East Devon Local Plan 2020 – 2040

Nationally Described Space Standards evidence

October 2022

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1. Introduction

Background

1.1 East Devon District Council is preparing a district-wide Local Plan, to cover the period 2020 – 2040. This evidence report considers the potential to include a Local Plan policy requiring an internal space standard for new dwellings, known as the "nationally described space standard".

National Policy context

1.2 The National Planning Policy Framework (NPPF) makes clear that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.[1] Planning should ensure that developments create places with a high standard of amenity for existing and future users.[2] To achieve this, policies may use the nationally described space standard, where the need for an internal space standard can be justified.[3]

1.3 In the past, many standards were being applied to new housing, such as Code for Sustainable Homes,[4] Lifetime Homes, Secured by Design, and internal space standards in London and some other local authorities. The Government were concerned that the range of standards were complex, duplicated or contradicted each other, and were being interpreted differently between local authorities; leading to increased costs for house builders.[5]

1.4 In 2015, the Government announced a simpler system for setting technical standards for new housing, which means that local planning authorities can now only set requirements for access; water; and, the subject of this report, space.[6]

1.5 Where justified, local planning authorities can require internal space standards in new homes by reference in their Local Plan to the "nationally described space standard" (NDSS). To include these standards, local authorities should take account of the need; viability; and timing for introducing these standards.[7]

1.6 If the evidence justifies space standards, policies should be set in local plans; neighbourhood plans should not be used to apply these standards. [8]

1.7 Unlike access and water, the NDSS is not a Building Regulation, meaning that establishing compliance with the space standards rests with the local planning authority, rather than through the building regulations.

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[1] National Planning Policy Framework, 2021, paragraph 126: National Planning Policy Framework (publishing.service.gov.uk)
[2] National Planning Policy Framework, paragraph 130f.
[3] National Planning Policy Framework, footnote 49.
[4] The Code provided 9 measures of sustainable design: energy/CO_2, water, materials, surface water run-off, waste, pollution, health and well-being, management, ecology.
[5] Housing Standards Review – Final Implementation Impact Assessment, DCLG, 2015: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/418414/150327_-_HSR_IA_Final_Web_Version.pdf
[6] Planning Practice Guidance Reference ID: 56-002-20160519: Housing: optional technical standards - GOV.UK (www.gov.uk)
[7] Planning Practice Guidance Reference ID: 56-020-20150327: Housing: optional technical standards - GOV.UK (www.gov.uk)
[8] Written Ministerial Statement 25 March 2015: https://www.gov.uk/government/speeches/planning-update-march-2015 ; Planning Practice Guidance Reference ID: 56-002-20160519, 56-003-20150327, 12-012-20140306; NPPF Annex 2: Glossary.

1.8 There are a range of requirements in the space standards, relating to minimum gross internal floor area (according to number of bedrooms, occupancy, and number of storeys); bedroom sizes; built-in storage areas; and ceiling heights. The floor areas are reproduced in figure 1.1 below, whilst the remaining standards are shown in appendix one.

Figure 1.1: National minimum gross internal floor areas and storage (sq m)[9]

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Local Policy context

1.9 The NDSS was introduced too late to be included in the current East Devon Local Plan 2013 – 2031 (adopted January 2016) but, within East Devon, The Cranbrook Plan (adopted October 2022) contains policy CB16 requiring new dwellings to meet the NDSS[10]

1.10 The East Devon District Council Plan 2021-23[11] includes the priority "better homes and communities for all", within which there is an action for local plan policies to address the need for more and better quality homes – a policy on NDSS will help deliver this action.

1.11 Several other local authorities in the vicinity of East Devon have adopted policies that require new dwellings to comply with the NDSS:

- Taunton Deane Site Allocations and Development Management Plan (adopted December 2016)[12]
- Mid Devon Local Plan (adopted July 2020)[13]

[9] Accessed from: https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard
[10] The Cranbrook Plan, adopted October 2022: cranbrook-plan-dpd-adopted.pdf (eastdevon.gov.uk)
[11] Available at: Council Plan 2021-23 | East Devon District Council
[12] Policy D10: https://www.tauntondeane.gov.uk/media/1016/sadmp-adopted-2016-without-maps.pdf
[13] Policy DM1: Mid Devon Local Plan 2013-2033

- West Dorset, Weymouth and Portland Local Plan (adopted October 2015)[14]
- Plymouth and South West Devon Joint Local Plan (adopted March 2019)[15]
- Exeter adopted a supplementary planning document in 2010 that contains standards very similar to the NDSS.[16]

[14] Policy ENV12: e6f329e7-ec5b-52fc-7364-4a8726877184 (dorsetcouncil.gov.uk)
[15] Policy DEV10: JLP - ADOPTED VERSION 2019 (plymouth.gov.uk)
[16] Exeter Residential Design Guide SPD, chapter 9: https://exeter.gov.uk/planning-services/planning-policy/supplementary-planning-documents/residential-design-guide-spd/

2. Evidence for the Local Plan

2.1 Government guidance states the justification for requiring internal space policies should take account of the following areas:

- *"Need – evidence should be provided on the size and type of dwellings currently being built in the area, to ensure the impacts of adopting space standards can be properly assessed, for example, to consider any potential impact on meeting demand for starter homes.*
- *Viability – the impact of adopting the space standard should be considered as part of a plan's viability assessment with account taken of the impact of potentially larger dwellings on land supply. Local planning authorities will also need to consider impacts on affordability where a space standard is to be adopted.*
- *Timing – there may need to be a reasonable transitional period following adoption of a new policy on space standards to enable developers to factor the cost of space standards into future land acquisitions."*[17]

2.2 This section presents evidence on each of these three 'areas'; and also considers other potential issues relating to housing density and implementation.

Need

2.3 To provide evidence on need, an assessment of the size of new dwellings currently being built in East Devon has been undertaken. Sites granted planning permission in recent years have been assessed, using site typologies from the Community Infrastructure Levy (CIL) viability assessment (January 2019) so that an appropriate range of sites was considered. This work used information submitted by the applicant relating to gross internal area, number of bedrooms, number of bed spaces, and number of storeys; as shown on site layout plans and/or individual floor plans for house types. It should be noted that this aspect of the work did not consider the full technical requirements of the NDSS (set out in appendix one), but was considered a proportionate approach to evidence gathering, consistent with NPPF paragraph 35b.

2.4 The full assessments of need can be seen in appendix two. In total, 2,350 dwellings were assessed against the NDSS in relation to gross internal area, number of bedrooms, number of bed spaces, and number of storeys. Of these, 683 dwellings (29%) met or exceeded the NDSS. The proportion of those meeting the standard at Cranbrook[18] (16%) was around half that of the rest of East Devon (34%).

2.5 There was no clear pattern on the scale of sites that met the standard – in some cases a relatively high proportion of larger scale sites met the NDSS, whilst in others they did not, with similar findings for smaller scale sites.

2.6 The number of market dwellings meeting the NDSS at Cranbrook was just under half that of affordable homes (72 and 40 dwellings, respectively). However, in the rest of the district, far fewer affordable homes met the NDSS compared to market dwellings – just 85 affordable homes met the standard, whilst 486 market homes did so.

2.7 Generally, larger properties (3-4 bedrooms) were most likely to meet the NDSS, whilst 1-2 bedroom dwellings were most likely not to. This, coupled with the lack of

[17] Planning Practice Guidance Reference ID: 56-020-20150327.
[18] Cranbrook is a developing new settlement which began construction in 2010.

affordable homes meeting the standard, suggests that those on lower incomes are most adversely affected by a lack of space in their homes.

2.8 At Cranbrook, further detailed assessment of bedroom areas and width for those dwellings that met the floor area standard[19] was carried out, measuring bedroom floor space and width[20] from the floor plans submitted by the applicant. Other technical requirements relating to built-in storage area and floor to ceiling height were not assessed as this information was not readily available. This additional stage of work showed the vast majority of dwellings that met the gross internal floor area then failed to meet the standard for bedroom widths and/or floor area. Overall at Cranbrook, this further assessment showed just 42 out of the 690 dwellings met the NDSS. Appendix three contains this more detailed assessment, and appendix four shows an example of how the floor plans were measured.

2.9 This evidence shows that the vast majority of dwellings being built in East Devon are smaller than the nationally described space standard. The Government recognise that space standards are intended to ensure that new dwellings provide a reasonable level of internal space to undertake typical day to day activities. This should mean that new homes provide a flexible and high quality environment capable of responding to occupants needs and supporting a high quality of life.[21] Therefore, most dwellings currently being built in East Devon, being below the NDSS, are at risk of failing to achieve these objectives.

2.10 A lack of space in a home can impact upon:

- Preparing and eating food;
- Storing possessions;
- What furniture can be used;
- Socialising with family members or guests;
- The level of privacy for studying, working, relaxing or leisure;
- Improved daylight and ventilation;
- Adaptability in case of changed circumstances.[22]

2.11 Several studies have shown that these impacts can have more profound knock-on effects on health, education attainment, family relationships, and social cohesion.[23]

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[19] Bedroom widths and floor areas were not measured for dwellings that did not meet the floor area requirement, as they had already 'failed' to meet the NDSS.

[20] Width is assumed to be the smallest bedroom dimension. Where there are two or more double bedrooms, the first numbered double bedroom is assessed against a minimum width of 2.75m, whilst the other double bedrooms are assessed against 2.55m.

[21] Housing Standards Review – final implementation impact assessment, DCLG, March 2015, section 3.3: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/418414/150327_-_HSR_IA_Final_Web_Version.pdf

[22] Housing Standards Review – Final Implementation Impact Assessment, DCLG, March 2015, section 3.3: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/418414/150327_-_HSR_IA_Final_Web_Version.pdf ; The case for space, Royal Institute of British Architects, 2011, page 12: https://www.architecture.com/-/media/gathercontent/space-standards-for-homes/additional-documents/ribacaseforspace2011pdf.pdf

[23] Space Standards for homes, Royal Institute of British Architects, December 2015: https://www.architecture.com/-/media/gathercontent/space-standards-for-homes/additional-documents/homewisereport2015pdf.pdf

2.12 Cranbrook, where the proportion of new dwellings meeting the NDSS is lower than the rest of East Devon, is one of only 10 places across the country to be designated as a 'Healthy New Town',[24] a programme aimed at planning and building healthier places. A supporting study, whilst not specifically referring to internal space standards, supports flexible housing and recognises that the standard of housing is a major contributory factor in attaining and maintaining good health.[25] The NHS are clear that sufficient space in homes is essential for good health.[26]

2.13 Sufficient internal space can facilitate the growing trend to work at home. This is particularly the case in East Devon where the proportion of people working at home in the district has increased from 15.1% (in 2001) to 17.4% (in 2011). This is higher than the national average of 10.7%.[27]

2.14 The Covid-19 pandemic from March 2020 has further increased the number of people working at home. This initially stemmed from Government guidance to work from home where possible, meaning the proportion of people who did any work from home in the UK increased from 27% in 2019 to 37% in 2020. At the time of writing, it seems that a hybrid working approach (a mixture of both office and home working) is most likely to continue in the short term future at least.[28] The restrictions on people from leaving their homes at certain times during the pandemic also highlighted concerns relating to the internal (and external) space of dwellings.

2.15 Some examples of space and the equivalent furniture or room are highlighted in the table below (figure 2.1) – this shows some of the "real world" impacts of less space and why a lack of space matters, even if only a few square metres.

Figure 2.1: Examples of space and equivalent furniture or room[29]

Space in sq m	Equivalent furniture or room
0.5	**Coffee table** – a coffee table is about 0.5 sq m
1	**Writing desk or dressing table** – space for a desk and chair for 1 person: 1.3 sq m; space for a dressing table and stool: 1.3 sq m
2	**Three seat sofa** – space for a 3 seat sofa and room in front for feet: 2.1 sq m
3	**Single bed** – space for a single bed and bedside table: 2.9 sq m

The case for space, Royal Institute of British Architects, 2011, page 13-14: https://www.architecture.com/-/media/gathercontent/space-standards-for-homes/additional-documents/ribacaseforspace2011pdf.pdf

[24] For further information, see: https://www.england.nhs.uk/ourwork/innovation/healthy-new-towns/

[25] Cranbrook – a healthy new town: health and wellbeing strategy 2016-2028, section 4.1.8: http://eastdevon.gov.uk/media/2260176/cranbrook-h-and-wb-strategy.pdf

[26] Putting Health into Place – Introducing NHS England's Healthy New Towns programme: https://www.england.nhs.uk/wp-content/uploads/2018/09/putting-health-into-place.pdf

[27] East Devon Census 2011 Headline report: http://eastdevon.gov.uk/media/170895/2011-census-headline-report-v21-with-cover.pdf

[28] Business and individual attitudes towards the future of homeworking, UK: April to May 2021, ONS: Business and individual attitudes towards the future of homeworking, UK - Office for National Statistics (ons.gov.uk)

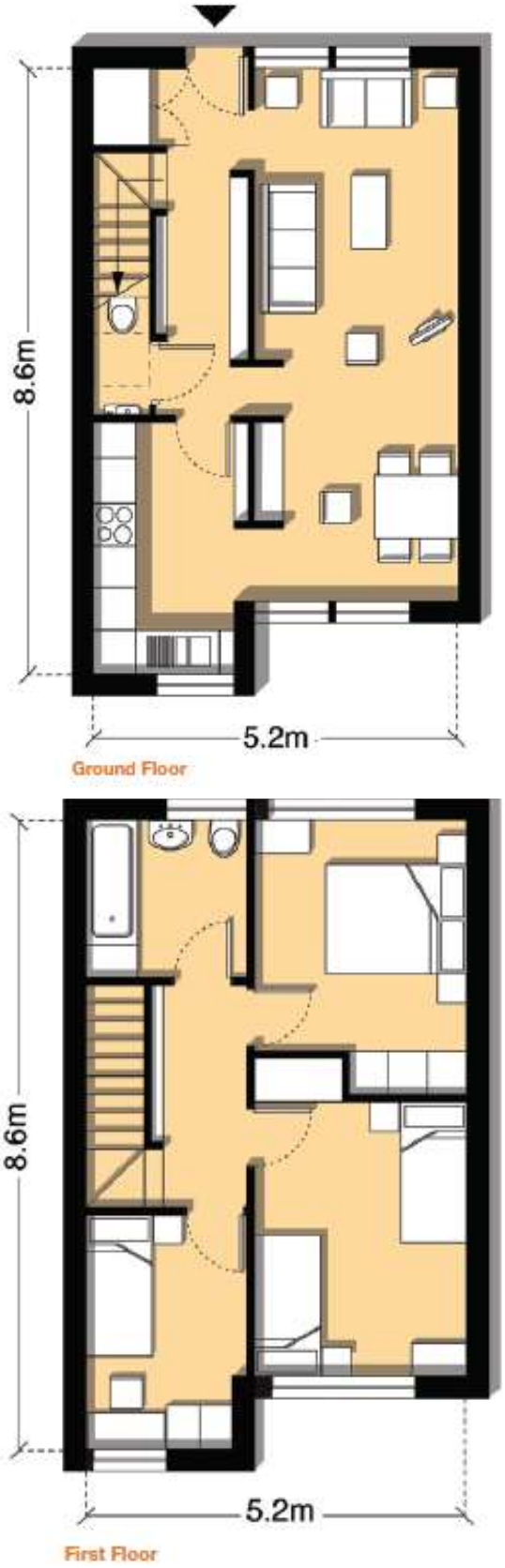
[29] The case for space, Royal Institute of British Architects, 2011: https://www.architecture.com/-/media/gathercontent/space-standards-for-homes/additional-documents/ribacaseforspace2011pdf.pdf

5	**Double bed** – space for a double bed and two bedside tables: 4.8 sq m
6	**Kitchen** – a galley kitchen adequate for a household with up to 3 people: 5.5 sq m
8	**Single bedroom** – a main bedroom adequate for one person: 8 sq m
9	**Dining kitchen for 2 people or a dining table for 4 people** – a dining kitchen adequate for a 2 person household: 9 sq m; space for a dining table, seats and circulation space for 4 people: 8.4 sq m
11	**Double bedroom or a dining table for 6 people** – a main bedroom adequate for two people: 11 sq m; space for a dining table, seats and circulation space for 6 people: 10.23 sq m
14	**Living room** – a living room with a dining area for a 2 person household: 14 sq m

2.16 A YouGov survey found that the small size of rooms was a key reason for not wanting a new home.[30] The size of an average 3 bedroom new home in the south west is 4.3 sq m below the national standard.[31] National research into the size of new homes being built by the top eight volume housebuilders showed the highest average three bedroom home was 98 sq m, with the lowest being 84 sq m[32] – this space difference is illustrated in the floor plans that follow (figures 2.3 and 2.4).

