Nationally Described Space Standards Evidence Paper

March 2024

Introduction

1. The National Planning Policy Framework (NPPF) requires local authorities to give consideration to the type and size of housing permitted, in order to meet identified local need. This necessitates an assessment of the number of homes required with consideration for a variety of sizes, types and tenures. In addition, policies and decisions should ensure that developments create places that are safe, inclusive, and accessible; and which promote health and wellbeing with high amenity value for existing and future occupants.

2. The purpose of this paper is to provide additional information in relation to Policy HOU 2: Housing Mix, Density and Standards of the draft Local Plan, specifically in relation to internal space standards of new dwellings within the borough.

3. Local Planning Authorities (LPAs) have the option to set additional technical requirements that exceed the minimum standards required by Building Regulations. The Standards, as published in the 2015 document 'Technical Housing Standards – nationally described space standard' document (Ministry of Housing, Communities and Local Government March 2015, as amended in May 2016) are nationally described, but in order for LPAs to be able to apply these, they must be included as a policy in an adopted Local Plan.

4. The Nationally Described Space Standard sets out a minimum floor space requirement for dwellings based on the number of bedrooms and the type of dwelling proposed. This standard addresses internal space within new dwellings, and is suitable for application across all tenures. These standards set out requirements for Gross Internal Areas (GIA) of new dwellings at a defined level of occupancy, in addition to floor areas and dimensions of key parts of the home, notably bedrooms, storage and floor to ceiling height.

5. In order for these space standards to be adopted within a Local Plan, LPAs should take account of the following areas:

- Need – evidence should be provided on the size and type of dwellings currently being provided within the authority.
- Viability – The impact on development viability should be considered, along with the affordability of properties.
- Timing – Consideration should be given as to whether it is proportionate to include a transitional period, to allow for developers to factor in additional costs into land acquisitions.

6. The size of new build properties has been the subject of much debate in recent years. A 2015 RIBA report 'Space standards for homes' outlined that many people feel that new build homes are not big enough. RIBA analysed the size of new homes on over 100 randomly selected developments under construction across the UK from the country's 10 largest house builders throughout July and August of 2015. It concluded that, outside of London, the average new three bedroom home is 4sqm smaller than the Nationally Described Space

Standards. There are also regional variations, with the West Midlands providing properties that are, on average, 7.3sqm smaller than these standards, the third largest discrepancy between space standards and new build homes in England. This clearly demonstrates a national and regional issue in relation to the size of new homes.

7. Prior to the introduction of the Nationally Described Space Standards, an impact assessment was conducted which identified a number of clear benefits of the implementation of space standards. These included:

- Enhanced family cohesion – including improved areas for social interaction, individual activities, and greater versatility in room utilisation.
- Overall health and well-being – alleviating stress within households and addressing the challenges of overcrowding, particularly concerning mental health.
- Complementing higher-density development – offsetting potential decreases in public amenity space in areas where higher densities are permitted.
- Mitigating market failure risk – enhancing the attractiveness of properties to ensure their continued desirability as housing options in the future.
- Curbing antisocial behaviour – minimising the likelihood of children and young adults being pushed into external environments and engaging in antisocial activities.
- Flexibility and inclusivity – offering greater adaptability to accommodate specific needs, alongside adherence to accessibility standards outlined in Building Regulations.
- Readiness to spend – supporting a widespread desire among prospective home buyers for increased living space.

8. Adequate space is crucial to maintain and enhance the health, social, and economic wellbeing of all residents. A lack of space can compromise basic lifestyle needs, such as space to store ones possessions, to play, relax, exercise, to work and to undertake hobbies. As outlined by the 2015 RIBA study, there is clear evidence that many new build homes are not providing adequate space to carry out these important functions.

9. There are marked benefits of implementing minimum space standards within a LPAs Local Plan. In addition, benefits of adequate internal space were clearly demonstrated during the Covid-19 lockdowns, where restrictions were placed on households abilities to access communal outside amenity space. Having adequate internal space was an important factor in ensuring good levels of mental and physical health during this period.

Approach and Methodology

10. National Planning Policy and guidance does not provide a detailed methodology or criteria in regard to what evidence is required to demonstrate the need for the application of Internal Space Standards within a Local Plan. In the absence of such guidance, the council has undertaken an analysis of residential sites with Planning Permission within the borough, to determine whether there is a need for the Nationally Described Space Standards to be applied.

11. Planning Permissions for residential developments granted over the period 1st April 2021 to 31st March 2023 were extracted from the councils housing database. An initial selection of 64 schemes comprising 387 dwellings were selected and then sieved down to 14 schemes, comprising 4 major sites (permissions of 10 dwellings or more) and 10 minor sites

(permissions of under 10 dwellings), totalling 198 residential dwellings permitted during the period, and these have been analysed to gauge how they performed against the Nationally Described Space Standards.

12. Floor plans, as outlined in decision notices, were used to measure GIA and these were compared to the outlined Space Standards. Where GIA was clearly noted on drawings, it was used or where it was reasonable to do so, online measuring tools were utilised.

13. It should be noted that a number of applications within the sample are promoted as having bedrooms + study/office. For the purposes of this analysis these rooms are considered as an additional bedroom, and a planning judgment has been made, based on size, as to the occupancy of each room on a case by case basis.

14. Differences between the measurements taken and the Nationally Described Space Standards have been expressed as a percentage above or below the Space Standards and categorised as:

- More than 10% above standard
- Up to 10% above standard (including where measurement was equal to standard)
- Up to 10% below standard
- More than 10% below standard

Such categorisation provides for an easily digestible illustration of the performance of sites granted permission within the borough over the study period.

Analysis

15. Full details of the measurements included in this study are presented as Appendix 1 of this document. All percentages quoted in the following analysis are rounded to the nearest percentage point, however underlying calculations are based on unrounded data.

