

Leyes Road Proposals

Frequently Asked Questions (FAQs)

Q1. Why are you building more homes in the area?

A. The residential development proposed on the site (which is owned by Newham Council), has the potential to provide up to 120 new affordable homes to help meet the Newham's housing crisis. There are currently **31,000 applicants on the Council's housing register** and more than **5,500 households currently living in temporary accommodation**. The Council is tackling the housing crisis through an ambitious council house building programme ('Affordable Homes for Newham programme'), with a target set by the Mayor of Newham to deliver 1,500 new homes by 2026.

Q2. Why is there no on-site parking for the new residents' cars? Where are they going to park?

A. As with all new developments that have the benefit of excellent transport links, we must encourage alternative modes of transport. This site offers excellent walking, cycling, bus (routes 147, 300, 304, 463, N551, 241, 473 and 474) and rail access. Prince Regent and Royal Albert DLR stations are approximately 8-12 minutes walking distance from the site and Custom House Station for the DLR and the new Elizabeth Line is around 15 minutes walking distance or one stop on the DLR from Prince Regent.

We are actively discouraging car ownership, but we are providing spaces for those who need them, including up to three reduced mobility spaces for the designated wheelchair user homes on the site and up to six reduced mobility spaces on Royal Road. New residents will not be able to apply for parking permits for streets surrounding the site.

Q3. Why are you building another primary school in the area?

A. There is currently insufficient educational provision in Newham for Autism Spectrum Disorder ('ASD') needs, particularly for secondary school age children with complex ASD, with temporary arrangements made for additional ASD places at the John F Kennedy School in a separate annex. This is already operating at capacity with more pupils having to attend out of borough schools due to a lack of suitable spaces.

The proposed Special Educational Needs (SEN) school would cater for about 105 pupils from nursery through to Key Stage 5, aged from 5-19 years old, and will be run by the Learning in Harmony Trust ('LiHT'). The school would cater for predominantly non-disabled pupils with ASD and pupils with a wider range of educational needs. The proposed school will help to address the growing need for Special Educational Needs schools and the shortage of places within the Borough.

The school will also play a role in driving up standards for special educational needs and educational accessibility across Newham, with a greater concentration of specialist staff than is possible in other provision.

Q4. Will the homes be affordable for local people?

A. Yes. Our proposals are currently anticipated to provide up to 120 affordable homes. All homes provided in the residential buildings will be London Affordable Rent Homes, a significant contribution of affordable homes for Newham's residents. As we progress with the proposals, the housing numbers may change.

Q5. Can you explain what affordable housing actually means?

A. The Government's definition as stated in the revised National Planning Policy Framework, often referred to as the 'NPPF' is: 'housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers).'

In London, there are multiple categories of affordable housing, three common categories are defined below:

1. Social rent: Social rent homes are owned by local authorities and/or private registered providers. The rent is set in accordance with the Government's rent policy.
2. London Affordable Rent: London Affordable Rent homes are around 50% of the local market rent and are for those on the social housing waiting list.
3. Shared Ownership: Shared ownership offers people the chance to purchase a share of a property, while paying a subsidised rent on the remainder.

Our proposal is anticipated to provide up to 120 London Affordable Rent homes which equates to a 100% genuinely affordable housing contribution.

Q6. How will all the construction vehicles get to the site and where will they park?

A. A detailed construction management plan will be submitted with the planning application which will cover things like construction operating times, parking and other requirements related to the construction phase such as dust and noise pollution. The construction management plan will also include the contact information for a community liaison representative in case you have any queries or concerns during the construction period.

Q7. When will construction start on site, and when will it be finished?

A. If we are granted planning permission in February 2023, we would hope to start on site in late spring of 2023 and we anticipate that construction will be completed by summer 2025. We understand that the school is hoping to be operational by September 2024. These dates are subject to change.

Q8. Will the public footpaths remain open for residents to use both during construction and afterwards?

A. At present, it is possible that the footpath can remain open during construction, but this will need to be agreed on at a later point with the contractor appointed to lead the construction activities. The public footpaths will remain open after construction is complete.

Q9. Will there be access from Royal Road through the site to the allotments?

A. No. There will not be public access through the site to the allotments. However, the existing footpath will be retained to provide access from Royal Road to the allotments. The proposed new development will improve safety and security along the path and the allotments through increased natural surveillance by the new residents.