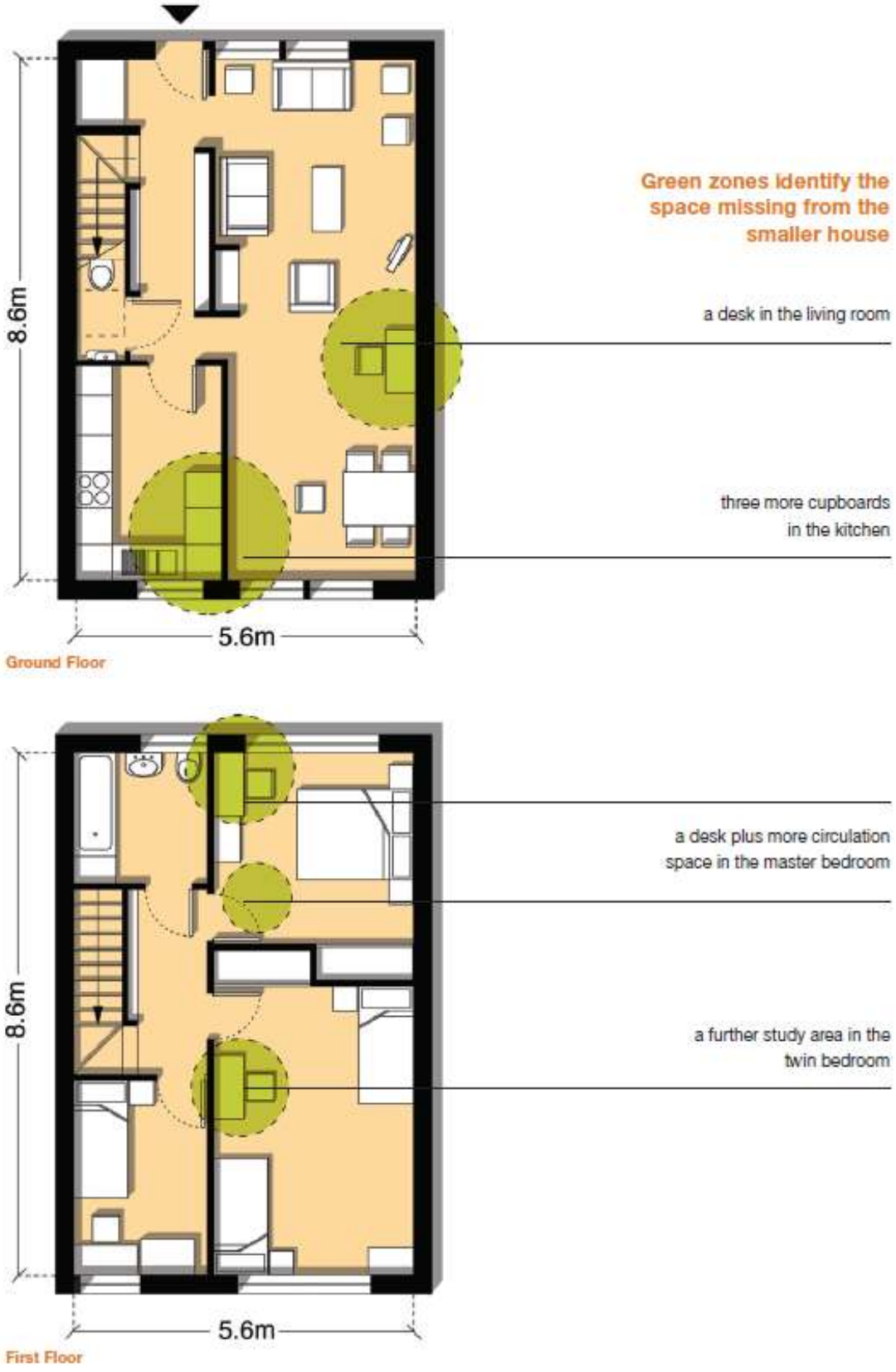
[30] The case for space, Royal Institute of British Architects, 2011: https://www.architecture.com/-/media/gathercontent/space-standards-for-homes/additional-documents/ribacaseforspace2011pdf.pdf
[31] Space Standards for homes, Royal Institute of British Architects, December 2015: https://www.architecture.com/-/media/gathercontent/space-standards-for-homes/additional-documents/homewisereport2015pdf.pdf
[32] The case for space, Royal Institute of British Architects, 2011: https://www.architecture.com/-/media/gathercontent/space-standards-for-homes/additional-documents/ribacaseforspace2011pdf.pdf

Figure 2.3: Floor plan of an 84 sq m 3 bedroom house[33]



[33] The case for space, Royal Institute of British Architects, 2011: https://www.architecture.com/-/media/gathercontent/space-standards-for-homes/additional-documents/ribacaseforspace2011pdf.pdf

Figure 2.4: Floor plan of a 98 sq m three bedroom house[34]



[34] The case for space, Royal Institute of British Architects, 2011: https://www.architecture.com/-/media/gathercontent/space-standards-for-homes/additional-documents/ribacaseforspace2011pdf.pdf

2.17 It is considered that this evidence on the small size of new homes currently being built in East Devon, along with the adverse impacts that a lack of space at home can have, provides sufficient justification on the need for including the NDSS in the emerging East Devon Local Plan 2020-2040. The use of this standard can ensure a high standard of amenity for existing and future users; and help meet housing needs for different groups in the community, consistent with the NPPF.[35]

2.18 The PPG also indicates taking into account the potential impact of the NDSS on meeting demand for starter homes. This impact is likely to be limited – starter homes now fall within the definition of affordable housing, and can therefore be delivered as part of the affordable housing requirement. In any case, the Government has since formally announced the end of starter homes policy.[36]

Viability

2.19 The East Devon Local Plan 2020-2040 will be subject to a viability assessment to ensure the plan is viable and can be delivered. This will include looking at the key elements of gross development value, costs, land value, landowner premium, and developer return. The viability assessment will incorporate dwelling sizes that reflect the NDSS.

2.20 A 'live' example of considering the NDSS in a viability assessment in East Devon is the viability evidence that informs The Cranbrook Plan (adopted October 2022), which considers the value of the development on a pounds per square metre basis. The viability impact of adopting the NDSS assumes use of the dwelling sizes in figure 2.5 below.

Figure 2.5: Assumed dwelling sizes in the Cranbrook Plan viability assessment

Dwelling type	Market dwelling size	Affordable dwelling size
1 bed flat	50	50
2 bed flat	61	61
2 bed terrace	70	70
3 bed terrace	93	93
4 bed terrace	115	
3 bed semi	100	
3 bed detached	105	
4 bed detached	125	
5 bed detached	160	

2.21 These dwelling sizes all achieve the minimum gross internal floor area in the NDSS for the relevant number of bedrooms. There are multiple versions of the floor area requirement for each number of bedrooms, depending upon the number of bed spaces (persons) and number of storeys – it would be unrealistic to assess each version, given there are so many (43 altogether). The approach taken, outlined in figure 2.5, is proportionate for the evidence required to justify a plan, consistent with national policy.[37]

2.22 The viability assessment (including subsequent appendices) shows that the Cranbrook Plan can be delivered in a viable manner, including the NDSS. Whilst there will be higher build costs from constructing larger homes compared to not requiring the

[35] National Planning Policy Framework, paragraph 62, 130f.
[36] Starter Homes guidance withdrawn in February 2020: [Withdrawn] Starter Homes - GOV.UK (www.gov.uk)
[37] National Planning Policy Framework, paragraph 35b.

NDSS, the cost of policies should be accounted for in the price paid for land.[38] In effect, policy costs should come off the land value. This should mean that the affordability of new homes is not significantly affected.

2.23 Linked with viability, Government guidance also states the impact of potentially larger dwellings on land supply should be taken into account. Given that other local authorities, locally and beyond, apply internal space standards, it is assumed that the major housebuilders, which are likely to make a significant contribution to housing supply in East Devon through the emerging Local Plan 2020-40, have house types that achieve the NDSS. As previously set out, internal space standards are already sought in The Cranbrook Plan in East Devon, and adopted policies in other local authorities adjacent or close to East Devon. In addition, space standards have been applied across London for several years. As previously stated, the additional costs of meeting the NDSS should come off the price paid for the land, so it should not inhibit the supply of land for housing.

Timing

2.24 Government guidance states there may need for a reasonable transitional period following adoption of a new policy on space standards to enable developers to factor the cost of space standards into future land acquisitions.

2.25 However, given that the application of NDSS is becoming more widespread across the region and the country, it is considered that most developers will be familiar with the standard and have designed house types that are consistent with NDSS.

2.26 The Local Plan preparation process lasts several years, so developers will be aware that NDSS are being promoted for some time before the Local Plan is adopted.

2.27 In addition, the requirement to achieve NDSS will be factored into the East Devon Local Plan viability assessment. Therefore, it is not considered necessary to have a transitional period for when the NDSS is introduced in the East Devon Local Plan 2020-40.

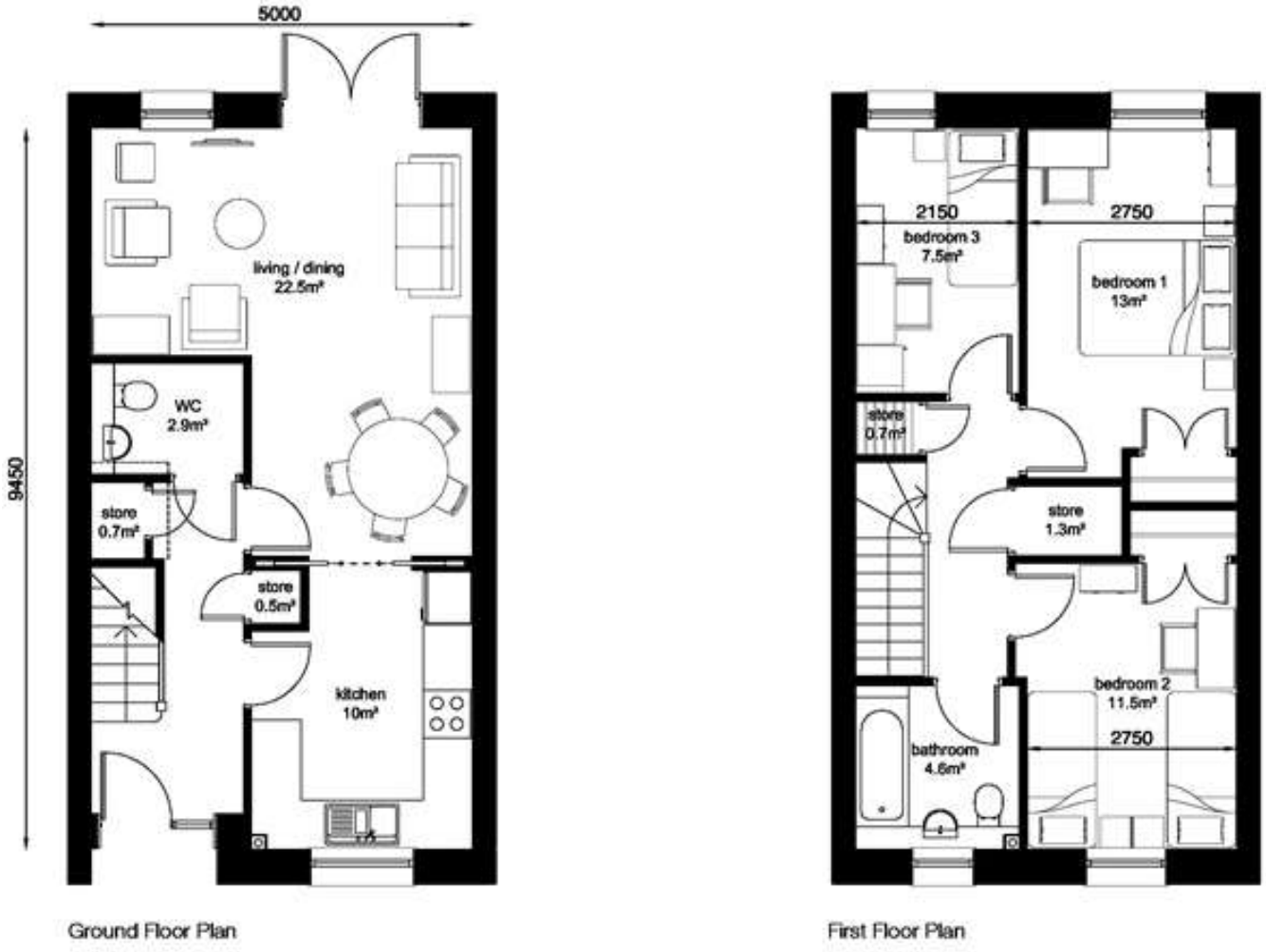
Impact upon Housing density

2.28 The potential changes to housing footprint that would be required to meet the NDSS has been considered to investigate impacts upon housing density i.e. would the footprint be so large for new homes to meet the NDSS that it would lead to relatively low densities and an inefficient use of land, and/or compromising housing delivery.