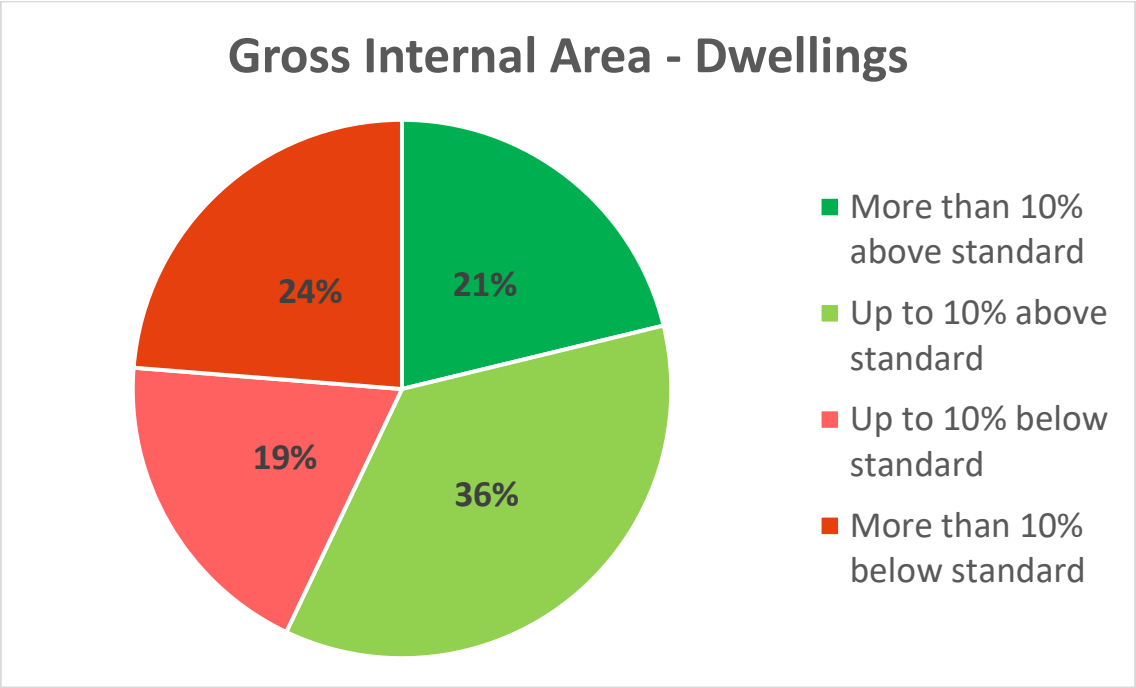

Figure 1: Gross Internal Area - Dwellings

In total, of the 198 dwellings where measurements were obtainable, 24% fell into the category of 'more than 10% below' the Nationally Described Space Standards, whilst 19% were 'up to 10% below standard'. 36% of the dwellings measured were within the category of 'up to 10% above the standard' and 21% were 'more than 10% above the standard'. Figure 1 shows that, of the 198 dwellings measured, 43% failed to meet to meet the Nationally Described standards in respect of GIA.

Additional Analysis has also been undertaken to ascertain if there is any relationship between size of dwelling and it's compliance with NDSS. A breakdown of this analysis is included in the graphs below:

