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Our ref:

Your ref:

17<sup>th</sup> August 2016

Dear Sara Burrell and Christine Gibsone-Pierce

## **Plaistow and Ifold – Future Housing Delivery**

Following from our meeting with yourselves and Hyde on 19th July 2016 we have produced a Housing Need Report which provides further details on the housing information we hold for Plaistow and Ifold. It also clarifies the housing policy position on affordable housing quotas.

Hyde has advised that the Todhurst site has many development constraints, which include:

- Site development will be unpopular with adjoining residents due to concerns over loss of privacy, additional vehicular traffic, loss of amenity/woodland to rear of homes and Hyde have 23 homes in their management in the area. (10,12-16 inc, 19-30 inc,) - Hyde are currently looking into whether there are any rehousing requirements for the existing Hyde residents.
- Access would be problematic with the proximity to the ancient woodland and the sewage pumping station causing significant issues – Hyde are currently investigating the restrictions associated with building next to the sewage pumping station.
- If access were to be through the sewage pumping station area CDC would need to grant consent as it appears that this land was not transferred to Hyde. – CDC is investigating.
- There are no current services to the site and the cost of providing a scheme of less than ten homes in this location would be prohibitive.

- The abnormal costs of site clearance and surveys required for a scheme of only six homes would be very expensive (ecological issues and additional monitoring of species is anticipated)
- There is no longer grant for rented homes available from the Homes and Communities Agency.
- Overall the site would not be considered by Hyde unless there were a minimum of 10 homes and even then the abnormal costs associated with the site might render it unviable for affordable housing. Hyde has advised they would be willing to consider the sale of the site to another housing association or a community land trust.

We are currently seeking clarification from Stonewater Housing Association and Hyde as to whether any of their tenants need to move / on the transfer list / need to down size. We will forward this information in due course.

I am happy to discuss further.

Kind regards

Holly Nicol  
Rural Housing Enabler  
Chichester District Council