2.29 House types at Cranbrook have been used as a case study to assess the potential impact upon housing density. The most common type of house in the Cranbrook approved development is a 3 bedroom, 5 person, 2 storey dwelling. Figure 2.6 below is an example of a house that would meet the NDSS in this category.

[38] Planning Practice Guidance Reference ID: 10-001-20180724; 10-006-20180724; 10-012-20180724.

Figure 2.6: 3 bedroom 5 person 2 storey house that meets the nationally described space standard (93.5 sq m GIA)[39]



2.30 The footprint of this example dwelling is 9.45m by 5m. For comparison with the 'worst case' scenario, the smallest 3 bedroom 5 person 2 storey dwelling in the assessed permitted development had a footprint of 8.75m by 5.1m. Although the width is very similar, the 'worst case scenario' dwelling is 0.7m shorter.

2.31 The footprint of other examples of common 2 and 4 bedroom dwelling types have also been assessed, again comparing dwelling types that achieved the NDSS with the smallest type that did not. A 2 bedroom 4 person 2 storey dwelling that met the NDSS had a footprint of 5.7m by 9m, whilst the smallest assessed dwelling was 4.2m by 7.4m. A 4 bedroom 6 person 2 storey dwelling that met the NDSS had a footprint of 6.55m by 9.9m, whilst the smallest assessed dwelling of this type was 5.8m by 9.8m. The measurements of these footprints are included in appendix five.

2.32 To assess the impact upon housing density, the entire plot size (i.e. dwelling footprint, garden, and car parking spaces) for these dwelling types has also been calculated. A

[39] Levitt Bernstein.

"theoretical" density has then been calculated, based upon these plot sizes, shown in figure 2.7 below.[40]

Figure 2.7: Theoretical density of different house types

Number of bedrooms and bed spaces (gross internal area)	Footprint (sq m)	Plot size (sq m)	Theoretical density (dwellings per hectare)
3 bed 5 person 2 storey (93.5 sq m) – met NDSS	47.3	144.8	69.1 dph
3 bed 5 person 2 storey (70.7 sq m) – smallest assessed	44.6	142.1	70.4 dph
2 bed 4 person 2 storey (79 sq m) – met NDSS	51.3	147.6	67.8 dph
2 bed 4 person 2 storey (50.9 sq m) – smallest assessed	50.9	100.5	99.5 dph
4 bed 6 person 2 storey (106.1 sq m) – met NDSS	64.9	173.5	57.6 dph
4 bed 6 person 2 storey (92.9 sq m) – smallest assessed	56.8	181.5	55.1 dph

2.33 There is limited impact upon housing density for the dwellings that met the NDSS compared with the smallest dwelling for the 3 and 4 bedroom properties that were assessed, with a loss of only 1-2 dwellings per hectare for these house types. However, there is a much larger difference in density for the 2 bedroom dwellings that were assessed, amounting to just over 30 dwellings per hectare. This difference is because the 2 bedroom dwelling that met the NDSS had a larger garden and two car parking spaces (compared to one for the smaller dwelling). Interestingly, the footprint of the 2 bedroom dwellings in very similar (just 0.4 sq m difference).

2.34 Overall, it is considered that the relatively small additional footprint required to achieve the NDSS can be achieved through a slight reduction in garden space or other open space, and can therefore be designed in such a way that would not significantly affect housing density.

2.35 This conclusion was reflected during the process of the Government formulating the NDSS, when developers considered that any impact on housing numbers or density was likely to be marginal, and any effects could be mitigated by small adjustments to dwelling mix.[41]

[40] The term "theoretical density" is used because only the dwelling plot size has been included when calculating density, and not other directly associated uses that may normally be included when calculating net density such as access roads or incidental open space.
[41] One hundred years of Housing Space Standards, What now? Julia Park, page 78: http://housingspacestandards.co.uk/assets/space-standards_onscreen_print.pdf

Implementation

2.36 Although not required in Government guidance, this section considers some potential issues with implementing the NDSS, to ensure that they are properly applied (if adopted in the East Devon Local Plan 2020-40).

2.37 Anecdotal evidence from other local authorities that have adopted space standards indicates that developers may seek to side-step the requirement. For example, applicants may show a 'bedroom' as an office/study, meaning that this room does not have to meet the bedroom width or floor area standard. To address this issue, every habitable room that is not the main living room, dining room or kitchen should be regarded as a bedroom for the purposes of applying the NDSS.

2.38 If a proposal initially fails to achieve the space standard, the applicant could legitimately reduce the number of bed spaces to show compliance with the standard. For example, if a bedroom is not large enough to be a double bedroom, the developer could potentially amend it to a single bedroom. This would reduce the number of bed spaces and, with it, the gross internal floor area requirement. If this was to occur, then careful consideration should be given as to whether this would lead to an inappropriate mix of housing i.e. too many smaller dwellings, inconsistent with policy requirements.

2.39 Another potential issue is that applicants may show compliance with the space standard to obtain planning permission, but then market the dwellings differently when they are sold e.g. showing a single sized bedroom as a double in the marketing material. If this was to occur, it could contravene regulations that require marketing information to be factually correct.

3. Conclusion

3.1 The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. New development should create a high standard of amenity for existing and future users. Using the nationally described space standard (NDSS) in new dwellings can deliver such high quality places, which can be used where the need for an internal space standard can be justified.

3.2 The case studies in this report indicate that just 29% of new homes being built in East Devon are meeting the NDSS in relation to gross internal floor area – the further assessment of a selection of new homes against bedroom area and widths suggests far fewer homes achieve the other requirements of the NDSS.

3.3 Generally, larger properties (3-4 bedrooms) were more likely to meet the NDSS than smaller (1-2 bedrooms) properties, with far fewer affordable homes reaching the NDSS compared to market dwellings. These findings suggest that those on lower incomes are more likely to live in homes that do not meet the NDSS, and are therefore more likely to suffer the consequences of a lack of space.

3.4 There is a risk that these new dwellings are not providing a reasonable level of internal space to undertake typical day to day activities, with potential impacts including a lack of space to prepare and eat food, store possessions, socialise, study, work, relax, or adapt in case of changed circumstances.

3.5 The impact of adopting the NDSS will be considered in the viability assessment that accompany the East Devon Local Plan 2020-40, to demonstrate that the Plan can be delivered in a viable manner, including the NDSS. Any additional costs required to meet the NDSS should come off the land value, so it should not lead to higher house prices that would adversely affect the affordability of new homes

3.6 There is no need for a transition period as policy costs should be factored in to the land value, and reflected in the forthcoming viability assessment of the Local Plan. NDSS are now commonly used by local authorities so most developers should be familiar with, and have designed homes that meet, the standard. In addition, the intent to include NDSS in the Local Plan will be clear for several years before the plan is adopted.

3.7 There should be limited impacts upon housing numbers or density as a result of the space standard. To minimise the potential to circumvent the standard, every habitable room that is not the main living room, dining room or kitchen should be regarded as a bedroom for the purposes of applying the standard.

3.8 Overall, it is considered that the evidence justifies including a policy requiring the nationally described space standards in the emerging East Devon Local Plan 2020-40.

Appendix One. Technical requirements in the nationally described space standard

The following standards are required to achieve the national described space standard:

a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below *[replicated in figure 1.1 in this report]*

b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom

c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m2 and is at least 2.15m wide

d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m2

e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide

f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m2 within the Gross Internal Area)

g. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all

h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m2 in a double bedroom and 0.36m2 in a single bedroom counts towards the built-in storage requirement

i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.

Appendix Two. Recently approved dwellings in East Devon – comparison of gross internal floor area with the nationally described space standard[42]

Cranbrook

CIL typology	Cranbrook							
Proposal / location	130 dw							
Developer	National housebuilder							
Planning appl. no.	17/1973/MRES							
House type (market or affordable)	**Number of house type being delivered**	**Bedrooms**	**Bed spaces**	**Storeys**	**House type GIA (sq m)**	**NDSS Gross Internal Area (sq m)**	**Difference with NDSS (sq m)**	**GIA as % of NDSS**
Apt (aff)	6	1	Not shown	1	N/A	N/A	N/A	N/A
Apt (aff)	3	2	Not shown	1	N/A	N/A	N/A	N/A
Morden (mkt)	19	2	4	2	50.9	79	-28.1	64.4
Alnwick (mkt)	8	2	4	2	59.3	79	-19.7	75.1
Coach house 1 (aff)	1	2	4	1	71.1	70	1.1	101.6
WP2 (aff)	18	2	4	2	74.7	79	-4.3	94.6
Coach house 2 (aff)[43]	0	2	4	2	75.3	79	-3.7	95.3
Souter (aff)	10	3	5[44]	3	86.6	108	-12.4	87.5
Moseley (mkt)	11	3	5	3	68.7	99	-30.3	69.4
Hanbury (mkt)	26	3	5	2	70.7	93	-22.3	76
Rufford (mkt)	10	3	5	2	80.8	93	-12.2	86.9
Souter (mkt)	2	3	5	3	86.6	108	-12.4	87.5
Clayton (mkt)	8	3	5	2	92.8	93	-0.2	99.8

[42] Where dwellings are shown as 2.5 storeys, the 3 storey space standard is applied.
[43] This house type was removed from amended plans during determination of the planning application.
[44] For Souter, Moseley, Hanbury, Clayton house types: Office shown on floor plan, but 3 bed on site layout plan. Assume "office" is 1 bed space.

WP4 (aff)	1	4	6	2	100.7	106	-5.3	95
Greyfriars (mkt)	4	3 or 4[45]	Not shown	3	N/A	N/A	N/A	N/A
Roseberry (mkt)	3	4	6[46]	2	101.8	115	-4.2	96
Total number of dwellings that meet NDSS	*1 out of 117 (insufficient information for 13 dwellings)*							

CIL typology	Cranbrook							
Proposal / location	149 dw							
Developer	National housebuilder							
Planning appl. no.	17/0391/MRES							
House type (market or affordable)	**Number of house type being delivered**	**Bedrooms**	**Bed spaces**	**Storeys**	**House type GIA (sq m)**	**NDSS Gross Internal Area (sq m)**	**Difference against NDSS (sq m)**	**GIA as % of NDSS**
APT1 (aff)	4	1	2	1	65.5	39	26.5	167.9
APT3 WC (aff)	2	1	1	1	65.5	37	28.5	177.0
PA24 (ABD)	15	2	4	2	55.9	79	-23.1	70.8
PT21 (mkt)	8	2	3	2	60.7	70	-9.3	86.7
APT2 (aff)	6	2	3	1	59.4	61	-1.6	97.4
AA25 (aff)	10	2	4	2	79	79	0	100.0
AA31 (aff)	21	3	5	2	84.6	93	-8.4	91.0
PA33 (mkt)	18	3	5	2	80.5	93	-12.5	86.6
PA34 (mkt)	3	3	5	2	80.5	93	-12.5	86.6

[45] 4 bedrooms on site layout, but only 3 bedrooms shown on floor plan
[46] Office on floor plan, but 4 bedrooms on site layout. Therefore, assume "office" is 1 bed space

PB33 (mkt)	15	3	5	3	106.7	99	7.7	107.8
PT36 (mkt)	14	3	5	2	86.5	93	-6.5	93.0
PT37 (mkt)	8	3	5	2	86.5	93	-6.5	93.0
PA44 (mkt)	8	4	7	2	108.7	115	-6.3	94.5
PA48 (mkt)	6	4	8	2	128	124	4	103.2
PT41 (mkt)	2	4	7	2	113.5	115	-1.5	98.7
PT42 (mkt)	1	4	6	2	113.5	106	7.5	107.1
PT44 (mkt)	1	4	7	2	120	115	5	104.3
PA49 (mkt)	5	4	8	2	145	124	21	116.9
AA44 (aff)	2	4	6	2	106.8	106	0.8	100.8
Total number of dwellings that meet NDSS	*46 out of 149*							

CIL typology	Cranbrook							
Proposal / location	587 dw							
Developer	National housebuilder: 180 dw[47]							
Planning appl. no.	13/1752/MFUL							
House type (market or affordable)	**Number of house type being delivered**	**Bedrooms**	**Bed spaces**	**Storeys**	**House type GIA (sq m)**	**NDSS Gross Internal Area (sq m)**	**Difference against NDSS (sq m)**	**GIA as % of NDSS**
S: 1B2P APT (aff)	3	1	2	1	46.2	50	-3.8	92.4
A: Sherston (mkt)	12	2	3	2	55.3	70	-14.7	79.0
B: Arnold (mkt)	7	2	4	2	58.5	79	-20.5	74.1
C: Amberley (mkt)	25	2	4	2	62.7	79	-16.3	79.4

[47] This permission is being delivered by three national housebuilders – the house types of only one of these housebuilders is listed in this table, as there are examples from the other two in other examples. Assume use of Hallam Land house types, apart from non-material amendment by national housebuilder for N house types to add amenity/privacy for 4 bed dw. Hallam house type J not identified by national housebuilder.

S: 2B4 APT (aff)	1	2	4	1	68.9	61	7.9	113.0
S: 2B4 APT disabled (aff)	1	2	4	1	76.3	61	15.3	125.1
T: 2B4P house (aff)	18	2	4	2	76.3	79	-2.7	96.6
D: Southwold (mkt)	17	3	5	2	79.2	93	-13.8	85.2
E: Epsom (mkt)	6	3	5	2	91.4	93	-1.6	98.3
F: Sheringham (mkt)	25	3	5	2	91.2	93	-1.8	98.1
G: Winchcombe (mkt)	4	3	5	3	111.5	99	12.5	112.6
X: 3B4P House (mkt)	5	3	4[48]	2	88.7	84	4.7	105.6
U: 3B5P house (aff)	18	3	5	2	86.3	93	-6.7	92.8
V: 3B5P house disabled (aff)	1	3	5	2	111.9	93	18.9	120.3
H: Menden (mkt)	10	4	7	3	111.5	121	-9.5	92.1
K: Buxton (mkt)	8	4	7	2	111.5	115	-3.5	97.0
N: Salisbury (mkt)	12	4	6	2	92.9	106	-13.1	87.6
P: Canterbury (mkt)	4	4	6	2	124.8	106	18.8	117.7
W: 4B6P house (aff)	3	4	6	3	97.5	112	-14.5	87.1
Total number of dwellings that meet NDSS	*16 out of 180*							

CIL typology	Cranbrook							
Proposal/location	55 dw							
Developer	National housebuilder							
Planning appl. no.	12/0754/MRES							
House type (market or affordable)	**Number of house type being delivered**	**Bedrooms**	**Bed spaces**	**Storeys**	**House type GIA (sq m)**	**NDSS Gross Internal**	**Difference against NDSS (sq m)**	**GIA as % of NDSS**

[48] Shown as 4 bed spaces on Planning Layout, but 5 bed spaces on house type drawing – assume 4 bed spaces as in house type description.

