



**Cranbrook Plan  
Development Plan Document**

**Nationally Described Space Standards  
evidence**

**(January 2019)**

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## **1. Introduction**

- 1.1 Cranbrook is a new settlement under construction in East Devon, to the east of Exeter. It has planning permission for approximately 3,500 dwellings, around half of which have been completed. East Devon District Council is preparing the Cranbrook Plan Development Plan Document (DPD) to guide the provision of around 4,000 further dwellings (alongside associated non-residential uses and infrastructure provision), through expansion, broadly to the east and west of the current development.
- 1.2 This report considers the potential to include a policy requiring the nationally described space standard in the Cranbrook Plan DPD.

## 2. Policy Context

### National policy and guidance

- 2.1 The National Planning Policy Framework (NPPF) makes clear that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve.<sup>1</sup> Planning should ensure that developments create places with a high standard of amenity for existing and future users.<sup>2</sup> To achieve this, policies may use the nationally described space standard, where the need for an internal space standard can be justified.<sup>3</sup>
- 2.2 In the past, many standards were being applied to new housing, such as Code for Sustainable Homes,<sup>4</sup> 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.<sup>5</sup>
- 2.3 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.<sup>6</sup>
- 2.4 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.<sup>7</sup>
- 2.5 If the evidence justifies space standards, policies should be set in local plans (which can include other development plan documents such as the Cranbrook Plan, as well as the Local Plan itself).<sup>8</sup> Neighbourhood plans should not be used to apply these standards.<sup>9</sup>
- 2.6 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.
- 2.7 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 below, whilst the remaining standards are shown in appendix one.

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<sup>1</sup> National Planning Policy Framework, paragraph 124.

<sup>2</sup> National Planning Policy Framework, paragraph 127f.

<sup>3</sup> National Planning Policy Framework, footnote 46.

<sup>4</sup> The Code provided 9 measures of sustainable design: energy/CO<sub>2</sub>, water, materials, surface water run-off, waste, pollution, health and well-being, management, ecology.

<sup>5</sup> 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/418414/150327_-_HSR_IA_Final_Web_Version.pdf)

<sup>6</sup> Planning Practice Guidance Reference ID: 56-002-20160519.

<sup>7</sup> Planning Practice Guidance Reference ID: 56-020-20150327.

<sup>8</sup> 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.

<sup>9</sup> Written Ministerial Statement 25 March 2015: <https://www.gov.uk/government/speeches/planning-update-march-2015>

**Figure 1: National minimum gross internal floor areas and storage (sq m)<sup>10</sup>**

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	

2.8 The housing white paper (February 2017) states that, whilst they are an important tool in delivering quality family homes, the space standards are to be reviewed due to concerns that the one size fits all approach may not reflect the needs of a wider range of households.<sup>11</sup> However, at the time of writing, no further detail on this purported review has been published. The revised NPPF (footnote 46) states that policies may use the NDSS.

### Local policy

2.9 The East Devon Local Plan 2013 to 2031 was adopted in January 2016. Internal space standards are not required in the Local Plan, but homes at Cranbrook “*will be required to be of the highest standards in terms of energy and resource efficiency, quality of design...*” and “*will be built to distinctive high quality design standards*” (Local Plan Strategy 12).

2.10 One of the main issues raised in consultation on the Cranbrook Plan ‘preferred approach’ (November 2017 until January 2018) was that the current rate of housing provision (including affordable housing) isn’t delivering a balanced community, with too few new larger properties.<sup>12</sup>

2.11 The following section considers the evidence for the inclusion of NDSS in the Cranbrook Plan.

<sup>10</sup> Accessed from: <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>

<sup>11</sup> Fixing our broken housing market, DCLG, paragraph 1.55: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/590464/Fixing\\_our\\_broken\\_housing\\_market\\_-\\_print\\_ready\\_version.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/590464/Fixing_our_broken_housing_market_-_print_ready_version.pdf)

<sup>12</sup> Agenda for Strategic Planning Committee, 20 March 2018, item 8:

<http://eastdevon.gov.uk/media/2448105/200318strategicplanningcombinedagenda.pdf>

### 3. Evidence for the Cranbrook Plan

3.1 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.”<sup>13</sup>*

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

#### Need

3.3 In order to consider evidence on need, an initial assessment of the size of new homes in 12 developments permitted over the last few years was undertaken, both in Cranbrook and elsewhere across the district. This 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 or on individual floor plans for house types. Site typologies from the Community Infrastructure Levy (CIL) were applied so that an appropriate range of sites was considered. The initial assessment – stage one – considered the gross internal floor area, to provide an indication as to whether the internal space of new homes is an issue in East Devon.

