

QED Sustainable Urban Developments Ltd comments

Page: [Policy H4 Meanwhile use](#)

Section: [N/A](#)

Support -

Boroughs are encouraged to identify opportunities for the meanwhile use of sites for housing to make efficient use of land while it is awaiting longer-term development. **Examples of meanwhile use housing within London include:**

Ladywell, Lewisham – 5-year scheme

Marston Court, Ealing – 10-year scheme

Meath Court, Acton – 7-year scheme

4.4.1 Meanwhile uses are a range of temporary uses on land and property awaiting longer-term development. Some vacant land is suitable for meanwhile use as housing, **key criteria for identifying suitable vacant land include:**

- **Access to public transport**
- **Existing services and local amenities**
- **Non-contaminated**

To make efficient use of land that would otherwise be left vacant, boroughs are encouraged to identify sites that are suitable for residential occupation to be used for meanwhile housing including land in both public and private ownership. **The GLA would encourage Boroughs to use temporary change of use planning consents, time limited by condition as a delivery mechanism to enable meanwhile use housing and provide a supplementary planning guidance notice.**

4.4.2 Opportunities for the meanwhile use of land for housing on large-scale phased developments should be identified during the planning process. The meanwhile use of a site must not result in an unacceptable impact on **existing** residential amenity or prevent development sites from being brought forward for development in a timely fashion. Parameters for any meanwhile use, particularly its longevity and associated obligations, should be established from the outset and agreed by all parties. **Should development experience unexpected delay then the GLA encourage boroughs to grant variation of condition to existing temporary consent to continue provision of housing throughout the delay.**

4.4.3 Meanwhile housing can be provided in the form of **offsite** manufactured homes, **typically using volumetric technology**. This can reduce construction time, **decrease local disruption** and the units can potentially be reused at a later date on another site. **In circumstances where there is an extraordinary need the GLA accept that some flexibility may be required in applying building regulations standards to meanwhile housing.**

4.4.4 The time period for meanwhile uses will vary with site circumstances. **Meanwhile use, for planning purpose, is generally accepted for periods of up to 10 years.** Boroughs should consider starting the time period for the meanwhile use from the date of occupation rather than the date of planning permission, in order to support the viability and delivery of meanwhile housing developments.

Page: [Policy H4 Meanwhile use](#)

Section: [N/A](#)

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We believe it is worth considering an SPG to assist with regards to space standards and identified housing need.

Meanwhile development is a great tool for addressing an immediate need. These needs vary significantly over the lives of individuals, when specific needs or requirements arise, or when the market drives a need. A one-size fits all approach to space standards will restrict the possibility of meanwhile development. The housing needs being addressed here are subtle and complex, meanwhile housing is about helping people today and while not a long term solution should be viewed as part of a housing pathway towards a long term solution.

We would suggest that the design and approach to standards, such as space standards, should be driven by the circumstance, need and type of accommodation.