Morse Close Consultation FAQs

December 2020

New Homes Questions	Answers
What is the site currently used as?	The site comprises of an informal car park and a non-designated green space.
Why this is this site being developed?	This site has been identified as part of the Council's ambition to provide 1,000 new affordable homes by 2022. Being within a residential area with good local transport connections makes the site suitable for a high-quality residential development.
How many new homes will be provided?	There will be around 20 new homes with the final proposals still being developed. Studies of the local area and the size of the site show this is a suitable number of homes to develop in line with London planning policy.
What kind of homes will be provided? / Will all of the new homes be flats?	All of the new homes proposed on the site will be flats, some of which will be maisonettes. They will be a mix of sizes to accommodate the local need, with a high proportion of family-sized homes.
What materials will the new homes be built with?	The new homes will be primarily built using quality brickwork. The materials will also mean a high level of sustainability standards.
How tall will the new buildings be?	The proposals are for a mix of three and four storeys, with different heights across the proposals to limit any impact on neighbouring properties. These heights are considered appropriate for the area.
What is meant by affordable housing?	The term affordable housing can have different meanings in housebuilding, however, in this development, we are proposing for the homes to be at London Affordable Rent.
What is meant by London Affordable Rent?	London Affordable Rent is a reduced rental cost which is capped and decided by the Mayor of London. The priority is given to those on local authority waiting lists for social housing.
Will neighbouring properties be impacted by overlooking / daylight / sunlight?	Extensive surveys are being undertaken as the proposals are developed to ensure the impact on neighbouring properties is minimised. The designs have been developed to reduce any

	impact, for example varying the heights. The surveys will be submitted to Newham Council as part of the planning application and will be publicly accessible. If a resident has a concern about a particular property, please get in touch.
Has anything else other than new homes been considered for the site, new retail space etc.?	The site is within a predominately residential area, therefore a purely residential development is most appropriate.
Will neighbouring residents have priority for the new flats?	Residents of the new homes will be Newham residents on the housing waiting list.
Parking Questions	Answers
Where will the residents who use the site for parking be able to park in the future?	A thorough parking survey of the local area was conducted in March 2020 (pre-COVID lockdown) and found there are sufficient parking spaces in the area. Therefore, we are confident that those who use the parking spaces on the site should be able to find spaces elsewhere.
Will any parking be provided?	There will be one blue-badge parking space on Morse Close, other than that, the development will be car-free. This is in line with the Council's policy which tries to reduce car use across the Borough. The site is also very well connected with local bus and tube routes, as well as cycling and pedestrian routes.
Where will residents of the new development park?	The development will be car-free and new residents will be unable to apply for a parking permit. This will be made clear to new residents before they move in to the new homes. Existing residents in the area will continue to be able to apply for permits as usual.
Why is the development car free?	Both LB Newham and London Plan policies seek to encourage increased use of active travel modes and public transport and to reduce reliance on travel by car and hence car ownership. Residential developments in locations which are well served by public transport options are suited to 'car-free' developments where no on-site car parking is provided.
Where do you envisage visitor car parking?	There will be no visitor car parking on site, however, our transport consultant has done a recent parking survey which has revealed there is available capacity near to the site.

Will you be providing cycle parking?	Yes, we will be providing sufficient cycle parking for residents in line with Emerging London Plan standards.
Landscaping Questions	Answers
Are you removing the open space / are you reducing the amount of open space?	The overall area is being reduced but the quality and functionality of the space is being improved.
What will be included in the new landscaping?	The space may have a play area for younger children, together with a wildflower meadow and additional tree and shrub planting. We welcome feedback.
Will everyone be able to use the new open space?	Maintain as a pedestrian route with access in to the space; the route links Grange Road and Morse Close, providing good connections in the locality
What will happen to the existing trees on site?	Five of the seven existing trees are retained, and we are proposing additional tree planting at a ratio of over 2 new trees for each tree felled
Who will maintain the open space?	Newham Council will continue to have responsibility for maintaining the open space.
Sustainability	Answers
What are the measures to mitigate the impact of air and noise pollution on the new housing?	We are aware there might be air quality and noise impacts, and we will mitigate this through the design once we have finished our surveys and modelling.
Construction Questions	Answers
How will the disruption caused by construction be minimised?	A full construction management plan will be developed and agreed with Newham Council before any construction takes place. This will set out the hours construction can take place, as well as measures to minimise disruption to local residents and reduce the amounts of noise and dust. An on-site manager will be contactable for residents and the local community will be kept informed of upcoming works.
Will construction increase local traffic congestion?	Construction traffic will be staggered and will take place during non-peak hours to minimise any local disruption.
What construction routes will be used?	The construction logistics are still to be worked up.

Will any roads be closed or will parking be lost during construction?	The construction logistics are still to be worked up and are heavily dependent upon the final design. We will seek to minimise disruption as best we can.
Consultation Questions	Answers
When will residents be able to see the final proposals?	Following this round of consultation, the project team will review all resident feedback received and are working towards being able to show updated proposals in early 2021.
How can I submit feedback on the proposals?	Feedback can be submitted through the Newham Co-Create website. Once a planning application is submitted, residents will be able to submit a comment on the Newham planning website.