freestanding allocations, and to different sizes of site, is effective in ensuring delivery and in meeting community needs**

A.1.1 The plan lacks a clear spatial strategy as required by paragraph 20 of the Framework and has been informed only by commitments and existing/proposed allocations and four key principles which are more aligned with objectives than a specific strategy. This is a fundamental part of any plan and should inform the site allocations proposed within the plan as well as future decision-making. Without this crucial element, it cannot be demonstrated that the plan has been positively prepared, justified or effective

A.1.2 The spatial strategy is not sufficiently clear to decision makers, developers or local communities. Whilst it is acknowledged that the strategy within the District Plan 2018 needs to be revised, the emerging plan does not identify an overall strategy and instead relies upon four broad principles which are more aligned with objectives. This is a key omission in the context of both plan making and future decision making and means that the plan cannot be deemed effective.

A.1.3 Gladman considers that the level of growth attributed to Category 2 settlements has not been sufficient and that there are a number of sustainable settlements within this category that can take a higher level of development and contribute to meeting the needs of the wider sub-region.

A.1.4 The emerging plan is not considered to be consistent with the provisions of the Framework in that, without an identified spatial strategy, it is not seeking to actively manage patterns of growth. Gladman also considers that the direction of growth and

development to the most sustainable parts of the District have not been maximised, particularly in relation to the more sustainable Category 2 settlements identified.