

Housing Quality and Standards

M36. Would Policy D4 provide a justified and effective strategic framework for delivering quality housing? In particular:

- . a) Would Policy D4 focus on matters of strategic relevance? In this respect, would it provide appropriate flexibility in relation to housing standards in light of the planned amount of quality housing and local circumstances? (outdoor space, internal space, balconies, single aspect) Would it effectively address matters of daylight and sunlight?
- . b) In this respect, would it provide an effective and justified strategic framework for the preparation of local plans and neighbourhood plans in relation to this matter?
- . c) Would it accord with national policy particularly in light of the Nationally Described Space Standards?

Just Space welcomes the requirement that the same space standards are applied to all tenures.

Just Space groups are alarmed at what seems to be a relaxation of enforcement of space standards, **seeks a reversal to strengthen standards and proposes that there should be a new Key Performance Indicator (KPI) on compliance with internal space standards AND with external playspace/ open space standards.** This would mean that compliance was monitored and reported in the Annual Monitoring Report.

D4E “Residential development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of Policy D1 London’s form and characteristics than a dual aspect dwelling and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating.”

Supporting text §3.4.4 & 5 elaborates, indicating that single aspect is acceptable for flats up to 2 bedrooms. **Suggest modify text to add at least 2-bedroom flats to the ban on single-aspect.**