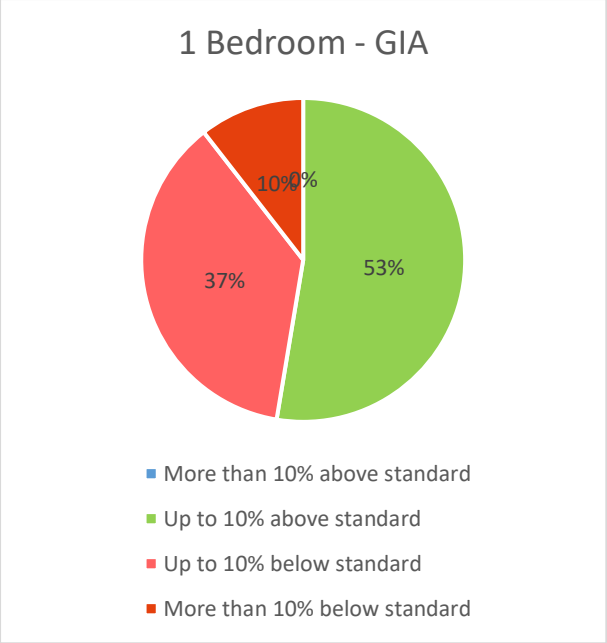

Figure 2: 1 Bedroom GIA

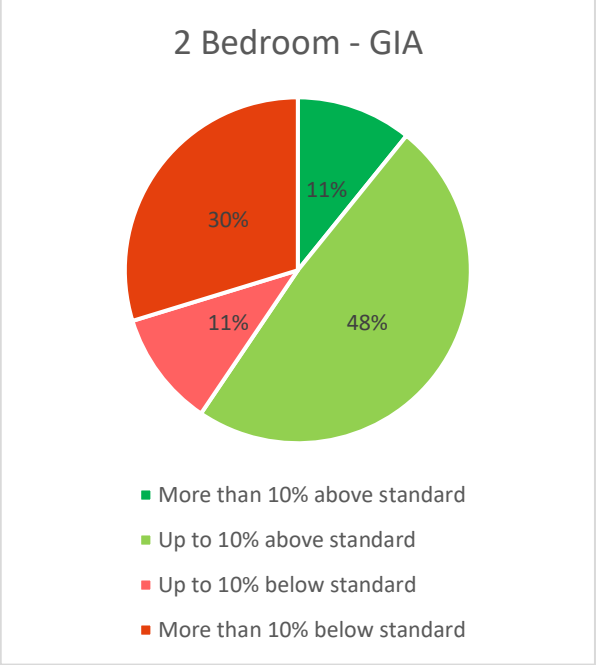

Figure 3: 2 Bedroom GIA

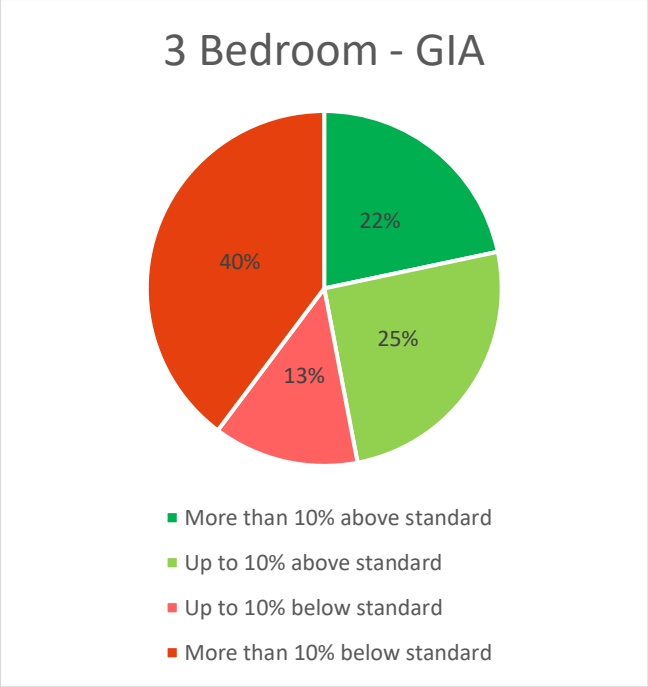

Figure 4: 3 Bedroom GIA

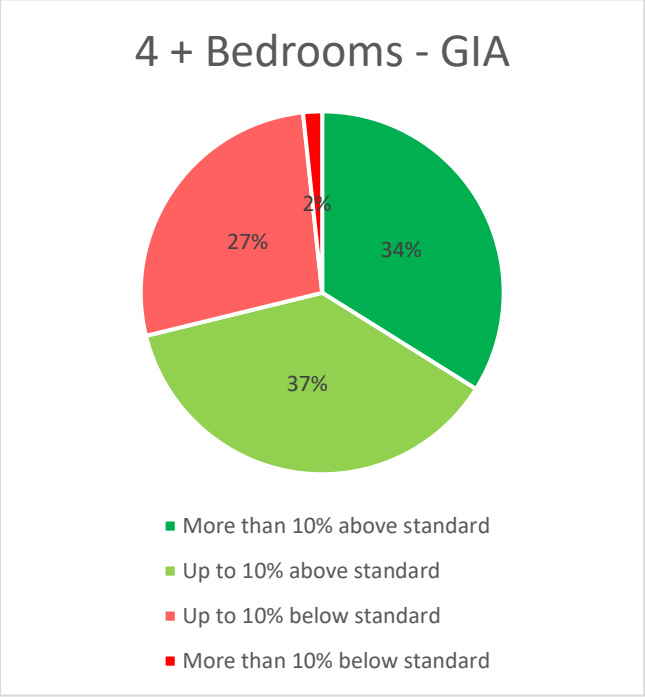

Figure 5: 4 Bedroom GIA

16. In line with the above figures, it can be concluded that:

- For 1 bedroom properties, of those sites surveyed, **44% failed to meet NDSS**.
- For 2 bedroom properties, of those sites surveyed, **41% failed to meet NDSS**.
- For 3 bedroom properties, of those sites surveyed, **53% failed to meet NDSS**.
- For 4 + bedroom properties, of those sites surveyed, **29% failed to meet NDSS**.

17. The data suggests that, with the exception of properties of 4 bedrooms or more, there is a consistent failure to meet NDSS requirements for GDA in a significant number of dwellings irrespective of size of approximately 40-50% of new dwellings within the borough.

18. Whilst it is useful to have an examination of the number of dwellings and their compliance with NDSS, in order to gain a more accurate picture exploration has also been undertaken with regard to dwelling size and potential correlation between the numbers of bedrooms and the average % compliance with NDSS. This is a useful exercise as there may be a small number of schemes that fall significantly short, or significantly above NDSS requirements. Capturing only the number of dwellings may miss important trends which would be useful for the council to understand. This data is presented below:

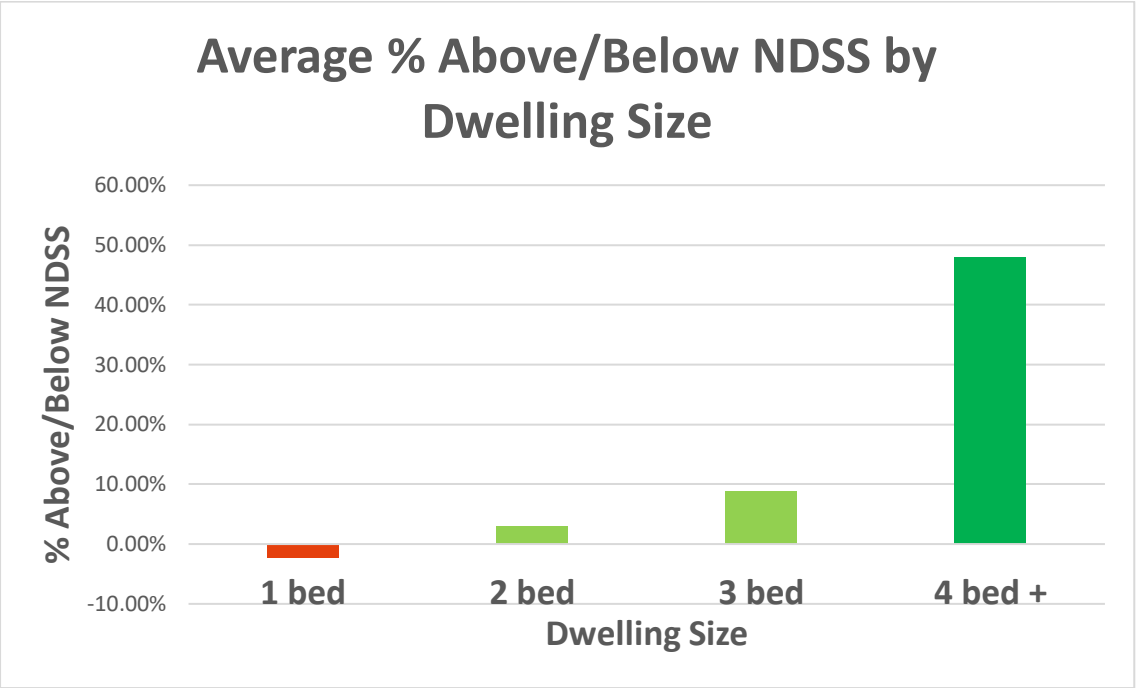

Figure 6: Average percentage above / below NDSS, by dwelling size

19. To summarise the above:

- For 1 bedroom properties, the average size is **2.25% below NDSS**. This consists of 0 dwellings more than 10% above standards, 10 dwellings up to 10% above standard, 7 dwellings up to 10% below standard, and 2 dwellings more than 10% below standard.
- For 2 bedroom properties, the average size is **2.95% above NDSS**. This consists of 4 dwellings more than 10% above standard, 18 dwellings up to 10% above standard, 4 dwellings up to 10% below standard, and 11 dwellings more than 10% below standard.
- For 3 bedroom properties, the average size is **8.87% above NDSS**. This consists of 18 dwellings more than 10% above standard, 21 dwellings up to 10% above standard, 12 dwellings up to 10% below standard, and 33 dwellings more than 10% below standard.
- For 4 bedroom+ properties, the average size is **47.99% above NDSS**. This consists of 20 dwellings more than 10% above standard, 22 dwellings up to 10% above standard, 16 dwellings up to 10% below standard, and 1 dwellings more than 10% below standard.