						Area (sq m)		
Dunster (mkt)	1	2	3	2	66.7	70	-3.3	95.3
Esher (mkt)	1	2	3	2	70.1	70	0.1	100.1
Block A (aff)	6	2	3	2.5 and 3	64.7	Not stated	N/A	N/A
Ottery (aff)	1	2	3	2	70.1	70	0.1	100.1
2B4P (aff)	5	2	4	2	79.4	79	0.4	100.5
Dunham (aff)	3	2	3	2	55.8	70	-14.2	79.7
Churchill (mkt)	4	3	5	2	67.4	93	-25.6	72.5
Brancaster (mkt)	4	3	4	2	83.6	84	-0.4	99.5
Brancaster-Side (mkt)	1	3	4	2	83.6	84	-0.4	99.5
Dalton (mkt)	4	3	5	2	90.8	93	-2.2	97.6
Chatsworth (mkt)	2	4	8	2.5	129[49]	130	-1	99.2
Chatsworth-Side (mkt)	1	4	8	2.5	130.7	130	0.7	100.5
3B5P (aff)	2	3	5	2	82	93	-11	88.2
Churchill (aff)	4	3	5	2	67.4	93	-25.6	72.5
Jenner (mkt)	2	4	6	2.5	102.1	112	-9.9	91.2
Byron (mkt)	3	4	6	2.5	106.4	112	-5.6	95.0
Davy (mkt)	4	4	7	2	118	115	3	102.6
Davy-Side (mkt)	2	4	7	2	118	115	3	102.6
Lodge (mkt)	1	4	8	2.5	127.2	130	-2.8	97.8
Oxford (mkt)	1	4	7	2	138.7[50]	115	23.7	120.6
4B6P (aff)	1	4	6	2	104.6	106	-1.4	98.7
Salcombe (mkt)	2	5	10	2.5	177.7	Not stated	N/A	N/A

[49] 129 sq m on schedule of accommodation, but 130.7 sq m on house type drawing. Assume 129 sq m is correct as Chatsworth-Side is slightly bigger (130.7 sq m), assumed due to presence of bay windows.
[50] 138.7 sq m on schedule of accommodation, but 118 sq m on house type drawing

Total number of dwellings that meet NDSS	*15 out of 47 (NDSS not stated for 8 dw)*

Rest of East Devon

CIL typology	500 dw x 2 (West End and edge of town)
Proposal / location	150 dw (phase 1 of total of 490 dw) at Pinn Court Farm, Pinhoe
Developer	National housebuilder
Planning appl. no.	15/1715/MRES

House type (market or affordable)	**Number of house type being delivered**	**Bedrooms**	**Bed spaces**	**Storeys**	**House type GIA (sq m)**	**NDSS Gross Internal Area (sq m)**	**Difference against NDSS (sq m)**	**GIA as % of NDSS**
1BF A (aff)	1	1	2	1	50.8	50	0.8	101.6
1BF B (aff)	2	1	2	1	48.7	50	-1.3	97.4
1BF C (aff)	2	1	2	1	51.1	50	1.1	102.2
1BF D (aff)	4	1	2	1	47	50	-3	94.0
203 (mkt)	22	2	4	2	65	79	-14	82.3
206S (mkt)	1	2	4	1	83	70	13	118.6
2B3P (aff)	2	2	3	1	67.9	61	6.9	111.3
2B3P E (aff)	3	2	3	1	79.3	61	18.3	130.0
2B4P (aff)	7	2	4	2	68.1	79	-10.9	86.2
2B3P A (aff)	1	2	3	1	66.6	61	5.6	109.2
2B3P B (aff)	1	2	3	1	67.5	61	6.5	110.7
2B3P C (aff)	2	2	3	1	65.3	61	4.3	107.0
2B3P D (aff)	2	2	3	1	66.1	61	5.1	108.4
2B4P (aff)	1	2	4	2	68.1	79	-10.9	86.2

303 (mkt)	11	3	5	2	79	93	-14	84.9
304 (mkt)	4	3	5	2	82.1	93	-10.9	88.3
305 (mkt)	3	3	5	2	83.3	93	-9.7	89.6
305-C (mkt)	1	3	5	2	83.5	93	-9.5	89.8
309 (mkt)	8	3	5	2	89.8	93	-3.2	96.6
353 (mkt)	10	3	6	3	117.1	108	9.1	108.4
3B5P (aff)	6	3	5	2	82.2	93	-10.8	88.4
3B5P (aff)	4	3	5	2	82.2	93	-10.8	88.4
405 (mkt)	2	4	7	2	116.3	115	1.3	101.1
405-D/E (mkt)	3	4	7	2	116.5	115	1.5	101.3
410 (mkt)	2	4	7	2	121.3	115	6.3	105.5
410-C (mkt)	1	4	7	2	122	115	7	106.1
413 (mkt)	3	4	8	2	131.4	124	7.4	106.0
417 (mkt)	3	4	8	2	134.8	124	10.8	108.7
417-B/C (mkt)	4	4	8	2	134.9	124	10.9	108.8
419 (mkt)	4	4	8	2	139.6	124	15.6	112.6
420 (mkt)	3	4	8	2	144.1	124	20.1	116.2
421 (mkt)	4	4	8	2	153.3	124	29.3	123.6
422-B (mkt)	1	4	8	2	159	124	35	128.2
434 (mkt)	3	4	8	2	128	124	4	103.2
436 (mkt)	1	4	6	2	104.3	106	-1.7	98.4
436-A/B (mkt)	8	4	6	2	104.3	106	-1.7	98.4
453 (mkt)	1	4	8	3	153.8	130	23.8	118.3
453-D/E (mkt)	4	4	8	3	135.1	130	5.1	103.9
454-C/D (mkt)	2	4	8	3	161.2	130	31.2	124.0
505-C/D (mkt)	3	5	10	2	170.5	Not stated	N/A	N/A
Total number of dwellings that meet NDSS:	*65 out of 147 (NDSS not*							

	stated for 3 dw)

CIL typology	900 dw x 1 (West End)							
Proposal / location	150 dw (out of total outline for 900 dw), Land north of Old Tithebarn Lane, Mosshayne							
Developer	National housebuilder							
Planning appl. no.	21/2490/MRES (awaiting decision as at 17.02.22)							
House type (market or affordable)	**Number of house type being delivered**	**Bedrooms**	**Bed spaces**	**Storeys**	**House type GIA (sq m)**	**NDSS Gross Internal Area (sq m)**	**Difference against NDSS (sq m)**	**GIA as % of NDSS**
Welwyn (aff)	17	1	Not shown	2	N/A	N/A		
Alnmouth (mkt)	11	1	2	2	59.7	58	1.7	102.9
Danbury (aff)	15	2	4	2	75.3	79	-3.7	95.3
Danbury (mkt)	39	2	3	2	75.3	79	-3.7	95.3
Saunton (aff)	4	3	5	3	96.2	99	-2.8	97.2
Saunton (mkt)	8	3	5	3	96.2	99	-2.8	97.2
Sherwood (mkt)	10	3	4	2	89.9	84	5.9	107.0
Charnwood (mkt)	4	3	5	2	94	93	1	101.1
Charnwood Corner (mkt)	7	3	5	2	94	93	1	101.1
Carnaby (mkt)	3	3[51]	6	2	136.8	102	34.8	134.1
WP4 (aff)	2	4	6	2	115.9	106	9.9	109.3

[51] Shown as 4 bedroom on masterplan, but 3 bedroom on house type design sheet which shows bed spaces.

Gisburn (mkt)	5	4[52]	5	2	101.7	97	4.7	104.8
Whiteleaf (mkt)	9	4	5	2	117	97	20	120.6
Strand (mkt)	6	4	8	2	125.5	124	1.5	101.2
Harley (mkt)	1	4	8	2	140.1	124	16.1	113.0
Marylebone (mkt)	2	4	8	2	150.8	124	26.8	121.6
Bond (mkt)	2	4	8	2	171.2	106	65.2	161.5
Brightstone (mkt)	5	5[53]	7	3	161	125	36	128.8
Total number of dwellings that meet NDSS:	*67 out of 133 (NDSS not stated for 17 dw)*							

CIL typology	500 dw x 2 (West End and edge of town)							
Proposal / location	248 dw (phase 2 of total of 580 dw), land north of Old Tithebarn Lane							
Developer	National housebuilder							
Planning appl. no.	16/1935/MRES							
House type (market or affordable)	**Number of house type being delivered**	**Bedrooms**	**Bed spaces**	**Storeys**	**House type GIA (sq m)**	**NDSS Gross Internal Area (sq m)**	**Difference against NDSS (sq m)**	**GIA as % of NDSS**
Type Y (aff)	12	1	2	1	50.2	50	0.2	100.4
Type Z (mkt)	2	2	3	1	59.6	61	-1.4	97.7
Type Z (mkt)	4	2	4	1	62.2	70	-7.8	88.9
Type A (mkt)	7	2	4	2	63.8	79	-15.2	80.8
Type B (mkt)	21	2	4	2	66.1	79	-12.9	83.7

[52] Shown as 4 bedroom on masterplan, but 3 bedroom on house type design sheet which shows bed spaces.
[53] Shown as 4 bedroom on masterplan, but 5 bedroom on house type design sheet which shows bed spaces.

Type Z (aff)	2	2	3	1	59.6	61	-1.4	97.7
Type Z (aff)	4	2	4	1	62.2	70	-7.8	88.9
Type A (aff)	6	2	4	2	63.8	79	-15.2	80.8
Type U (aff)	23	2	4	2	78.2	79	-0.8	99.0
Type C (mkt)	15	3	5	2	77.1	93	-15.9	82.9
Type D (mkt)	12	3	5	2	85.1	93	-7.9	91.5
Type D2 (mkt)	1	3	5	2	85.1	93	-7.9	91.5
Type E (mkt)	1	3	5	2	98.3	93	5.3	105.7
Type F (mkt)	27	3	6	2.5	102.8	108	-5.2	95.2
Type G (mkt)	4	3	6	3	108.3	108	0.3	100.3
Type L (mkt)	3	3	5	2	84.4	93	-8.6	90.8
Type V (aff)	5	3	5	2	86	93	-7	92.5
Type W (aff)	3	3	5	2	97.7	93	4.7	105.1
Type X (aff)	7	3	5	2.5	108.2	99	9.2	109.3
Type H (mkt)	10	4	7	2.5	112	121	-9	92.6
Type J (mkt)	15	4	7	2	113.8	115	-1.2	99.0
Type K (mkt)	4	4	8	2	122.3	124	-1.7	98.6
Type M (mkt)	10	4	8	2	124	124	0	100.0
Type N (mkt)	8	4	7	2	127.6	115	12.6	111.0
Type P (mkt)	16	4	7	2	142.7	115	27.7	124.1
Type Q (mkt)	8	4	8	2	158.2	124	34.2	127.6
Type R (mkt)	12	4	8	2.5	166.9	130	36.9	128.4
Type S (mkt)	2	5	9	2.5	169.4	Not stated	N/A	N/A
Type T (mkt)	4	5	8	2	183.2	128	55.2	143.1
Total number of dwellings that meet NDSS:	*85 out of 246 (NDSS not stated for 2 dw)*							

CIL typology	500 dw x 2 (West End and edge of town)							
Proposal / location	400 dw, Cloakham Lawns, Axminster							
Developer	National housebuilder							
Planning appl. no.	14/0774/MRES (360 dw)							
House type (market or affordable)	**Number of house type being delivered**	**Bedrooms**	**Bed spaces**	**Storeys**	**House type GIA (sq m)**	**NDSS Gross Internal Area (sq m)**	**Difference against NDSS (sq m)**	**GIA as % of NDSS**
SF102 (aff)	10	1	2	1	51.1	50	1.1	102.2
SWF035 1 BED (aff)	3	1	2	1	53.4	50	3.4	106.8
SWF035v2 1 BED (aff)	3	1	Not shown	1	53.4	N/A	N/A	N/A
AF05 (mkt)	8	2	4	2	59	79	-20	74.7
P202 (mkt)	19	2	4	2	62.7	79	-16.3	79.4
SWF901 (aff)	12	2	3	1	60	61	-1	98.4
SWF037 (aff)	12	2	Not shown	1	60	N/A	N/A	N/A
SWF035 2 BED (aff)	6	2	3	1	60	61	-1	98.4
SWF035v2 2 BED (aff)	5	2	Not shown	1	60	N/A	N/A	N/A
SH203 (aff)	49	2	4	2	70.2	79	-8.8	88.9
P302 (mkt)	47	3	5	2	79.2	93	-13.8	85.2
P303 (mkt)	27	3	5	2	91.2	93	-1.8	98.1
P307 (mkt)	16	3	5	3	84	99	-15	84.8
P308 (mkt)	11	3	5	3	111.5	99	12.5	112.6
SW3042 (mkt)	6	3	Not shown	3	Not shown	N/A	N/A	N/A
SW3043 (mkt)	31	3	5	3	Not shown	N/A	N/A	N/A
SH309 (aff)	48	3	4	2	81.6	84	-2.4	97.1

SH325 (aff)	8	3	5	2	81.6	93	-11.4	87.7
P401 (mkt)	11	4	6	2	92.9	106	-13.1	87.6
P402 (mkt)	8	4	7	2	111.5	115	-3.5	97.0
P403 (mkt)	5	4	7	2	111.5	115	-3.5	97.0
P404 (mkt)	26	4	6	2	124.8	106	18.8	117.7
SLA (mkt)	8	4	7	3	141.5	121	20.5	116.9
SLB (mkt)	10	4	7	3	151	121	30	124.8
SW4052 (mkt)	7	4	Not shown	3	Not shown	N/A	N/A	N/A
SH421 (aff)	3	4	6	3	107.8	112	-4.2	96.3
SF05 (aff)	1	Not shown	Not shown	Not shown	65	N/A	N/A	N/A
Total number of dwellings that meet NDSS:	*68 out of 335 (insufficient info for 65 dw)*							

CIL typology	500 dw x 2 (West End and edge of town)							
Proposal / location	191 dw (out of total outline for 298 dw), Goodmores Fm, Exmouth							
Developer	Regional housebuilder							
Planning appl. no.	21/1516/MRES							
House type (market or affordable)	**Number of house type being delivered**	**Bedrooms**	**Bed spaces**	**Storeys**	**House type GIA (sq m)[54]**	**NDSS Gross Internal Area (sq m)**	**Difference against NDSS (sq m)**	**GIA as % of NDSS**
TYPE D.OM (mkt)	20	2	4	2	74.9	79	-4.1	94.8
TYPE D2.OM (mkt)	24	3	6	2	98.9	102	-3.1	97.0

[54] GIA is taken from masterplan.

