

Jinder Ubhi

From: Lorraine Evers
Sent: 19 June 2015 12:40
To: Jinder Ubhi
Cc: Julie Hill
Subject: FW: Housing Standards MALP - Comments by LB Newham

MALP

From: dave.whittaker@newham.gov.uk [<mailto:Dave.Whittaker@newham.gov.uk>]
Sent: 19 June 2015 12:09
To: Mayor
Cc: Mikyla.Smith@newham.gov.uk; Robert.Hanly@newham.gov.uk; Christine.Lyons@newham.gov.uk
Subject: Housing Standards MALP - Comments by LB Newham

Dear Sir/Madam

The London Borough of Newham has the following comments to make on 'Housing Standards – Minor Alterations to The London Plan – Consultation Draft':

The Council is generally supportive of the approach set out within the document and welcomes the move to ensure accessible and adaptable dwellings, minimise carbon emissions, reduce water consumption and align housing standards with the government's Technical Housing Standards.

There are however further opportunities for policy clarification. Whilst the standards set out in Policy 3.5 provide firm criteria for the design of mainstream housing, the Council would welcome the inclusion of standards and guidance relating to non-conventional housing to ensure that high quality development is achieved across all housing types (including student housing and HMOs).

The Council also considers that Policy 3.8, criteria c and d, as currently worded, could be interpreted to mean that 10% of new builds do not need to meet Building Regulation Requirement M4 (2) or M4 (3). For example, to be policy compliant an applicant could chose to provide 90% of dwellings that meet M4 (2) and ensure that 10% of those dwellings meeting M4 (3). As all development should meet requirements of Building and Regulation Requirement M4 (2), with 10% meeting the additional requirements of M4 (3), there is a potential need for clarification of this policy.

I trust that these are in order – please let me know if you need anything else at this point.

Yours faithfully

Dave Whittaker

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