20. The information gathered during this study would suggest that smaller dwellings are more likely to fail to comply with NDSS standards, and as the dwelling size increases so too does the average GIA.

21. To summarise the above, of the 198 dwellings measured, 43% of dwellings were not compliant with the GIA requirements of the NDSS, which is a trend that extends across dwelling type with the exception of larger dwellings of 4 bedrooms or more. Whilst these findings do indicate that the majority of dwellings measured met the NDSS, there were a sizable number of dwellings that did not meet these standards. 19% were 'up to 10% below the standard', whilst a greater portion (24%) were 'more than 10% below the standard', indicating that of those units that fail to meet the standard, the majority fail to meet this by a significant margin. In addition, data suggests that the smaller a dwelling the more likely it is to fail to meet the requirements of NDSS. It is acknowledged that there are likely to be a portion of occupiers who are willing to compromise on size in favour of other factors such as location or price, however the substantial proportion of new dwellings which fail to meet the NDSS suggests there is a significant and widespread failure to provide dwellings of an adequate size within the borough. The result of this research would therefore indicate, that there is a clear need to adopt these standards within the Local Plan.

Viability

22. Issues around viability are addressed within the Councils Viability Assessment Report, which concluded that there would be no impact on the viability of schemes from adopting the additional space standards.

Timing

23. The new Local Plan is anticipated to be adopted in 2025, following examination of the Plan which is anticipated in 2025. Policy HOU 2: Housing Mix, Density and Standards includes reference to the provision of appropriate internal space standards for new dwellings, indicating a clear direction of travel for the council that all new developments should be NDSS compliant. It is considered that by the time any policy is adopted, developers should be aware of and have consideration for these space standards and the LPAs clear intention to apply them to new developments. As is outlined above, given the council has evidenced that there would be no viability impact on schemes from adopting the NDSS, and there should therefore, not be a significant impact on decisions that have already been made by land purchasers and developers, it is considered that there are no issues of timing that impact on whether the council should adopt internal space standards through the new Local Plan.

Conclusion

24. It is acknowledged that there are limitations to a study of this kind; the sample size and site selection mean that the results may not be exactly representative of the boroughs new build homes. Without investigating each permission, and indeed each and every property post construction, this would not be possible. The above notwithstanding, the study does give an important illustration of how new dwellings within the borough meet, or fail to meet NDSS.

25. It is considered that the information within this study provides sufficient evidence and the required justification to support the requirement of Policy HOU 2: Housing Mix, Density and

Standards in the new Local Plan, for newly permitted dwellings to meet the Nationally Described Space Standards. The councils Viability study shows that there would be no concerns in regard to development viability, and it is concluded that there is no need for the implementation of a transition period.

26. The LPA is proposing to require that all applicants will be expected to design schemes in accordance with the Nationally Described Space Standards, including sufficient built-in storage. It is proposed to require applicants to submit appropriate and proportionate evidence alongside planning applications to ensure verification of compliance with the standards.