TYPE E3.OM (mkt)	55	3	5	2	84	93	-9	90.3
TYPE E5.OM (mkt)	22	3	5	2	84	93	-9	90.3
TYPE E4.OM (mkt)	25	4	7	3	113	121	-8	93.4
TYPE F3.OM (mkt)	8	4	8	2	121	124	-3	97.6
TYPE F4.OM (mkt)	4	4	8	2	121	124	-3	97.6
TYPE H.OM (mkt)	19	4	8	2	131.2	124	7.2	105.8
TYPE L.OM (mkt)	14	4	Not shown		122.4	N/A	N/A	N/A
Total number of dwellings that meet NDSS:	*19 out of 177 (NDSS not stated for 14 dw)*							

CIL typology	150 dw x 2 (West End and edge of town)							
Proposal / location	165 dw, Old Park Farm Two, West Clyst (phases 2A, 2B and 2C)							
Developer	National housebuilder							
Planning appl. no.	15/2902/MRES							
House type (market or affordable)	**Number of house type being delivered**	**Bedrooms**	**Bed spaces**	**Storeys**	**House type GIA (sq m)**	**NDSS Gross Internal Area (sq m)**	**Difference against NDSS (sq m)**	**GIA as % of NDSS**
1B Apt A (aff)	6	1	2	1	45.5	50	-4.5	91.0
Ledbury (mkt)	12	2	4	2	70.8	79	-8.2	89.6
2B Apt B (aff)	6	2	3	1	57	61	-4	93.4
2B Apt C (aff)	6	2	3	1	61.7	61	0.7	101.1
2B FOG (aff)	1	2	4	1	64.7	70	-5.3	92.4
Tavy (aff)	9	2	3	2	76	70	6	108.6
Worcester (mkt)	2	3	6	2	116	102	14	113.7

Leamington (mkt)	5	3	6	2	131.6	102	29.6	129.0
Ledbury 3 (mkt)	4	3	5	2	80.5	93	-12.5	86.6
Letchworth (mkt)	14	3	5	2	89.5	93	-3.5	96.2
Warwick (mkt)	12	3	5	2	94.4	93	1.4	101.5
Amberley (mkt)	4	3	6	2	105.6	102	3.6	103.5
Tavy 3 (aff)	3	3	5	2	85.9	93	-7.1	92.4
Dart (aff)	8	3	5	2	82.7	93	-10.3	88.9
Welwyn (mkt)	1	4	7	2	142.4	115	27.4	123.8
Sunningdale (mkt)	2	4	7	2	153.7	124	29.7	124.0
Balmoral (mkt)	2	4	8	2	168	124	44	135.5
Stratford (mkt)	17	4	6	2	111	106	5	104.7
Marlow (mkt)	13	4	8	2	117	124	-7	94.4
Cambridge (mkt)	14	4	7	2	128.4	115	13.4	111.7
Shaftesbury (mkt)	5	4	8	2	131	124	7	105.6
Harrogate (MSU) (mkt)	1	4	8	2	144.4	124	20.4	116.5
Tweed (aff)	4	4	6	2	95.2	106	-10.8	89.8
Marlborough (mkt)	5	5	9	2	177	Not given	N/A	N/A
1B Apt E (aff)	1	1	Not clear	Not clear	Not clear	N/A	N/A	N/A
1B2P Apt 1stF (aff)	4	1	Not clear	Not clear	Not clear	N/A	N/A	N/A
1B2P Apt GF (aff)	4	1	Not clear	Not clear	Not clear	N/A	N/A	N/A
Total number of dwellings that meet NDSS:	*80 out of 151 (lack information for 14 dwellings)*							

CIL typology	150 dw x 2 (West End and edge of town)
Proposal / location	85 dw, Hayne Lane, Honiton (1st phase of 300 dw in total)
Developer	Regional housebuilder

Planning appl. no.	17/0942/MRES							
House type (market or affordable)	**Number of house type being delivered**	**Bedrooms**	**Bed spaces**	**Storeys**	**House type GIA (sq m)**	**NDSS Gross Internal Area (sq m)**	**Difference against NDSS (sq m)**	**GIA as % of NDSS**
1BF-A (aff)	1	1	2	1	43.4	50	-6.6	86.8
1BF-B (aff)	2	1	2	1	45	50	-5	90.0
1BF-C (aff)	1	1	2	1	46	50	-4	92.0
1BF-D (aff)	2	1	2	1	47.7	50	-2.3	95.4
B (mkt)	4	2	4	2	67	79	-12	84.8
Q (mkt)	1	2	3	2	68.2	70	-1.8	97.4
2BF-G (aff)	1	2	3	1	68.2	61	7.2	111.8
2BF-A (aff)	1	2	3	1	54.7	61	-6.3	89.7
2BF-B (aff)	3	2	3	1	55.5	61	-5.5	91.0
2BF-C (aff)	2	2	3	1	56.3	61	-4.7	92.3
2BF-D (aff)	1	2	3	1	57.4	61	-3.6	94.1
2BF-F (aff)	2	2	3	1	59	61	-2	96.7
2BF-A (aff)	3	2	3	1	54.7	61	-6.3	89.7
2BF-D (aff)	2	2	3	1	57.4	61	-3.6	94.1
2BF-E (aff)	1	2	3	1	59.3	61	-1.7	97.2
C (mkt)	8	3	5	2	80	93	-13	86.0
D (mkt)	15	3	5	2	84	93	-9	90.3
E (mkt)	6	3	5	2	88	93	-5	94.6
F (mkt)	2	3	5	2	88.7	93	-4.3	95.4
G (mkt)	6	3	5	3	105.3	99	6.3	106.4
H (mkt)	4	3	6	2.5	108.6	108	0.6	100.6
J (mkt)	6	3	6	2.5	120	108	12	111.1
H (aff)	2	3	5	2.5	108.6	99	9.6	109.7

K (mkt)	6	4	6	2	121.6	106	15.6	114.7
M (mkt)	3	4	7	2	132.5	115	17.5	115.2
Total number of dwellings that meet NDSS:	*28 out of 85*							

CIL typology	150 dw x 2 (West End and edge of town)							
Proposal / location	147 dw, Land adjacent to Exeter Science Park							
Developer	Regional housebuilder							
Planning appl. no.	21/1282/MRES							
House type (market or affordable)	**Number of house type being delivered**	**Bedrooms**	**Bed spaces**	**Storeys**	**House type GIA (sq m)**	**NDSS Gross Internal Area (sq m)**	**Difference against NDSS (sq m)**	**GIA as % of NDSS**
Type P (mkt)	6	1	2	1	48.3	50	-1.7	96.6
Type J (aff)	6	1	2	1	48.3	50	-1.7	96.6
Type P (aff)	3	1	2	1	49	50	-1	98.0
Type P (mkt)	12	2	3	1	60.2	61	-0.8	98.7
Type M1 (mkt)	1	2	3	1	62.6	61	1.6	102.6
Type A (mkt)	19	2	4	2	64.2	79	-14.8	81.3
Type P (aff)	6	2	3	1	61	61	0	100.0
Type M2 (aff)	1	2	3	1	63.3	61	2.3	103.8
Type AF1 (aff)	11	2	4	2	71	79	-8	89.9
Type B (mkt)	27	3	5	2	79.8	93	-13.2	85.8
Type C1 (mkt)	3	3	5	2	93.5	93	0.5	100.5
Type G (mkt)	6	3	5	2	93.4	93	0.4	100.4
Type H (mkt)	16	3	5	2	93.4	93	0.4	100.4
Type N (mkt)	5	3	6	3	105.9	108	-2.1	98.1
Type F (mkt)	7	3	5	3	129.4	99	30.4	130.7

Type AF2 (aff)	8	3	5	2	81	93	-12	87.1
Type O (mkt)	6	4	6	2	110.3	106	4.3	104.1
Type C3 (mkt)	3	4	7	3	142.1	121	21.1	117.4
Type AF3 (aff)	1	4	6	2	99.3	106	-6.7	93.7
Total number of dwellings that meet NDSS:	*49 out of 147*							

CIL typology	150 dw x 2 (West End and edge of town)							
Proposal / location	150 dw, Ottery Moor Lane, Honiton							
Developer	National housebuilder							
Planning appl. no.	19/0578/MRES							
House type (market or affordable)	**Number of house type being delivered**	**Bedrooms**	**Bed spaces**	**Storeys**	**House type GIA (sq m)**	**NDSS Gross Internal Area (sq m)**	**Difference against NDSS (sq m)**	**GIA as % of NDSS**
1B2P flat (aff)	4	1	2	1	50	50	0	100.0
2B4P flat (aff)	2	2	4	1	67.9	70	-2.1	97.0
AA23 (aff)	11	2	4	2	75.1	79	-3.9	95.1
2B4P flat (mkt)	12	2	4	1	67.9	70	-2.1	97.0
PA25 (mkt)	6	2	Not shown	2	64	N/A		
AA31 (aff)	9	3	5	2	84.5	93	-8.5	90.9
PA33 (mkt)	26	3	Not shown	2	80.5	N/A		
PA34 (mkt)	26	3	Not shown	2	80.5	N/A		
PT36 (mkt)	4	3	Not shown	2	86.5	N/A		

PA44 (mkt)	25	4	Not shown	2	108.7	N/A		
NT41 (mkt)	15	4	5	2	115.5	97	18.5	119.1
NA44 (mkt)	10	4	6	2	128.7	106	22.7	121.4
Total number of dwellings that meet NDSS:	*14 out of 63 (NDSS not stated for 87 dw)*							

CIL typology	50 dw							
Proposal / location	40 dw, land south of King Alfred Way, Newton Poppleford							
Developer	Regional housebuilder							
Planning appl. no.	15/2172/MRES							
House type (market or affordable)	**Number of house type being delivered**	**Bedrooms**	**Bed spaces**	**Storeys**	**House type GIA (sq m)**	**NDSS Gross Internal Area (sq m)**	**Difference against NDSS (sq m)**	**GIA as % of NDSS**
H09 housetype J GF Flat (aff)	1	1	2	1	48.8	50	-1.2	97.6
H09 housetype J FF Flat (aff)	1	1	2	1	54.9	50	4.9	109.8
H01 housetype A (aff)	10	2	4	2	69.9	79	-9.1	88.5
H02 housetype B (aff)	4	3	4	2	82	84	-2	97.6
H03 housetype C (mkt)	5	3	5	2	90.8	93	-2.2	97.6
H04-A housetype D (mkt)	1	3	5	1	90.7	86	4.7	105.5
H04-B housetype E (mkt)	1	3	5	1	92.1	86	6.1	107.1
H05 housetype F (mkt)	4	3	5	2	91.8	93	-1.2	98.7

H06 housetype G (mkt)	5	4	6	2	120	106	14	113.2
H07 housetype H (mkt)	4	4	7	2	136.9	115	21.9	119.0
H08 housetype I (mkt)	4	4	7	2	130.3	115	15.3	113.3
Total number of dwellings that meet NDSS:	*16 out of 40*							

CIL typology	50 dw
Proposal / location	45 dw, former Gerway nurseries, Ottery St Mary
Developer	National housebuilder
Planning appl. no.	16/0103/MRES

House type (market or affordable)	**Number of house type being delivered**	**Bedrooms**	**Bed spaces**	**Storeys**	**House type GIA (sq m)**	**NDSS Gross Internal Area (sq m)**	**Difference against NDSS (sq m)**	**GIA as % of NDSS**
Type F1 (aff)	1	1	2	2	49.2	58	-8.8	84.8
Type F2 (aff)	1	1	2	2	54.8	58	-3.2	94.5
Type H (aff)	2	1	2	2	41.3	58	-16.7	71.2
Type J (aff)	2	1	2	2	58.6	58	0.6	101.0
Type G (aff)	9	2	4	2	68.4	79	-10.6	86.6
Type D (mkt)	4	3	5	2	86.9	93	-6.1	93.4
Type K (aff)	1	3	5	2	84.6	93	-8.4	91.0
Type A (mkt)	8	4	8	2	147.8	124	23.8	119.2
Type B (mkt)	9	4	7	2	141.1	115	26.1	122.7
Type C (mkt)	3	4	6	2	106.9	106	0.9	100.8
Type E (mkt)	5	4	8	2	156.4	124	32.4	126.1
Total number of dwellings that meet NDSS:	*27 out of 45*							

CIL typology	30 dw							
Proposal / location	33 dw, Mill Buildings, Ottery St Mary							
Developer	National property developer							
Planning appl. no.	16/0093/MRES							
House type (market or affordable)	**Number of house type being delivered**	**Bedrooms**	**Bed spaces**	**Storeys**	**House type GIA (sq m)**	**NDSS Gross Internal Area (sq m)**	**Difference against NDSS (sq m)**	**GIA as % of NDSS**
D1 (mkt)	2	2	4	2	68.6	79	-10.4	86.8
D2 (mkt)	1	2	4	2	68.6	79	-10.4	86.8
D3 (mkt)	1	2	4	2	68.6	79	-10.4	86.8
B (mkt)	7	3	5	2	78.2	93	-14.8	84.1
C (mkt)	2	3	5	2	79.5	93	-13.5	85.5
F (mkt)	5	3	5	2.5	125.7	99	26.7	127.0
H2 (mkt)	1	3	6	2	111	102	9	108.8
A1 (mkt)	1	4	8	2.5	142.5	130	12.5	109.6
A2 (mkt)	1	4	8	2.5	142.5	130	12.5	109.6
A3 (mkt)	1	4	8	2.5	144	130	14	110.8
I (mkt)	8	4	8	3	146.7	130	16.7	112.8
J (mkt)	3	4	7	3	152.4	121	31.4	126.0
Total number of dwellings that meet NDSS:	*20 out of 33*							

CIL typology	30 dw

Proposal / location	35 dw, Moonhill Copse, Westclyst							
Developer	Regional housebuilder							
Planning appl. no.	15/1240/MRES							
House type (market or affordable)	**Number of house type being delivered**	**Bedrooms**	**Bed spaces**	**Storeys**	**House type GIA (sq m)**	**NDSS Gross Internal Area (sq m)**	**Difference against NDSS (sq m)**	**GIA as % of NDSS**
1b2p flat (aff)	4	1	2	1	50	39	11	128.2
2b3p house (aff)	1	2	4[55]	2	67.2	79	-11.8	85.1
2b4p house (aff)	2	2	4	2	72	79	-7	91.1
2b4p house C (aff)	1	2	4	2	71.4	79	-7.6	90.4
2b3p flat (aff)	6	2	3	1	60	61	-1	98.4
Type C bungalow (mkt)	12	3	6	1	110.6	95	15.6	116.4
Type D Bungalow (mkt)	7	3	5	1	96.5	86	10.5	112.2
Type E Bungalow (mkt)	2	3	5	1	100.5	95	5.5	105.8
Total number of dwellings that meet NDSS:	*25 out of 35*							

CIL typology	8 dw
Proposal / location	8 dw, site of former Axminster Police Station
Developer	Local housebuilder
Planning appl. no.	19/0412/FUL, varied by 20/0661/VAR

[55] House type described as 3 person, but shown as four person on the floorplan.