3.4 The stage one analysis showed that of the 493 dwellings assessed at Cranbrook, 98 dwellings (20%) met the gross internal floor area standard.<sup>14</sup> An equal number of market and affordable homes met the requirement (49). Elsewhere in East Devon, a higher proportion (35%) of new dwellings achieved this standard, with 363 out of 1,050 dwellings. Generally it was larger properties (4 bedrooms plus) that were most likely to meet the floor area standard, whilst 2-3 bedroom dwellings were most likely not to. Of those that did not comply at Cranbrook, 66 dwellings were up to 3% below the floor area standard, but some were as much as 25% below. The full detail of the stage one assessment can be seen in appendix two.

3.5 As stage one highlighted that most new dwellings were not meeting the floor area requirements in the NDSS, further evidence relating to need was undertaken. Stage two involved further work that focussed on Cranbrook, following the evidence that more homes here did not meet the floor area standard, and given the opportunity to address this issue through the emerging Cranbrook Plan. More permitted sites were

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<sup>13</sup> Planning Practice Guidance Reference ID: 56-020-20150327.

<sup>14</sup> It should be noted that the s.106 for the approved development at Cranbrook requires 10% of new homes to be “affordable by design” which restricts the size of new dwellings to the extent that they are not capable of meeting the NDSS.

examined and, for those dwellings that met the floor area standard<sup>15</sup>, bedroom floor space and width<sup>16</sup> were measured<sup>17</sup> from the floor plans submitted by the applicant. Appendix four shows an example of how the floor plans were measured.

- 3.6 Bedroom widths and floor area were then considered against the technical requirements in the NDSS (reproduced in appendix one). Other technical requirements relating to built-in storage area and floor to ceiling height were not assessed as this information was not readily available.
- 3.7 The full results of the stage two assessment are shown in appendix three. A total of 690 permitted dwellings at Cranbrook were assessed, of which just 41 dwellings (6%) met the NDSS. A far higher proportion of affordable homes met the standard compared to open market dwellings, as 30 were affordable, whilst 11 were open market.
- 3.8 The much lower figure overall in stage two is because 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. Most (24) of the dwellings meeting the standard are from a single scheme. A further 81 dwellings in the further analysis are within 3% of the gross internal floor area standard.
- 3.9 This evidence shows that the vast majority of dwellings being built at Cranbrook 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.<sup>18</sup> Therefore, dwellings at Cranbrook that do not meet the space standard are at risk of failing to achieve these objectives.
- 3.10 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.<sup>19</sup>

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<sup>15</sup> 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.

<sup>16</sup> 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.

<sup>17</sup> 'Civica' was used as a measuring tool, which is a computer software program used by East Devon District Council that contains all planning application documents.

<sup>18</sup> 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/418414/150327_-_HSR_IA_Final_Web_Version.pdf)

<sup>19</sup> 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 -](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/418414/150327_-_)

- 3.11 Several studies have shown that these impacts can have more profound knock-on effects on health, education attainment, family relationships, and social cohesion.<sup>20</sup>
- 3.12 Cranbrook is one of only 10 places across the country to be designated as a ‘Healthy New Town’,<sup>21</sup> 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.<sup>22</sup> The NHS are clear that sufficient space in homes is essential for good health.<sup>23</sup> Therefore, the NDSS are clearly consistent with Cranbrook being a healthy new town.
- 3.13 With regards to working, 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%.<sup>24</sup>
- 3.14 Some examples of space and the equivalent furniture or room are highlighted in the table below – 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: Examples of space and equivalent furniture or room<sup>25</sup>**

Space in sq m	Equivalent furniture or room
0.5	<b>Coffee table</b> – a coffee table is about 0.5 sq m
1	<b>Writing desk or dressing table</b> – 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	<b>Three seat sofa</b> – space for a 3 seat sofa and room in front for feet: 2.1 sq m
3	<b>Single bed</b> – space for a single bed and bedside table: 2.9 sq m
5	<b>Double bed</b> – space for a double bed and two bedside tables: 4.8 sq m
6	<b>Kitchen</b> – a galley kitchen adequate for a household with up to 3 people: 5.5 sq m

[\\_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>

<sup>20</sup> 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>

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>

<sup>21</sup> For further information, see: <https://www.england.nhs.uk/ourwork/innovation/healthy-new-towns/>