Appendix 1 – NDSS Data

Data by Scheme

Site Address	Planning Ref	Property Type	Size	No of Dwellings	GIA (sqm)	NDSS	Difference	Notes
Land North Of West AvenueKidsgroveStoke-On-TrentStaffordshireST7 1NT	20/00501/FUL	Triamis	1b2p	6	49.98	50	-0.04%	
			1b2p	6	51.47	50	2.94%	
			2b3p	6	61.97	61	1.59%	
		Alnwick End	2b4p	2	59.27	79	-24.97%	
		Alnwick Mid	2b4p	1	59.27	79	-24.97%	
		Barton Semi	2b4p	8	70.7	79	-10.51%	
		Buttermere Det	3b5p	5	80.83	93	-13.09%	
		Buttermere Semi	3b5p	4	80.83	93	-13.09%	
		Windemere End	3b5p	4	88.36	99	-10.75%	
		Windemere Mid	3b5p	3	88.36	99	-10.75%	
		Lockwood Corner	3b4p	3	92.81	84	10.49%	
		Hornsea	4b6p	8	101.82	106	-3.94%	promoted as 3b+study, 4bed
		Kendal	4b6p	9	110.55	106	4.29%	promoted as 3b+study, 4bed
		Earlswood Corner	4b6p	1	113.34	112	1.20%	promoted as 3b+study, 4bed
Land To The North East Of Eccleshall RoadSouth East Of Pinewood RoadAnd North West Of Lower RoadHook GateMarket DraytonShropshireTF9 4QJ	21/00393/FUL	HT-4B-03	4b8p	1	197.3	124	59.11%	
		HT-5B-01	6b8p	1	247.1	138	79.06%	promoted as 5b+upstairs playroom, 6bed
		HT-4B-03	4b8p	1	197.3	124	59.11%	
		HT-4B-03	4b8p	1	197.3	124	59.11%	
		HT-5B-01	6b8p	1	247.1	138	79.06%	promoted as 5b+upstairs playroom, 6bed
		HT-4B-02	4b8p	1	183.6	124	48.06%	
		HT-4B-01	4b8p	1	154.4	124	24.52%	4b+downstairs study, 4b
		HT-4B-02	4b8p	1	183.6	124	48.06%	
		HT-4B-02	4b8p	1	183.6	124	48.06%	4b+downstairs study&snug, 4b
		HT-4B-01	4b8p	1	154.4	124	24.52%	4b+downstairs study, 4b
		HT-4B-01	4b8p	1	154.4	124	24.52%	4b+downstairs study, 4b
		HT-3B-02	3b6p	1	129	102	26.47%	
		HT-4B-01	4b8p	1	154.4	124	24.52%	4b+downstairs study, 4b
		HT-3B-02	3b6p	1	129	102	26.47%	
		HT-3B-02	3b6p	1	129	102	26.47%	
		HT-3B-02	3b6p	1	129	102	26.47%	
		HT-3B-01 (A)	3b4p	1	93.2	84	10.95%	
		HT-2B-01 (A)	2b4p	1	81.4	79	3.04%	
		HT-3B-01 (A)	3b4p	1	93.2	84	10.95%	
		HT-2B-01 (A)	2b4p	1	81.4	79	3.04%	
		HT-2B-01 (A)	2b4p	1	81.4	79	3.04%	
		HT-3B-01 (A)	3b4p	1	93.2	84	10.95%	
Land To The North Of Bradwell HospitalTalke RoadBradwell	21/00470/REM	Adel	2b3p	4	67.26	70	-3.91%	
		Astbury	3b5p	8	82.96	93	-10.80%	
		Bowland	3b5p	6	84.54	93	-9.10%	
		Wynbury SA	3b5p	4	88.07	93	-5.30%	
		Denholme	3b5p	13	96.34	93	3.59%	
		Denholme Bay	3b5p	4	97.27	93	4.59%	
		Rishton	3b6p	4	111.86	108	3.57%	
		Brearley SPE	4b7p	12	125.7	115	9.30%	promoted as 3b+study, 4bed
		Reedley	4b7p	8	109.9	115	-4.43%	
		Marsden SPE	4b7p	1	138.98	115	20.85%	
		Brierfield M4(2)	2b3p	9	64.2	61	5.25%	
		Shelley	3b5p	8	74.23	93	-20.18%	
		Ashley (GF) Aps	1b2p	2	51	50	2.00%	
		Ashley (FF) Aps	1b2p	2	51.93	50	3.86%	
Croft FarmStone RoadHill ChorltonNewcastle Under LymeStaffordshireST5 5DR	22/00046/REM	Plot 1	2b4p	1	101	70	44.29%	promoted as 1b+study, 2bed
		Plot 2	2b4p	1	101	70	44.29%	promoted as 1b+study, 2bed
		Plot 3	4b8p	1	179	117	52.99%	promoted as 3b+study, 4bed
		Plot 4	3b6p	1	134	95	41.05%	promoted as 2b+study, 3bed
		Plot 5	3b6p	1	135	95	42.11%	promoted as 2b+study, 3bed
		Plot 6	3b6p	1	135	95	42.11%	promoted as 2b+study, 3bed
		Plot 7	3b6p	1	134	95	41.05%	promoted as 2b+study, 3bed
		Plot 8	4b8p	1	181	117	54.70%	promoted as 3b+study, 4bed
		Plot 9	3b5p	1	132	86	53.49%	promoted as 2b+study, 3bed
		Plot 10	2b4p	1	115	70	64.29%	promoted as 1b+study, 2bed
		Plot 11	2b4p	1	115	70	64.29%	promoted as 1b+study, 2bed
		Plot 12	4b8p	1	231	124	86.29%	
27 Jamage RoadTalke PitsStoke-On-TrentStaffordshireST7 1QD	21/00950/FUL		3b5p	1	116.39	93	25.15%	
Land Adjacent To Spring Head House (Former King Willliam IV Public House)High StreetTalkeKidsgroveStaffordshireST7 1PY	21/00178/FUL		3b5p	2	117.75	99	18.94%	
Shetland RiseTop Rock RoadAshleyMarket DraytonShropshireTF9 4NA	21/00278/FUL		5b8p	2	282	134	110.45%	promoted as 4b+office, 5bed
7 Grosvenor RoadNewcastle Under LymeStaffordshireST5 1LW	21/00847/FUL		1b2p	1	49.6	50	-0.80%	
Land And Buildings North Of The HavenButterton RoadButtertonNewcastle Under LymeStaffordshire	21/00143/FUL		4b8p	1	154.74	124	24.79%	
Scot Hay FarmLeycett RoadNewcastle Under LymeStaffordshireST5 6AU	21/00005/FUL		3b6p	1	101.36	102	-0.63%	
The Railway InnLiverpool RoadKidsgroveStoke-On-TrentStaffordshireST7 1EA	21/00360/FUL		1b2p	1	31	50	-38.00%	
			1b2p	1	33.5	50	-33.00%	
57 Church StreetSilverdaleNewcastle Under LymeStaffordshireST5 6JQ	21/00374/COU		3b5p	1	41.46	93	-55.42%	
Garages Adjacent To 63 Brittain AvenueChestertonNewcastle Under LymeStaffordshire	20/00612/FUL		4b6p	1	89.8	106	-15.28%	
205 High StreetSilverdaleNewcastle Under LymeStaffordshireST5 6JZ	21/01061/FUL		4b7p	1	135.87	115	18.15%	
			Total Dwellings:	198				