House type (market or affordable)	Number of house type being delivered	Bedrooms	Bed spaces	Storeys	House type GIA (sq m)	NDSS Gross Internal Area (sq m)	Difference against NDSS (sq m)	GIA as % of NDSS
Unit 7 (mkt)	1	2	4	2	81.4	79	2.4	103.0
Unit 1 (mkt)	1	3	6	2	99.4	102	-2.6	97.5
Unit 3 (mkt)	1	3	5	3	103.2	99	4.2	104.2
Unit 4 (mkt)	1	3	5	3	103.2	99	4.2	104.2
Unit 5 (mkt)	1	3	5	3	103.2	99	4.2	104.2
Unit 6 (mkt)	1	3	5	2	100	93	7	107.5
Unit 8 (mkt)	1	3	5	2	100	93	7	107.5
Unit 2 (mkt)	1	4	8	2	135	124	11	108.9
Total number of dwellings that meet NDSS:	*7 out of 8*							

CIL typology	8 dw
Proposal / location	13 dw, land rear of 39 Fore Street, Seaton
Developer	Regional housebuilder
Planning appl. no.	14/1960/MRES

House type (market or affordable)	Number of house type being delivered	Bedrooms	Bed spaces	Storeys	House type GIA (sq m)	NDSS Gross Internal Area (sq m)	Difference against NDSS (sq m)	GIA as % of NDSS
Constable (mkt)	6	2	4	2	64	79	-15	81.0
Easton (mkt)	6	3	5	2	83	93	-10	89.2
Ragley (mkt)	1	4	7	2	119.7	115	4.7	104.1

Total number of dwellings that meet NDSS:	*1 out of 13*

Appendix Three. Recently approved dwellings at Cranbrook – gross internal floor area, bedroom area and bedroom width comparison with the nationally described space standard

CIL typology	Cranbrook
Proposal / location	130 dw
Developer	National housebuilder
Planning appl. no.	17/1973/MRES

House type (market or affordable)	Number of house type being delivered	Bedrooms	Bed spaces	Storeys	House type GIA (sq m)	NDSS Gross Internal Area (sq m)	Difference with NDSS (sq m)	GIA as % of NDSS	Floor area double/ single (sq m)	Difference with NDSS floor area double/ single (sq m)	Width double/ single (m)	Difference with NDSS width double/ single (m)
Apt (aff)	6	1	Not shown	1	N/A	N/A	N/A	N/A				
Apt (aff)	3	2	Not shown	1	N/A	N/A	N/A	N/A				
Morden (mkt)	19	2	4	2	50.9	79	-28.1	64.4				
Alnwick (mkt)	8	2	4	2	59.3	79	-19.7	75.1				
Coach house 1 (aff)	1	2	4	1	70.1	70	1.1	100.1	Double 1: 12.3 Double 2: 8.4	Double 1: +0.8m Double 2: -3.1m	Double 1: 3 Double 2: 2.8	Double 1: +0.25 Double 2: +0.25
WP2 (aff)	18	2	4	2	74.7	79	-4.3	94.6				
Coach house 2 (aff)	0	2	4	2	75.3	79	-3.7	95.3				
Souter (aff)	10	3	5	3	86.6	108	-12.4	87.5				
Moseley (mkt)	11	3	5	3	68.7	99	-30.3	69.4				
Hanbury (mkt)	26	3	5	2	70.7	93	-22.3	76				
Rufford (mkt)	10	3	5	2	80.8	93	-12.2	86.9				
Souter (mkt)	2	3	5	3	86.6	108	-12.4	87.5				

Clayton (mkt)	8	3	5	2	92.8	93	-0.2	99.8
WP4 (aff)	1	4	6	2	100.7	106	-5.3	95
Greyfriars (mkt)	4	3 or 4[56]	Not shown	3	N/A	N/A	N/A	N/A
Roseberry (mkt)	3	4	6	2	101.8	115	-4.2	96
Total number of dwellings that meet NDSS	*0 out of 117 (insufficient information for 13 dwellings)*							

CIL typology	Cranbrook
Proposal / location	149 dw
Developer	National housebuilder
Planning appl. no.	17/0391/MRES

House type (market or affordable or Affordable By Design)	**Number of house type being delivered**	**Bedrooms**	**Bed spaces**	**Storeys**	**House type GIA (sq m)**	**NDSS Gross Internal Area (sq m)**	**Difference with NDSS (sq m)**	**GIA as % of NDSS**	**Floor area double/ single (sq m)**	**Difference with NDSS floor area double/ single (sq m)**	**Width double/ single (m)**	**Difference with NDSS width double/ single (m)**
APT1 (aff)	4	1	2	1	65.5	39	26.5	167.9	Double: 15.2	Double: +3.7	Double: 3.5	Double: +0.75
APT3 WC (aff)	2	1	1	1	65.5	37	28.5	177.0	Single: 15.6	Single: +8.1	Single: 3.2	Single: +1.05
PA24 (ABD)	15	2	4	2	55.9	79	-23.1	70.8				
PT21 (mkt)	8	2	3	2	60.7	70	-9.3	86.7				
APT2 (aff)	6	2	3	1	59.4	61	-1.6	97.4				
AA25 (aff)	10	2	4	2	79	79	0	100.0	Double 1: 14.1	Double 1: +2.6 Double 2: +1.8	Double 1: 4	Double 1: +1.25 Double 2: +0.35

[56] 4 bedrooms on site layout, but only 3 bedrooms shown on floor plan

									Double 2: 13.3		Double 2: 2.9	
AA31 (aff)	21	3	5	2	84.6	93	-8.4	91.0				
PA33 (mkt)	18	3	5	2	80.5	93	-12.5	86.6				
PA34 (mkt)	3	3	5	2	80.5	93	-12.5	86.6				
PB33 (mkt)	15	3	5	3	106.7	99	7.7	107.8	Double 1: 16.2 Double 2: 16.5 Single: 6.8	Double 1: +4.7 Double 2: +5 Single: -0.7	Double 1: 3.7 Double 2: 3.6 Single: 2.5	Double 1: +0.95 Double 2: +1.05 Single: +0.35
PT36 (mkt)	14	3	5	2	86.5	93	-6.5	93.0				
PT37 (mkt)	8	3	5	2	86.5	93	-6.5	93.0				
PA44 (mkt)	8	4	7	2	108.7	115	-6.3	94.5				
PA48 (mkt)	6	4	8	2	128	124	4	103.2	Double 1: 13 Double 2: 12.3 Double 3: 9.1 Double 4: 9.5	Double 1: +1.5 Double 2: +0.8 Double 3: -2.4 Double 4: -2	Double 1: 3.7 Double 2: 3.1 Double 3: 2.7 Double 4: 3.2	Double 1: +0.95 Double 2: +0.55 Double 3: +0.15 Double 4: +0.65
PT41 (mkt)	2	4	7	2	113.5	115	-1.5	98.7				
PT42 (mkt)	1	4	6	2	113.5	106	7.5	107.1	Double 1: 11.2 Double 2: 10.4 Single 1: 8.4 Single 2: 6.9	Double 1: -0.3 Double 2: -1.1 Single 1: +0.9 Single 2: -0.6	Double 1: 3.3 Double 2: 3 Single 1: 2.9 Single 2: 2.5	Double 1: +0.55 Double 2: +0.45 Single 1: +0.75 Single 2: +0.35

PT44 (mkt)	1	4	7	2	120	115	5	104.3	Double 1: 13.4 Double 2: 9.6 Double 3: 9.2 Single: 4.9	Double 1: +1.9 Double 2: -1.9 Double 3: -2.3 Single: -0.6	Double 1: 3.5 Double 2: 2.6 Double 3: 2.7 Single: 2	Double 1: +0.75 Double 2: +0.05 Double 3: +0.15 Single: -0.15
PA49 (mkt)	5	4	8	2	145	124	21	116.9	Double 1: 15.9 Double 2: 13 Double 3: 13.4 Double 4: 9.5	Double 1: +4.4 Double 2: +1.5 Double 3: +1.9 Double 4: -2	Double 1: 4.7 Double 2: 3.3 Double 3: 3.3 Double 4: 2.55	Double 1: +1.95 Double 2: +0.75 Double 3: +0.75 Double 4: 0
AA44 (aff)	2	4	6	2	106.8	106	0.8	100.8	Double 1: 15.9 Double 2: 12.1 Single 1: 4.9 Single 2: 5	Double 1: +4.4 Double 2: +0.6 Single 1: -2.6 Single 2: -2.5	Double 1: 3.2 Double 2: 3.2 Single 1: 2.3 Single 2: 2.2	Double 1: +0.45 Double 2: +0.65 Single 1: +0.15 Single 2: +0.05
Total number of dwellings that meet NDSS	*16 out of 149*											

CIL typology	Cranbrook			
Proposal / location	587 dw			
Developer	National housebuilder: 180 dw			
Planning appl. no.	13/1752/MFUL			

House type (market or affordable)	Number of house type being delivered	Bedrooms	Bed spaces	Storeys	House type GIA (sq m)	NDSS Gross Internal Area (sq m)	Difference with NDSS (sq m)	GIA as % of NDSS	Floor area double/ single (sq m)	Difference with NDSS floor area double/ single (sq m)	Width double/ single (m)	Difference with NDSS width double/ single (m)
S: 1B2P APT (aff)	3	1	2	1	46.2	50	-3.8	92.4				
A: Sherston (mkt)	12	2	3	2	55.3	70	-14.7	79.0				
B: Arnold (mkt)	7	2	4	2	58.5	79	-20.5	74.1				
C: Amberley (mkt)	25	2	4	2	62.7	79	-16.3	79.4				
S: 2B4 APT (aff)	1	2	4	1	68.9	61	7.9	113.0	Floor plan not available	Floor plan not available	Floor plan not availabl e	Floor plan not available
S: 2B4 APT disabled (aff)	1	2	4	1	76.3	61	15.3	125.1	Floor plan not available	Floor plan not available	Floor plan not availabl e	Floor plan not available
T: 2B4P house (aff)	18	2	4	2	76.3	79	-2.7	96.6				
D: Southwold (mkt)	17	3	5	2	79.2	93	-13.8	85.2				
E: Epsom (mkt)	6	3	5	2	91.4	93	-1.6	98.3				
F: Sheringham (mkt)	25	3	5	2	91.2	93	-1.8	98.1				
G: Winchcombe (mkt)	4	3	5	3	111.5	99	12.5	112.6	Double 1: 13 Double 2: 11 Single: 6.6	Double 1: +1.5 Double 2: -0.5 Single: -0.9	Double 1: 3.2 Double 2: 2.8 Single: 2.5	Double 1: +0.45 Double 2: +0.25 Single: +0.35
X: 3B4P House (mkt)	5	3	4	2	88.7	84	4.7	105.6	Double: 12.5 Single 1: 11.5 Single 2: 5.7	Double: +1 Single 1: +4 Single 2: -1.8	Double: 3.4 Single 1: 2.7 Single 2: 2.3	Double: +0.65 Single 1: +0.55 Single 2: +0.15

U: 3B5P house (aff)	18	3	5	2	86.3	93	-6.7	92.8				
V: 3B5P house disabled (aff)	1	3	5	2	111.9	93	18.9	120.3	Double 1: 13.3 Double 2: 17.5 Single: 12.1	Double 1: +1.8 Double 2: +6 Single: +4.6	Double 1: 3 Double 2: 3.9 Single: 3.2	Double 1: +0.25 Double 2: +1.45 Single: +1.05
H: Menden (mkt)	10	4	7	3	111.5	121	-9.5	92.1				
K: Buxton (mkt)	8	4	7	2	111.5	115	-3.5	97.0				
N: Salisbury (mkt)	12	4	6	2	92.9	106	-13.1	87.6				
P: Canterbury (mkt)	4	4	6	2	124.8	106	18.8	117.7	Double 1: 13.5 Double 2: 10.4 Single 1: 9.5 Single 2: 7.7	Double 1: +2 Double 2: -1.1 Single 1: +2 Single 2: +0.2	Double 1: 3.5 Double 2: 2.8 Single 1: 3 Single 2: 2.5	Double 1: +0.75 Double 2: +0.25 Single 1: +0.85 Single 2: +0.35
W: 4B6P house (aff)	3	4	6	3	97.5	112	-14.5	87.1				
Total number of dwellings that meet NDSS	*1 out of 178 (insufficient information for two dwellings)*											

CIL typology	Cranbrook
Proposal/location	55 dw
Developer	National housebuilder
Planning appl. no.	12/0754/MRES

