Hassocks Parish Council
Neighbourhood Plan Working Group



Estimation of Future Housing Needs in Hassocks

The Mid Sussex District Council (MSDC) report Local Housing Assessment (updated October 2011) sets out the calculation of housing need based on three different approaches:

- household formation (the changes in the average size of households);
- demographic changes (migration, births and mortality rates);
- economic changes (job formation and growth).

Household Formation: National and regional forecasts estimate that the average household size will fall from 2.41 in 2011 to 2.30 in 2031, a drop of 4.8%. This reflects a long term national trend in decreasing household size as children leave home and set up new households. No doubt similar trends were evident in Hassocks when comparing census data for previous periods, but these are not in line with the trends observed locally between 2001 and 2011.

The Clayton Mills development, which was substantially completed by 2011, added in the order of 250 houses to the stock within the parish, approximately an 8% increase. The development has attracted a significant number of young families, changing the age structure of the village and leading to an increase in household size from 2.21 to 2.28 over the period. It is not unreasonable to assume that further housing would be aimed at a similar market (as opposed to flats) and that household size would, therefore, be unlikely to fall between 2011 and 2031.

Consequently, in considering the additional housing needs that might arise due to the changes in average household size, we have considered three scenarios:

- H1: a reduction in average household size of 4.8% in line with the MSDC assumption (a reduction to 2.17);
- H2: a return to a household size of 2.21 (a reduction in average household size of 3.2%)
- H3: average household size remaining at the 2011 value of 2.28.

The additional housing requirement for each of these three scenarios is:

H1: 192 additional houses
H2: 128 additional houses
H3: 0 additional houses

Demographic Changes: The MSDC housing assessment for the District reports the Office for National Statistics prediction for the whole district by 2031 to be an increase in population of 17,900 on the 2011 Census population of 139,860, an increase of 12.8%. This is based on current birth and mortality trends and includes net migration, but does not take account of planning policies which could introduce different housing allocations. If a similar level of



growth was assumed to apply to the parish this would increase the total population by 981 from 7667 to 8648.

The MSDC District Plan (2013) proposed that the Burgess Hill Townwide Strategy Northern Arc development and other allocations to the east of Burgess Hill, would allocate sites for 4000 homes. This is a substantial proportion of the District total (of 10,600 proposed to be built by 2031), and can reasonably be expected to reduce the pressure on villages to meet the unconstrained proportionate targets.

Hassocks has already accommodated a population increase of 12.4% between 2001 and 2011. Therefore it might be argued that Hassocks should seek to accommodate less than its proportionate share. We have tested two scenarios: a full proportionate rate of growth (12.8%) and half the proportionate rate of growth (6.4%) increase in population between 2011 and 2031.

Thus we have two demographic scenarios:

D1: growth of 12.8%, implying an increased population of 981

D2: growth of 6.4%, implying an increased population of 491

Combining these demographic scenarios with the three housing formation scenarios, gives the following six potential increases in household numbers:

D1H1: 452
D1H2: 444
D1H3: 430
D2H1: 226
D2H2: 222
D2H3: 215

Economic Changes: The MSDC housing assessment projects the economic growth at 3% GVA per annum in the Plan period, leading to an additional 380 jobs per annum by 2031. On a straightforward population proportion, this implies 21 jobs per annum created in Hassocks[1] over the 20 year period, giving job creation of 420 jobs over the Plan period. The economic activity rate for Hassocks observed in the 2011 Census was 48.7%, an increase from the 2001 figure of 46.2%. To calculate the additional population needs to satisfy this number of jobs we have assumed three scenarios for the economic activity rate:

E1: economic activity rate of 47.5%, implies a population increase of 646

[1] This assumes that all jobs within the parish are filled by residents of the parish. In fact, the 2001 Census journey to work survey indicated that there were strong in- and out- commuting movements. Nevertheless, if economic growth is to be achieved for Hassocks residents then it is reasonable to assume that Hassocks residents will fill this many additional jobs, wherever they are located.



E2: economic activity rate of 50%, implies a population increase of 600

E3: economic activity rate of 52.5%, implies a population increase of 560

These population increase scenarios can be used, in conjunction with the household formation scenarios to produce nine views of future housing needs:

E1H1: 407
E1H2: 400
E1H3: 388
E2H1: 387
E2H2: 380
E2H3: 368
E3H1: 369
E3H2: 362
E3H3: 351

Overall, it appears that the range of future housing requirement lies between 200 and 450, with only the full proportionate growth estimates being in excess of 400. As indicated above, we believe that the Burgess Hill Northern Arc will account for a significant proportion of the growth and therefore Hassocks requirement is more likely to lie in the range between 250 and 400 additional houses.

Potential Housing Sites

A number of potential housing sites have been identified in developing the Strategic Housing Assessment for MSDC. In addition, responses to the questionnaire sent to all Hassocks residents indicated a number of potential sites. The combination of these two sources was presented at the Consultation event in September.

For each of these potential sites it is proposed to identify the constraints (eg in SDNP, subject to flooding, impact on environment, closure of strategic gap, etc) which will indicate that some of the sites should be excluded from further consideration. The number of houses that can be accommodated on the remaining sites can then be calculated and compared with the identified housing need.

Further consultation on potential housing sites will be undertaken in the coming months, as the Neighbourhood Plan is developed, prior to the publication of a draft Neighbourhood Plan.