Data by Compliance

Planning Ref	Property Type	Size	No of Dwellings	GIA (sqm)	NDSS	Difference	Dwellings	Total Dwellings
21/00278/FUL		5b8p	2	282	134	110.45%		
22/00046/REM	Plot 12	4b8p	1	231	124	86.29%		
21/00393/FUL	HT-5B-01	6b8p	1	247.1	138	79.06%		
21/00393/FUL	HT-5B-01	6b8p	1	247.1	138	79.06%		
22/00046/REM	Plot 10	2b4p	1	115	70	64.29%		
22/00046/REM	Plot 11	2b4p	1	115	70	64.29%		
21/00393/FUL	HT-4B-03	4b8p	1	197.3	124	59.11%		
21/00393/FUL	HT-4B-03	4b8p	1	197.3	124	59.11%		
21/00393/FUL	HT-4B-03	4b8p	1	197.3	124	59.11%		
22/00046/REM	Plot 8	4b8p	1	181	117	54.70%		
22/00046/REM	Plot 9	3b5p	1	132	86	53.49%		
22/00046/REM	Plot 3	4b8p	1	179	117	52.99%		
21/00393/FUL	HT-4B-02	4b8p	1	183.6	124	48.06%		
21/00393/FUL	HT-4B-02	4b8p	1	183.6	124	48.06%		
21/00393/FUL	HT-4B-02	4b8p	1	183.6	124	48.06%		
22/00046/REM	Plot 1	2b4p	1	101	70	44.29%		
22/00046/REM	Plot 2	2b4p	1	101	70	44.29%		
22/00046/REM	Plot 5	3b6p	1	135	95	42.11%		
22/00046/REM	Plot 6	3b6p	1	135	95	42.11%		
22/00046/REM	Plot 4	3b6p	1	134	95	41.05%		
22/00046/REM	Plot 7	3b6p	1	134	95	41.05%		
21/00393/FUL	HT-3B-02	3b6p	1	129	102	26.47%		
21/00393/FUL	HT-3B-02	3b6p	1	129	102	26.47%		
21/00393/FUL	HT-3B-02	3b6p	1	129	102	26.47%		
21/00393/FUL	HT-3B-02	3b6p	1	129	102	26.47%		
21/00950/FUL		3b5p	1	116.39	93	25.15%		
21/00143/FUL		4b8p	1	154.74	124	24.79%		
21/00393/FUL	HT-4B-01	4b8p	1	154.4	124	24.52%		
21/00393/FUL	HT-4B-01	4b8p	1	154.4	124	24.52%		
21/00393/FUL	HT-4B-01	4b8p	1	154.4	124	24.52%		
21/00393/FUL	HT-4B-01	4b8p	1	154.4	124	24.52%		
21/00470/REM	Marsden SPE	4b7p	1	138.98	115	20.85%		
21/00178/FUL		3b5p	2	117.75	99	18.94%		
21/01061/FUL		4b7p	1	135.87	115	18.15%		
21/00393/FUL	HT-3B-01 (A)	3b4p	1	93.2	84	10.95%		
21/00393/FUL	HT-3B-01 (A)	3b4p	1	93.2	84	10.95%		
21/00393/FUL	HT-3B-01 (A)	3b4p	1	93.2	84	10.95%		
20/00501/FUL	Lockwood Corner	3b4p	3	92.81	84	10.49%	42	
21/00470/REM	Brearley SPE	4b7p	12	125.7	115	9.30%		
21/00470/REM	Brierfield M4(2)	2b3p	9	64.2	61	5.25%		
21/00470/REM	Denholme Bay	3b5p	4	97.27	93	4.59%		
20/00501/FUL	Kendal	4b6p	9	110.55	106	4.29%		
21/00470/REM	Ashley (FF) Aps	1b2p	2	51.93	50	3.86%		
21/00470/REM	Denholme	3b5p	13	96.34	93	3.59%		
21/00470/REM	Rishton	3b6p	4	111.86	108	3.57%		
21/00393/FUL	HT-2B-01 (A)	2b4p	1	81.4	79	3.04%		
21/00393/FUL	HT-2B-01 (A)	2b4p	1	81.4	79	3.04%		
21/00393/FUL	HT-2B-01 (A)	2b4p	1	81.4	79	3.04%		
20/00501/FUL		1b2p	6	51.47	50	2.94%		
21/00470/REM	Ashley (GF) Aps	1b2p	2	51	50	2.00%		
20/00501/FUL		2b3p	6	61.97	61	1.59%		
20/00501/FUL	Earlswood Corner	4b6p	1	113.34	112	1.20%	71	113
20/00501/FUL	Triamis	1b2p	6	49.98	50	-0.04%		
21/00005/FUL		3b6p	1	101.36	102	-0.63%		
21/00847/FUL		1b2p	1	49.6	50	-0.80%		
21/00470/REM	Adel	2b3p	4	67.26	70	-3.91%		
20/00501/FUL	Hornsea	4b6p	8	101.82	106	-3.94%		
21/00470/REM	Reedley	4b7p	8	109.9	115	-4.43%		
21/00470/REM	Wynbury SA	3b5p	4	88.07	93	-5.30%		
21/00470/REM	Bowland	3b5p	6	84.54	93	-9.10%	38	
20/00501/FUL	Barton Semi	2b4p	8	70.7	79	-10.51%		
20/00501/FUL	Windemere End	3b5p	4	88.36	99	-10.75%		
20/00501/FUL	Windemere Mid	3b5p	3	88.36	99	-10.75%		
21/00470/REM	Astbury	3b5p	8	82.96	93	-10.80%		
20/00501/FUL	Buttermere Det	3b5p	5	80.83	93	-13.09%		
20/00501/FUL	Buttermere Semi	3b5p	4	80.83	93	-13.09%		
20/00612/FUL		4b6p	1	89.8	106	-15.28%		
21/00470/REM	Shelley	3b5p	8	74.23	93	-20.18%		
20/00501/FUL	Alnwick End	2b4p	2	59.27	79	-24.97%		
20/00501/FUL	Alnwick Mid	2b4p	1	59.27	79	-24.97%		
21/00360/FUL		1b2p	1	33.5	50	-33.00%		
21/00360/FUL		1b2p	1	31	50	-38.00%		
21/00374/COU		3b5p	1	41.46	93	-55.42%	47	85

