

Cllr Lester Hudson
Chair of Planning Committee
Town Hall
London E6 2RP

Friends of Queen's Market
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cc. Deirdra Armsby, Head of Planning
Newham Dockside

21 November 2014

Dear Mr Hudson,

Re. Boleyn Ground redevelopment

In July Friends of Queen's Market (FOQM) was approached by Galliard Homes and invited to a consultation meeting at Boleyn ground with their PR representative and their architect, who presented the scheme to us.

The architect and PR company on behalf of the developers said they saw their project as being relevant to Queens Market and have gone so far as to use photos of Queen's Market traders in their promotional material.

For our part, FOQM would like any Boleyn development to complement the successful running of Queen's Market and to provide housing and amenities for the neighbourhood including the people who use Queen's Market as a vital resource for affordable food and other goods.

On seeing the Galliard plans we had the following comments:

1. FOQM is very concerned to ensure that there will be a high proportion of social rented homes including family homes to serve the needs of current Newham residents – **see further overleaf.**
2. It appeared that the loss of the green space of the football ground might not be replaced by the same quality or quantity of green space. This will impact Air Quality in an area recognised to have very poor air quality.
3. The height of the new blocks was not decided but we felt it should be in keeping with the local area and should not overshadow neighbouring houses. The character of the area should be maintained.
4. It is important that the new retail units do not harm the viability of Green Street shops.

We are particularly concerned about the provision of social rented housing in this development that is being promoted as a legacy for the borough. But when we asked how much social rented housing would be provided Galliard could not reply because it "depended on discussions with Newham".

Newham's record on social rented and affordable housing provision is not good and the current over-supply of luxury apartments - many of which are investment properties and lie empty - means there is a strong case for balance and for providing the maximum amount of social rented housing elsewhere: such as a genuine legacy for Upton Park.

Incomes in Newham are low – the latest figures show the median household income for Newham at just £27k source: <http://londondatastore-upload.s3.amazonaws.com/instant-atlas/gla-household-income-estimates/atlas.html> yet Galliard is charging well over ten times the average annual income for the least expensive flat in their Stratford Capital Towers building. Galliard trumpeted its £1.1 billion property portfolio earlier this year.

We agree with the Core Strategy where it says that people should stay longer in Newham and put down roots. We think that the key is to provide genuinely affordable and decent homes for current residents, so they choose to continue to invest in the borough as they progress and nurture their families in established areas like ours.

A 'Design Concept Statement' was issued by the developer in the summer, however this is only indicative of the plans and we would like to know where the council stands. **FOQM would be grateful if you could tell us how much social rented and affordable housing Newham has asked for in the Boleyn Ground development following your discussions with Galliard.**

We look forward to a reply at your earliest convenience.

Yours sincerely,

Lucy Rogers
Member of Friends of Queens Market