House type (market or affordable)	Number of house type being delivered	Bedrooms	Bed spaces	Storeys	House type GIA (sq m)	NDSS Gross Internal Area (sq m)	Difference with NDSS (sq m)	GIA as % of NDSS	Floor area double/ single (sq m)	Difference with NDSS floor area double/ single (sq m)	Width double/ single (m)	Difference with NDSS width double/ single (m)
Dunster (mkt)	1	2	3	2	66.7	70	-3.3	95.3				
Esher (mkt)	1	2	3	2	70.1	70	0.1	100.1	Double: 9.5 Single: 5	Double: -2 Single: -2.5	Double: 3.1 Single: 1.9	Double: +0.35 Single: -0.25
Block A (aff)	6	2	3	2.5 and 3	64.7	Not stated	N/A	N/A				
Ottery (aff)	1	2	3	2	70.1	70	0.1	100.1	Double: 10.6 Single: 6.6	Double: -0.9 Single: -0.9	Double: 2.8 Single: 2.5	Double: +0.05 Single: +0.35
2B4P (aff)	5	2	4	2	79.4	79	0.4	100.5	Double 1: 15.1 Double 2: 9.8	Double 1: +3.6 Double 2: -1.7	Double 1: 3.7 Double 2: 2.4	Double 1: +0.95 Double 2: -0.15
Dunham (aff)	3	2	3	2	55.8	70	-14.2	79.7				
Churchill (mkt)	4	3	5	2	67.4	93	-25.6	72.5				
Brancaster (mkt)	4	3	4	2	83.6	84	-0.4	99.5				
Brancaster-Side (mkt)	1	3	4	2	83.6	84	-0.4	99.5				
Dalton (mkt)	4	3	5	2	90.8	93	-2.2	97.6				
Chatsworth (mkt)	2	4	8	2.5	129	130	-1	99.2				
Chatsworth-Side (mkt)	1	4	8	2.5	130.7	130	0.7	100.5	Double 1: 15.3 Double 2: 14.7 Double 3: 13.8 Double 4: 8.6	Double 1: +3.8 Double 2: +3.2 Double 3: +2.3 Double 4: -2.9	Double 1: 3 Double 2: 3 Double 3: 2.9 Double 4: 2.9	Double 1: +0.25 Double 2: +0.45 Double 3: +0.35 Double 4: +0.35

3B5P (aff)	2	3	5	2	82	93	-11	88.2				
Churchill (aff)	4	3	5	2	67.4	93	-25.6	72.5				
Jenner (mkt)	2	4	6	2.5	102.1	112	-9.9	91.2				
Byron (mkt)	3	4	6	2.5	106.4	112	-5.6	95.0				
Davy (mkt)	4	4	7	2	118	115	3	102.6	Double 1: 12.3 Double 2: 11.6 Double 3: 7.2 Single: 6.5	Double 1: +0.8 Double 2: +0.1 Double 3: -4.3 Single: -1	Double 1: 3.3 Double 2: 3.3 Double 3: 2.6 Single: 2.5	Double 1: +0.55 Double 2: +0.75 Double 3: +0.05 Single: +0.35
Davy-Side (mkt)	2	4	7	2	118	115	3	102.6	Double 1: 12.3 Double 2: 11.6 Double 3: 7.2 Single: 6.6	Double 1: +0.8 Double 2: +0.1 Double 3: -4.3 Single: -2	Double 1: 3.3 Double 2: 3.3 Double 3: 2.6 Single: 2.6	Double 1: +0.55 Double 2: +0.75 Double 3: +0.05 Single: +0.36
Lodge (mkt)	1	4	8	2.5	127.2	130	-2.8	97.8				
Oxford (mkt)	1	4	7	2	138.7	115	23.7	120.6	Double 1: 14.9 Double 2: 9.6 Double 3: 9 Single: 5.5	Double 1: +3.4 Double 2: -1.9 Double 3: -2.5 Single: -2	Double 1: 3.3 Double 2: 3 Double 3: 3 Single: 1.9	Double 1: +0.55 Double 2: +0.45 Double 3: +0.45 Single: -0.25
4B6P (aff)	1	4	6	2	104.6	106	-1.4	98.7				
Salcombe (mkt)	2	5	10	2.5	177.7	Not stated	N/A	N/A				
Total number of dwellings that meet NDSS	*0 out of 47 (NDSS not stated for 8 dw)*											

CIL typology	Cranbrook
Proposal/location	19 dw
Developer	Regional housebuilder
Planning appl. no.	14/0300/MFUL

House type (market or affordable)	**Number of house type being delivered**	**Bedrooms**	**Bed spaces**	**Storeys**	**House type GIA (sq m)**	**NDSS Gross Internal Area (sq m)**	**Difference with NDSS (sq m)**	**GIA as % of NDSS**	**Floor area double/ single (sq m)**	**Difference with NDSS floor area double/ single (sq m)**	**Width double/ single (m)**	**Difference with NDSS width double/ single (m)**
Constable (mkt)	2	2	4	2	64	79	-15	81.0				
Tidewell (mkt)	2	3	5	2	85.8	93	-7.2	92.3				
Bucklington (mkt)	2	3	5	2	87.5	93	-5.5	94.1				
Weston (mkt)	4	3	5	2	91.7	93	-1.3	98.6				
Raglan (mkt)	4	4	6	2	120	106	14	113.2	Double 1: 11.5 Double 2: 9 Single 1: 8.3 Single 2: 7	Double 1: 0 Double 2: -2.5 Single 1: +0.8 Single 2: -0.5	Double 1: 3.2 Double 2: 2.5 Single 1: 2.7 Single 2: 2.5	Double 1: +0.45 Double 2: -0.05 Single 1: +0.55 Single 2: +0.35
Camber (mkt)	1	4	7	2	128.5	115	13.5	111.7	Double 1: 12.9 Double 2: 11.2 Double 3: 9.4 Single: 9.4	Double 1: +1.4 Double 2: -0.3 Double 3: -2.1 Single: +1.9	Double 1: 3.2 Double 2: 2.9 Double 3: 3 Single: 2.8	Double 1: +0.45 Double 2: +0.35 Double 3: +0.45 Single: +0.65

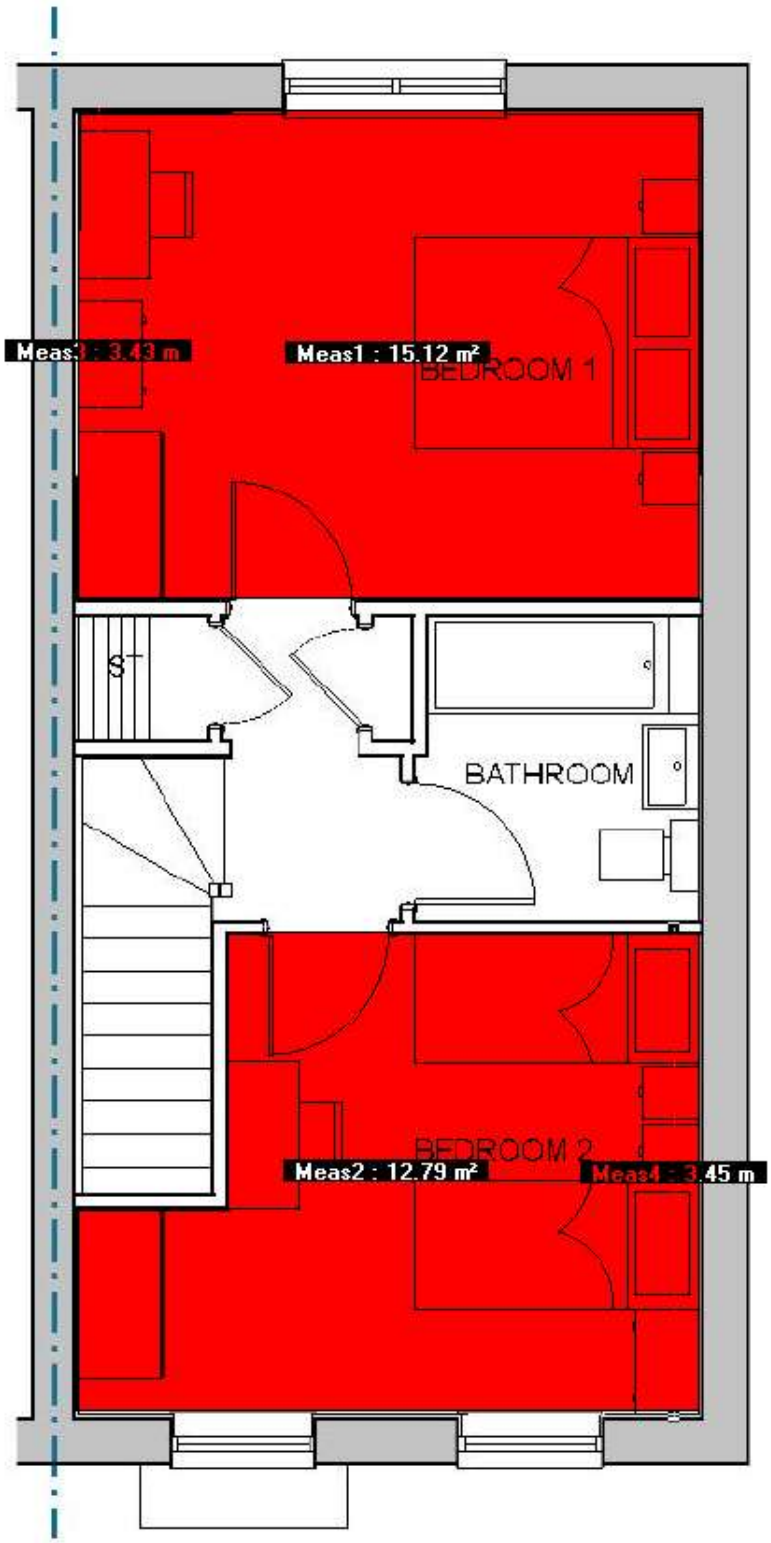
Harrison (mkt)	4	4	7	3	128	121	7	105.8	Double 1: 14.7 Double 2: 10.3 Double 3: 10.3 Single: 7.9	Double 1: +3.2 Double 2: -1.2 Double 3: -1.2 Single: +0.4	Double 1: 3.9 Double 2: 2.8 Double 3: 3 Single: 2.5	Double 1: +1.15 Double 2: +0.25 Double 3: +0.45 Single: +0.35
Total number of dwellings that meet NDSS	*0 out of 19*											

CIL typology	Cranbrook
Proposal/location	180 dw
Developer	National housebuilder and Registered Provider
Planning appl. no.	18/0582/MRES

House type (market or affordable)	**Number of house type being delivered**	**Bedrooms**	**Bed spaces**	**Storeys**	**House type GIA (sq m)**	**NDSS Gross Internal Area (sq m)**	**Difference with NDSS (sq m)**	**GIA as % of NDSS**	**Floor area double/ single (sq m)**	**Difference with NDSS floor area double/ single (sq m)**	**Width double/ single (m)**	**Difference with NDSS width double/ single (m)**
L (ABD)	9	1	2	1	44.9	50	-5.1	89.8				
O (aff)	6	1	2	1	50.8	50	0.8	101.6	Double: 12.7 to 13.8	Double: +1.2 to +2.3	Double: 2.8 to 3.6	Double: +0.05 to +0.94
T (aff)	1	1	2	1	50	50	0	100	Double: 16.4	Double: +4.9	Double: 3.5	Double: +0.75
T (aff)	1	1	2	1	58	50	8	116	Double: 15.1	Double: +3.6	Double: 3.5	Double: +0.75
A (mkt)	11	2	4	2	65.1	79	-13.9	82.4				
B (mkt)	6	2	4	1	69.9	70	-0.1	99.9				
M (ABD)	5	2	3	2	53	70	-17	75.7				
B (aff)	1	2	4	1	69.9	70	-0.1	99.9				

P (aff)	18	2	4	2	75.5	79	-3.5	95.6				
Q (aff)	4	2	4	2	80.4	79	1.4	101.8	Double 1: 15.1 Double 2: 12.8	Double 1: +3.6 Double 2: +1.3	Double 1: 3.4 Double 2: 3.4	Double 1: +0.65 Double 2: +0.85
C (mkt)	12	3	5	2	77.8	93	-15.2	83.7				
D (mkt)	11	3	5	2	85.1	93	-7.9	91.5				
E (mkt)	5	3	5	2	90.2	93	-2.8	97.0				
G (mkt)	12	3	7	3	103.1	121	-17.9	85.2				
N (ABD)	4	3	4	2	59.7	84	-24.3	71.1				
R (aff)	17	3	5	2	86.3	93	-6.7	92.8				
G (aff)	4	3	7	3	103.1	121	-17.9	85.2				
F (mkt)	11	4	7	2	104.1	115	-10.9	90.5				
H (mkt)	10	4	7	2	108.3	115	-6.7	94.2				
I (mkt)	13	4	8	3	120.6	130	-9.4	92.8				
J (mkt)	6	4	8	3	118.9	130	-11.1	91.5				
K (mkt)	11	4	8	2	137.6	124	13.6	111.0	Double 1: 15.1 Double 2: 13.5 Double 3: 11.6 Double 4: 11.6	Double 1: +2.6 Double 2: 2 Double 3: +0.1 Double 4: +0.1	Double 1: 3 Double 2: 3 Double 3: 2.7 Double 4: 2.9	Double 1: +0.25 Double 2: +0.45 Double 3: +0.15 Double 4: +0.35
S (aff)	2	4	6	2	106.1	106	0.1	100.1	Double 1: 11.6 Double 2: 12.5 Single 1: 7.7 Single 2: 7.7	Double 1: +0.1 Double 2: +1 Single 1: +0.2 Single 2: +0.2	Double 1: 3.4 Double 2: 3.4 Single 1: 2.2 Single 2: 2.2	Double 1: +0.65 Double 2: +0.85 Single 1: +0.05 Single 2: +0.05

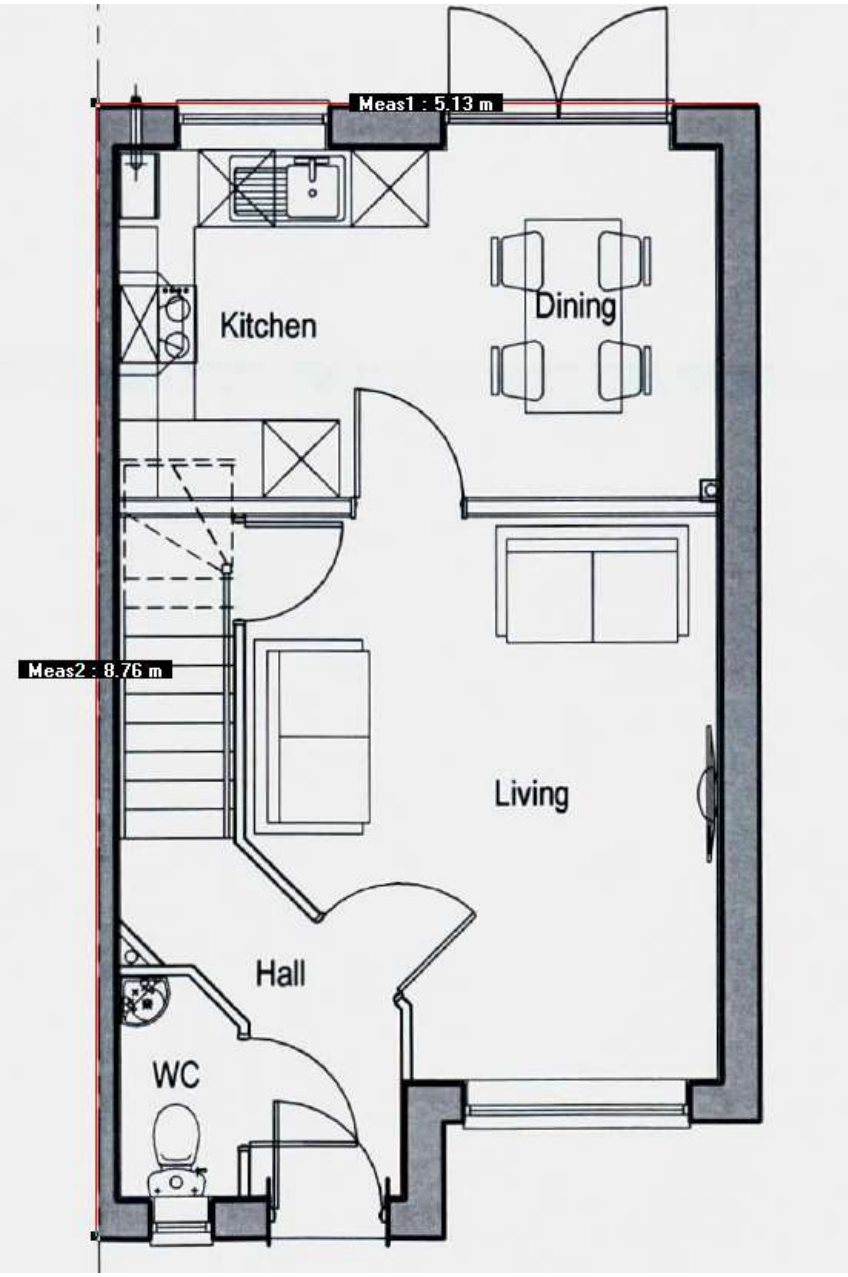
Appendix Four. Example of bedroom floor area and width measurements[57]



[57] Planning permission 18/0582/MRES, House Type Q. Although the measurements were made to scale, this reproduced example is not to scale.