Data by Dwelling Size

Planning Ref	Property Type	Size	No of Dwellings	GIA (sqm)	NDSS	Difference	% Above/Below	Total %
21/00470/REM	Ashley (FF) Aps	1b2p	1	51.93	50	3.86%		
21/00470/REM		1b2p	1	51.93	50	3.86%		
20/00501/FUL		1b2p	1	51.47	50	2.94%		
20/00501/FUL		1b2p	1	51.47	50	2.94%		
20/00501/FUL		1b2p	1	51.47	50	2.94%		
20/00501/FUL		1b2p	1	51.47	50	2.94%		
20/00501/FUL		1b2p	1	51.47	50	2.94%		
20/00501/FUL		1b2p	1	51.47	50	2.94%		
21/00470/REM	Ashley (GF) Aps	1b2p	1	51	50	2.00%		
21/00470/REM		1b2p	1	51	50	2.00%		
20/00501/FUL	Triamis	1b2p	1	49.98	50	-0.04%		
20/00501/FUL		1b2p	1	49.98	50	-0.04%		
20/00501/FUL		1b2p	1	49.98	50	-0.04%		
20/00501/FUL		1b2p	1	49.98	50	-0.04%		
20/00501/FUL		1b2p	1	49.98	50	-0.04%		
20/00501/FUL		1b2p	1	49.98	50	-0.04%		
21/00847/FUL		1b2p	1	49.6	50	-0.80%		
21/00360/FUL		1b2p	1	33.5	50	-33.00%		
21/00360/FUL		1b2p	1	31	50	-38.00%	-2.25%	-2.25%
21/00470/REM	Brierfield M4(2)	2b3p	1	64.2	61	5.25%		
21/00470/REM		2b3p	1	64.2	61	5.25%		
21/00470/REM		2b3p	1	64.2	61	5.25%		
21/00470/REM		2b3p	1	64.2	61	5.25%		
21/00470/REM		2b3p	1	64.2	61	5.25%		
21/00470/REM		2b3p	1	64.2	61	5.25%		
21/00470/REM		2b3p	1	64.2	61	5.25%		
21/00470/REM		2b3p	1	64.2	61	5.25%		
21/00470/REM		2b3p	1	64.2	61	5.25%		
20/00501/FUL		2b3p	1	61.97	61	1.59%		
20/00501/FUL		2b3p	1	61.97	61	1.59%		
20/00501/FUL		2b3p	1	61.97	61	1.59%		
20/00501/FUL		2b3p	1	61.97	61	1.59%		
20/00501/FUL		2b3p	1	61.97	61	1.59%		
20/00501/FUL		2b3p	1	61.97	61	1.59%		
21/00470/REM	Adel	2b3p	1	67.26	70	-3.91%		
21/00470/REM		2b3p	1	67.26	70	-3.91%		
21/00470/REM		2b3p	1	67.26	70	-3.91%		
21/00470/REM		2b3p	1	67.26	70	-3.91%	2.16%	
22/00046/REM	Plot 10	2b4p	1	115	70	64.29%		
22/00046/REM	Plot 11	2b4p	1	115	70	64.29%		
22/00046/REM	Plot 1	2b4p	1	101	70	44.29%		
22/00046/REM	Plot 2	2b4p	1	101	70	44.29%		
21/00393/FUL	HT-2B-01 (A)	2b4p	1	81.4	79	3.04%		
21/00393/FUL	HT-2B-01 (A)	2b4p	1	81.4	79	3.04%		
21/00393/FUL	HT-2B-01 (A)	2b4p	1	81.4	79	3.04%		
20/00501/FUL	Barton Semi	2b4p	1	70.7	79	-10.51%		
20/00501/FUL		2b4p	1	70.7	79	-10.51%		
20/00501/FUL		2b4p	1	70.7	79	-10.51%		
20/00501/FUL		2b4p	1	70.7	79	-10.51%		
20/00501/FUL		2b4p	1	70.7	79	-10.51%		
20/00501/FUL		2b4p	1	70.7	79	-10.51%		
20/00501/FUL		2b4p	1	70.7	79	-10.51%		
20/00501/FUL		2b4p	1	70.7	79	-10.51%		
20/00501/FUL	Alnwick End	2b4p	1	59.27	79	-24.97%		
20/00501/FUL		2b4p	1	59.27	79	-24.97%		
20/00501/FUL	Alnwick Mid	2b4p	1	59.27	79	-24.97%	3.74%	2.95%
21/00393/FUL	HT-3B-01 (A)	3b4p	1	93.2	84	10.95%		
21/00393/FUL	HT-3B-01 (A)	3b4p	1	93.2	84	10.95%		
21/00393/FUL	HT-3B-01 (A)	3b4p	1	93.2	84	10.95%		
20/00501/FUL	Lockwood Corner	3b4p	1	92.81	84	10.49%		
20/00501/FUL		3b4p	1	92.81	84	10.49%		
20/00501/FUL		3b4p	1	92.81	84	10.49%	10.72%	
22/00046/REM	Plot 9	3b5p	1	132	86	53.49%		
21/00950/FUL		3b5p	1	116.39	93	25.15%		
21/00178/FUL		3b5p	1	117.75	99	18.94%		
21/00178/FUL		3b5p	1	117.75	99	18.94%		
21/00470/REM	Denholme Bay	3b5p	1	97.27	93	4.59%		
21/00470/REM		3b5p	1	97.27	93	4.59%		
21/00470/REM		3b5p	1	97.27	93	4.59%		
21/00470/REM		3b5p	1	97.27	93	4.59%		
21/00470/REM	Denholme	3b5p	1	96.34	93	3.59%		
21/00470/REM		3b5p	1	96.34	93	3.59%		
21/00470/REM		3b5p	1	96.34	93	3.59%		
21/00470/REM		3b5p	1	96.34	93	3.59%		
21/00470/REM		3b5p	1	96.34	93	3.59%		
21/00470/REM		3b5p	1	96.34	93	3.59%		
21/00470/REM		3b5p	1	96.34	93	3.59%		
21/00470/REM		3b5p	1	96.34	93	3.59%		
21/00470/REM		3b5p	1	96.34	93	3.59%		
21/00470/REM		3b5p	1	96.34	93	3.59%		
21/00470/REM		3b5p	1	96.34	93	3.59%		
21/00470/REM		3b5p	1	96.34	93	3.59%		
21/00470/REM		3b5p	1	96.34	93	3.59%		
21/00470/REM	Wynbury SA	3b5p	1	88.07	93	-5.30%		
21/00470/REM		3b5p	1	88.07	93	-5.30%		
21/00470/REM		3b5p	1	88.07	93	-5.30%		
21/00470/REM		3b5p	1	88.07	93	-5.30%		
21/00470/REM	Bowland	3b5p	1	84.54	93	-9.10%		
21/00470/REM		3b5p	1	84.54	93	-9.10%		
21/00470/REM		3b5p	1	84.54	93	-9.10%		
21/00470/REM		3b5p	1	84.54	93	-9.10%		
21/00470/REM		3b5p	1	84.54	93	-9.10%		
21/00470/REM		3b5p	1	84.54	93	-9.10%		
20/00501/FUL	Windemere End	3b5p	1	88.36	99	-10.75%		
20/00501/FUL		3b5p	1	88.36	99	-10.75%		
20/00501/FUL		3b5p	1	88.36	99	-10.75%		
20/00501/FUL		3b5p	1	88.36	99	-10.75%		
20/00501/FUL	Windemere Mid	3b5p	1	88.36	99	-10.75%		
20/00501/FUL		3b5p	1	88.36	99	-10.75%		

