

3/2335 RYDON HOMES LTD

Housing land availability at Hassocks

1. Requirement

Based upon a Districtwide requirement of 1026 dpa and using MSDC methodology the requirement for Hassocks to 2031 would be 783 dwellings (Attachment 1)

2. Supply

Existing commitments - 387 (Attachment 2)

Neighbourhood Plan
Proposed Allocations
not yet committed

North of Clayton Mills	140	
National Tyre Centre	<u>20</u>	160

Rydon site: Land at Friars
Oak Field, London Road.
MSDC decision to grant
Planning consent –
currently subject to call-in
by the Secretary of State

130

Total sites identified 677

3. Balance to find by 2031 - 106 dwellings.

Prepared by Sigma Planning Services
July 2017

Methodology applied by MSDC to Hassocks Housing Requirement – Document MSDC 8c

Based on stepped-trajectory $15,942 \div 17 = 938$ dpa (1026 dpa)

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|--|---|-----|-------|
| 1. | Hassocks proportion based on comparative size of settlement = 5.6% of total figure. HH 880 Pop 934 – average = 907 | 907 | (992) |
| 2. | Divide into parishes – Hassocks not affected because parish is same as survey area. | 907 | (992) |
| 3. | Over provision at Burgess Hill and Pease Pottage above their share – reduces requirement elsewhere. Reductions applied again to remaining areas based on their proportionate size. Reduces figures to: | 833 | (911) |
| 4. | Figures for parishes in AONB adjusted to 50% of their share and shortfall allocated to other settlements including Hassocks according to proportionate size. Figure increases to: | 871 | (952) |
| 5. | Based on these expectations some settlements, B. Hill, Ashurst Wood, Pease Pottage, Scaynes Hill, Lindfield Rural – have already got completions and commitments above their share. This overprovision is therefore used to reduce the requirements at other locations, again proportionately according to their size. Hassocks reduces to: | 685 | (749) |
| So for the first period of the plan – 8 years 2014-2022 the requirement for Hassocks is $685 \div 17 \times 8 = 322$ (352) | | | |
| 6. | Finally a further adjustment is made to relieve the parishes of Hurstpierpoint, Ansty and Slaugham from contributing to the residual figure because they have contributed to over-provision at Burgess Hill and Pease Pottage. Figure, spread proportionately, increases Hassocks to $716 \div 17 \times 8 = 337$ (368) | 716 | (783) |
| | | 337 | (368) |

The total figure for Hassocks will therefore be 716 – less extg. Completions/commitments 387, ie 329 (396) – which is the additional figure that the NP will have to find for the period from now, 2017, to the end of the plan period, 2031.

Completions and Commitment Breakdown

Hassocks		Completions		
Completions		2014/15-2016/17		
Land south of Ockley Lane, Hassocks		1		
L/B Muddles Wood Brighton Road, Hassocks		1		
Beacon Centre, Ockley Lane, Hassocks		4		
The Oaks, Southern Farm, Lodge Lane, Hassocks		1		
18a Keymer Road, Hassocks		1		
31 Keymer Road, Hassocks		2		
6 Kemps, Hassocks		1		
Royston Nursing Home, Brighton Road, Hassocks		6		
Sandbrook, Parklands, Hassocks		8		
Land rear of Stafford House, Ockley Lane		17		
9 Station Cottages, Station Approach		2		
Sandy Lane, Brighton Road, Hassocks		3		
62 Dale Avenue, Hassocks		1		
22-24 Keymer Road, Hassocks		4		
L/A Lodge Lane, Hassocks		1		
21 The Crescent, Hassocks		3		
L/R Faerie Glen, Brighton Road, Hassocks		2		
	Total	58		
			Commitments	Commitments
Commitments			2017/18-21/22	2021/22-2026/27
Stafford House, Keymer Road, Hassocks	Permission		14	
Station Goods Yard Hassocks	Allocation			70
Hassocks Golf Club, London Road Hassocks	Permission		130	
Land at The Ham, London Road, Hassocks	Permission		97	
Byanda, Brighton Road, Hassocks	Permission		3	
Land west of Byanda, Brighton Road, Hassocks	Permission		2	
Adj 32 Woodland Road, Hassocks	Permission		1	
Crossways, Belmont Lane, Hassocks	Permission		1	
Beacon Centre, Ockley Lane, Hassocks	Permission		4	
Land rear of 52-58 Keymer Road, Hassocks	Permission		3	
Belmont Chaple, Belmont Lane, Hassocks	Permission		0	
20 Brook Avenue, Hassocks	Permission		1	
24 Hurst Road, Hassocks	Permission		1	
Land to north of Millway Cottage, Ockley Lane, Hassocks	Permission		1	
58 Parklands Road, Hassocks	Permission		1	
	Total		259	0
				70
Completions			58	
Comitments			259	0
				70
Cummulative commitments and completions			317	317
				387

Attachment 2