Appendix Five. Examples of dwelling footprints in development permitted at Cranbrook[58]

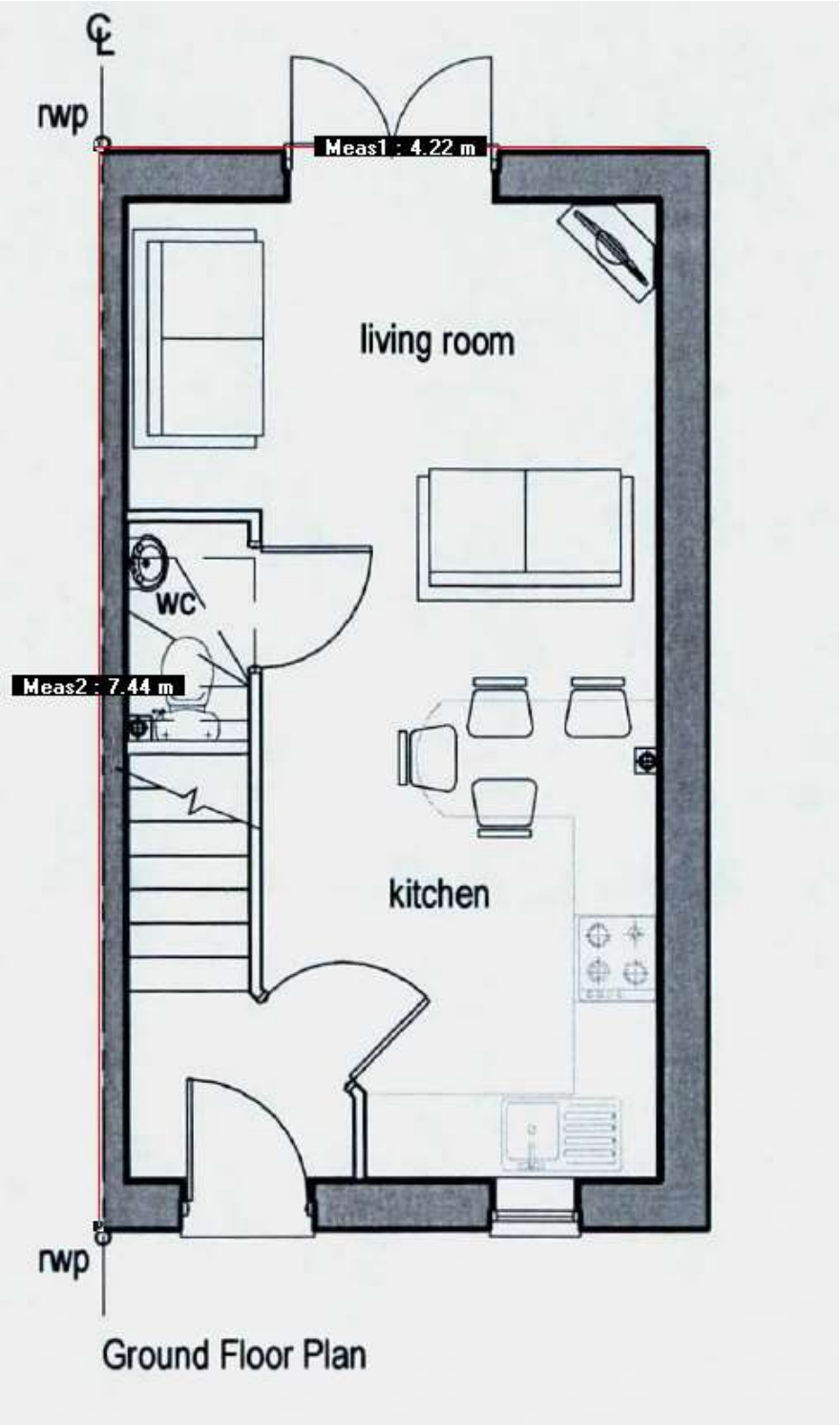
Footprint of the smallest 3 bedroom 5 person 2 storey dwelling (70.7 sq m GIA)[59]



[58] Although the measurements were made to scale, the reproduced examples in this appendix are not to scale.

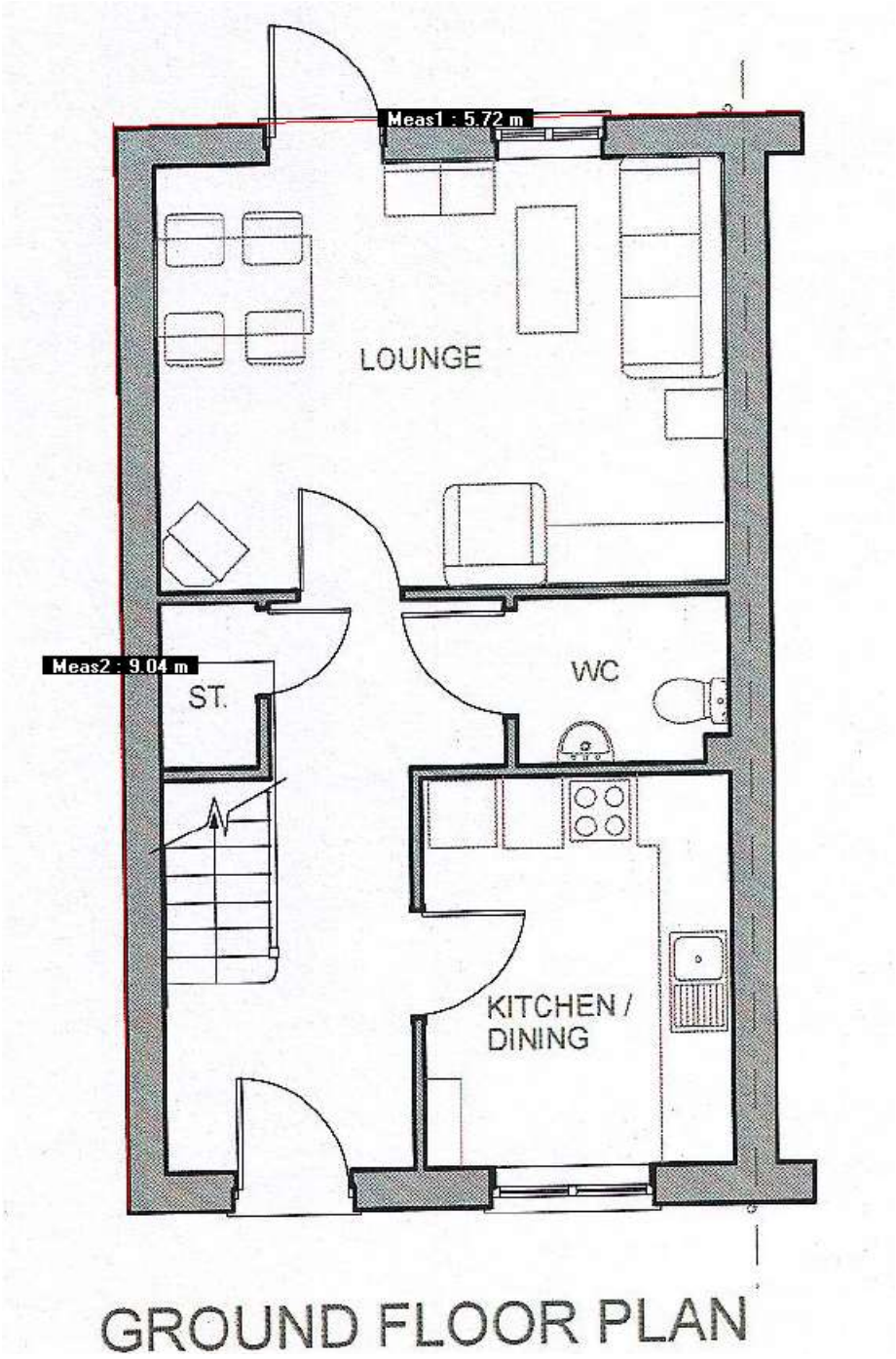
[59] 'Hanbury' house type, planning permission 17/1973/MRES. Nb. the Churchill house type in permission 12/0754/MRES was slightly smaller at 67.4 sq m GIA, but it was not possible to measure this using Civica.

Footprint of the smallest 2 bedroom 4 person 2 storey dwelling (50.9 sq m GIA)[60]



[60] 'Morden' house type, planning permission 17/1973/MRES.

Footprint of a 2 bedroom 4 person 2 storey dwelling that met the nationally described space standard (79 sq m GIA)[61]

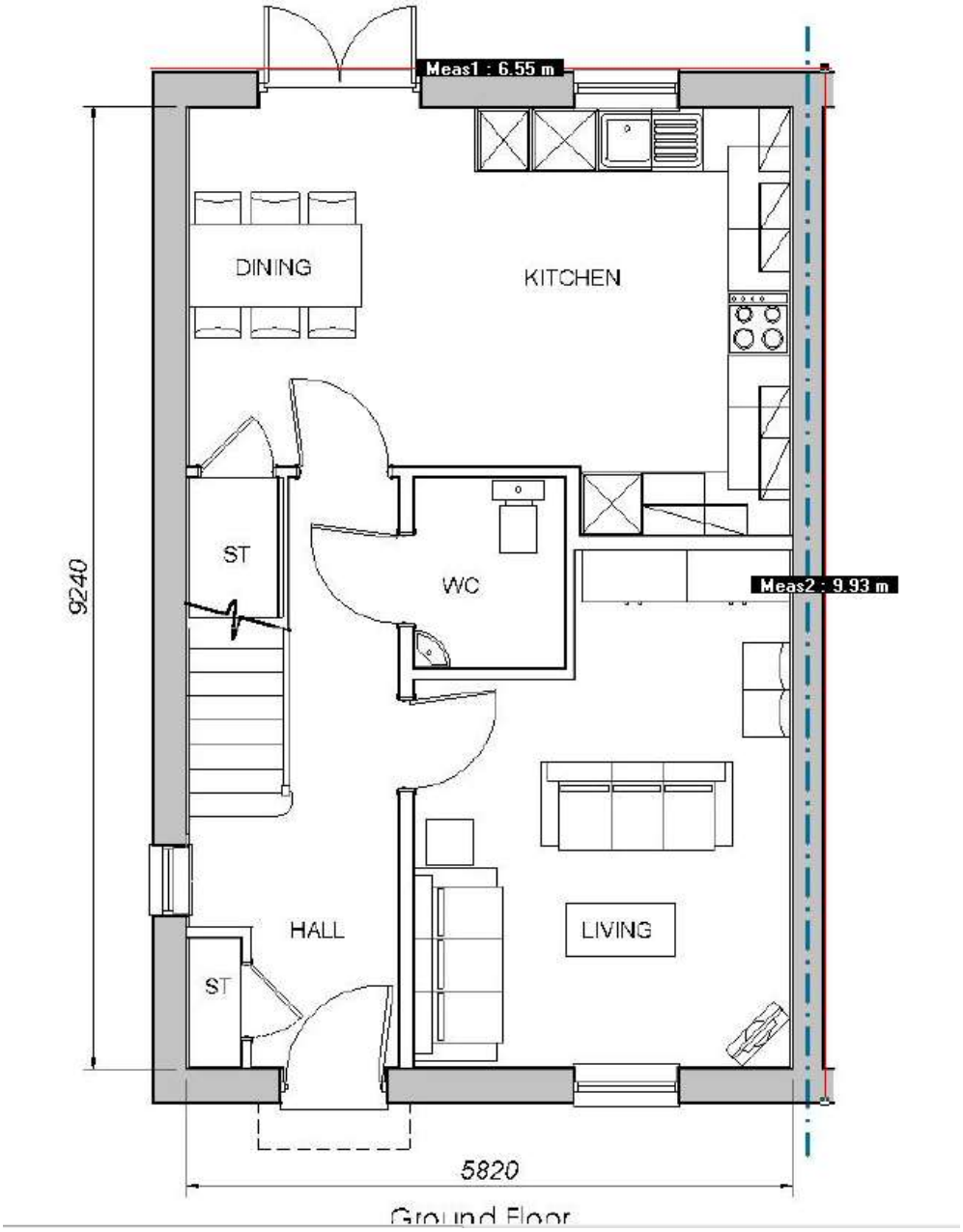


[61] 'AA25' house type, planning permission 17/0391/MRES.

Footprint of the smallest 4 bedroom 6 person 2 storey dwelling (92.9 sq m GIA)[62]

[62] House type 'N', planning permission 13/1752/MFUL.

Footprint of a 4 bedroom 6 person 2 storey dwelling that met the nationally described space standard (106.1 sq m GIA)[63]



[63] House type 'S', planning permission 18/0582/MRES.