20/00501/FUL		3b5p	1	88.36	99	-10.75%			
21/00470/REM	Astbury	3b5p	1	82.96	93	-10.80%			
21/00470/REM		3b5p	1	82.96	93	-10.80%			
21/00470/REM		3b5p	1	82.96	93	-10.80%			
21/00470/REM		3b5p	1	82.96	93	-10.80%			
21/00470/REM		3b5p	1	82.96	93	-10.80%			
21/00470/REM		3b5p	1	82.96	93	-10.80%			
21/00470/REM		3b5p	1	82.96	93	-10.80%			
21/00470/REM		3b5p	1	82.96	93	-10.80%			
20/00501/FUL	Buttermere Det	3b5p	1	80.83	93	-13.09%			
20/00501/FUL		3b5p	1	80.83	93	-13.09%			
20/00501/FUL		3b5p	1	80.83	93	-13.09%			
20/00501/FUL		3b5p	1	80.83	93	-13.09%			
20/00501/FUL		3b5p	1	80.83	93	-13.09%			
20/00501/FUL	Buttermere Semi	3b5p	1	80.83	93	-13.09%			
20/00501/FUL		3b5p	1	80.83	93	-13.09%			
20/00501/FUL		3b5p	1	80.83	93	-13.09%			
20/00501/FUL		3b5p	1	80.83	93	-13.09%			
21/00470/REM	Shelley	3b5p	1	74.23	93	-20.18%			
21/00470/REM		3b5p	1	74.23	93	-20.18%			
21/00470/REM		3b5p	1	74.23	93	-20.18%			
21/00470/REM		3b5p	1	74.23	93	-20.18%			
21/00470/REM		3b5p	1	74.23	93	-20.18%			
21/00470/REM		3b5p	1	74.23	93	-20.18%			
21/00470/REM		3b5p	1	74.23	93	-20.18%			
21/00470/REM		3b5p	1	74.23	93	-20.18%			
21/00374/COU		3b5p	1	41.46	93	-55.42%	-6.10%		
22/00046/REM	Plot 5	3b6p	1	135	95	42.11%			
22/00046/REM	Plot 6	3b6p	1	135	95	42.11%			
22/00046/REM	Plot 4	3b6p	1	134	95	41.05%			
22/00046/REM	Plot 7	3b6p	1	134	95	41.05%			
21/00393/FUL	HT-3B-02	3b6p	1	129	102	26.47%			
21/00393/FUL	HT-3B-02	3b6p	1	129	102	26.47%			
21/00393/FUL	HT-3B-02	3b6p	1	129	102	26.47%			
21/00393/FUL	HT-3B-02	3b6p	1	129	102	26.47%			
21/00470/REM	Rishton	3b6p	1	111.86	108	3.57%			
21/00470/REM		3b6p	1	111.86	108	3.57%			
21/00470/REM		3b6p	1	111.86	108	3.57%			
21/00470/REM		3b6p	1	111.86	108	3.57%			
21/00005/FUL		3b6p	1	101.36	102	-0.63%	21.99%	8.87%	
20/00501/FUL	Kendal	4b6p	1	110.55	106	4.29%			
20/00501/FUL		4b6p	1	110.55	106	4.29%			
20/00501/FUL		4b6p	1	110.55	106	4.29%			
20/00501/FUL		4b6p	1	110.55	106	4.29%			
20/00501/FUL		4b6p	1	110.55	106	4.29%			
20/00501/FUL		4b6p	1	110.55	106	4.29%			
20/00501/FUL		4b6p	1	110.55	106	4.29%			
20/00501/FUL		4b6p	1	110.55	106	4.29%			
20/00501/FUL		4b6p	1	110.55	106	4.29%			
20/00501/FUL	Earlswood Corner	4b6p	1	113.34	112	1.20%			
20/00501/FUL	Hornsea	4b6p	1	101.82	106	-3.94%			
20/00501/FUL		4b6p	1	101.82	106	-3.94%			
20/00501/FUL		4b6p	1	101.82	106	-3.94%			
20/00501/FUL		4b6p	1	101.82	106	-3.94%			
20/00501/FUL		4b6p	1	101.82	106	-3.94%			
20/00501/FUL		4b6p	1	101.82	106	-3.94%			
20/00501/FUL		4b6p	1	101.82	106	-3.94%			
20/00501/FUL		4b6p	1	101.82	106	-3.94%			
20/00612/FUL		4b6p	1	89.8	106	-15.28%	-0.37%		
21/00470/REM	Marsden SPE	4b7p	1	138.98	115	20.85%			
21/01061/FUL		4b7p	1	135.87	115	18.15%			
21/00470/REM	Brearley SPE	4b7p	1	125.7	115	9.30%			
21/00470/REM		4b7p	1	125.7	115	9.30%			
21/00470/REM		4b7p	1	125.7	115	9.30%			
21/00470/REM		4b7p	1	125.7	115	9.30%			
21/00470/REM		4b7p	1	125.7	115	9.30%			
21/00470/REM		4b7p	1	125.7	115	9.30%			
21/00470/REM		4b7p	1	125.7	115	9.30%			
21/00470/REM		4b7p	1	125.7	115	9.30%			
21/00470/REM		4b7p	1	125.7	115	9.30%			
21/00470/REM		4b7p	1	125.7	115	9.30%			
21/00470/REM		4b7p	1	125.7	115	9.30%			
21/00470/REM		4b7p	1	125.7	115	9.30%			
21/00470/REM	Reedley	4b7p	1	109.9	115	-4.43%			
21/00470/REM		4b7p	1	109.9	115	-4.43%			
21/00470/REM		4b7p	1	109.9	115	-4.43%			
21/00470/REM		4b7p	1	109.9	115	-4.43%			
21/00470/REM		4b7p	1	109.9	115	-4.43%			
21/00470/REM		4b7p	1	109.9	115	-4.43%			
21/00470/REM		4b7p	1	109.9	115	-4.43%			
21/00470/REM		4b7p	1	109.9	115	-4.43%	5.24%		
22/00046/REM	Plot 12	4b8p	1	231	124	86.29%			
21/00393/FUL	HT-4B-03	4b8p	1	197.3	124	59.11%			
21/00393/FUL	HT-4B-03	4b8p	1	197.3	124	59.11%			
21/00393/FUL	HT-4B-03	4b8p	1	197.3	124	59.11%			
22/00046/REM	Plot 8	4b8p	1	181	117	54.70%			
22/00046/REM	Plot 3	4b8p	1	179	117	52.99%			
21/00393/FUL	HT-4B-02	4b8p	1	183.6	124	48.06%			
21/00393/FUL	HT-4B-02	4b8p	1	183.6	124	48.06%			
21/00393/FUL	HT-4B-02	4b8p	1	183.6	124	48.06%			
21/00143/FUL		4b8p	1	154.74	124	24.79%			
21/00393/FUL	HT-4B-01	4b8p	1	154.4	124	24.52%			
21/00393/FUL	HT-4B-01	4b8p	1	154.4	124	24.52%			
21/00393/FUL	HT-4B-01	4b8p	1	154.4	124	24.52%			
21/00393/FUL	HT-4B-01	4b8p	1	154.4	124	24.52%	45.60%	16.82%	
21/00278/FUL		5b8p	1	282	134	110.45%			
21/00278/FUL		5b8p	1	282	134	110.45%	110.45%	110.45%	
21/00393/FUL	HT-5B-01	6b8p	1	247.1	138	79.06%			
21/00393/FUL	HT-5B-01	6b8p	1	247.1	138	79.06%	79.06%	79.06%	47.99%