<sup>22</sup> 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>

<sup>23</sup> 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>

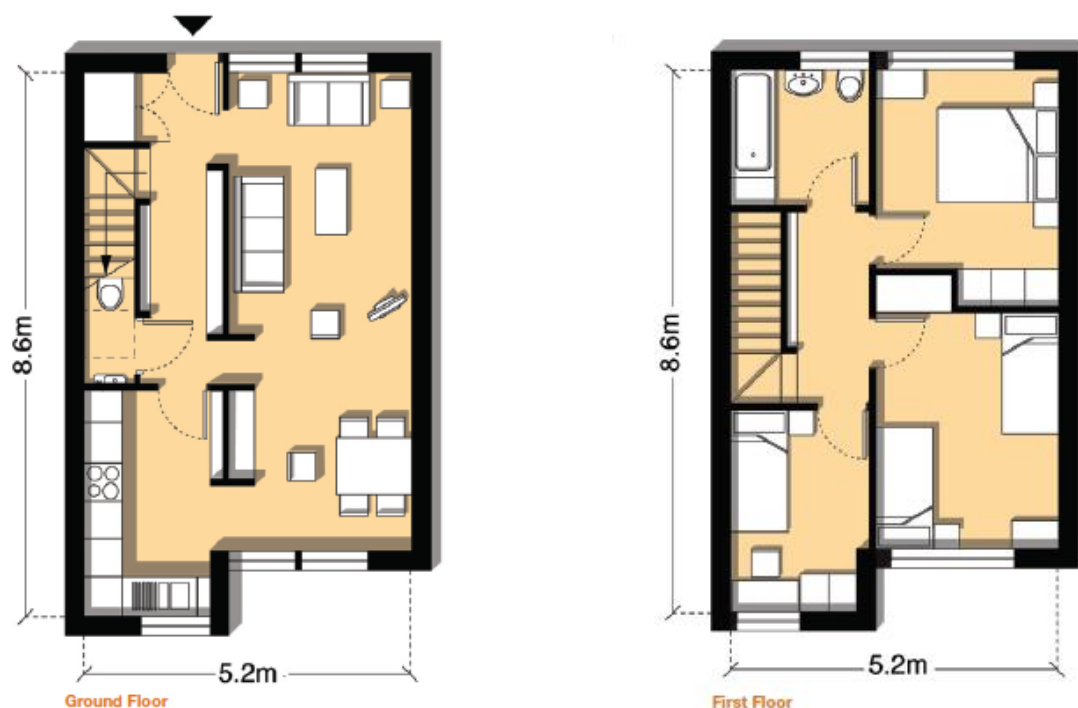
<sup>24</sup> East Devon Census 2011 Headline report: <http://eastdevon.gov.uk/media/170895/2011-census-headline-report-v21-with-cover.pdf>

<sup>25</sup> The case for space, Royal Institute of British Architects, 2011: <https://www.architecture.com/-/media/gathercontent/space-standards-for-homes/additional-documents/ribacaseforspace2011pdf.pdf>

8	<b>Single bedroom</b> – a main bedroom adequate for one person: 8 sq m
9	<b>Dining kitchen for 2 people or a dining table for 4 people</b> – 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	<b>Double bedroom or a dining table for 6 people</b> – 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	<b>Living room</b> – a living room with a dining area for a 2 person household: 14 sq m

3.15 The size of an average 3 bedroom new home in the south west is 4.3 sq m below the national standard.<sup>26</sup> 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<sup>27</sup> – this space difference is illustrated in the floor plans below (figures 3 and 4).

**Figure 3: Floor plan of an 84 sq m 3 bedroom house<sup>28</sup>**



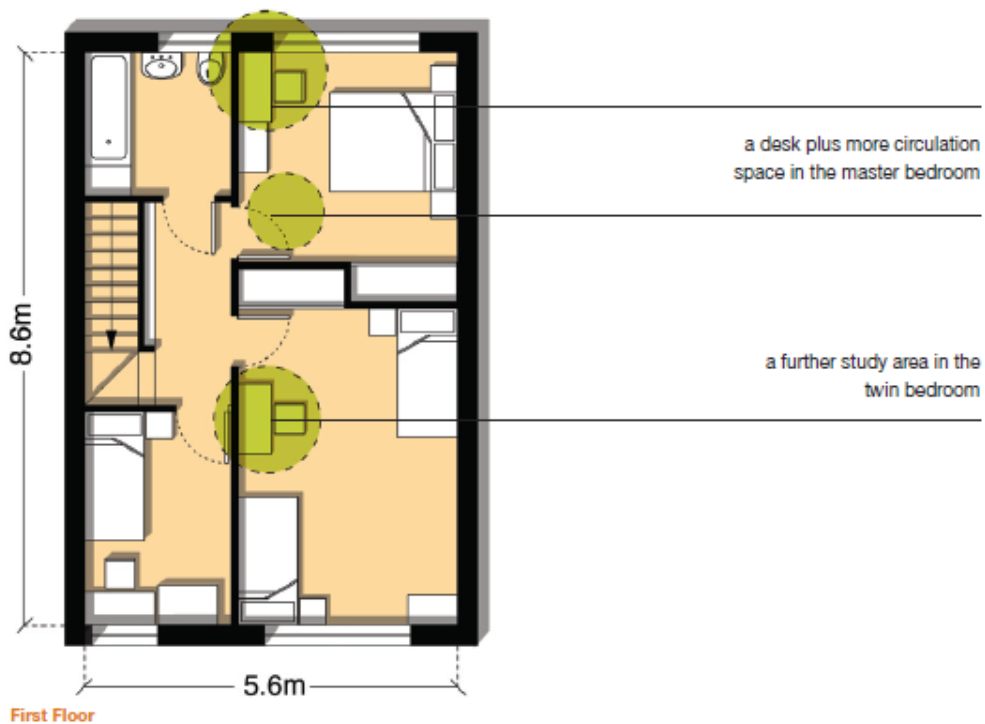
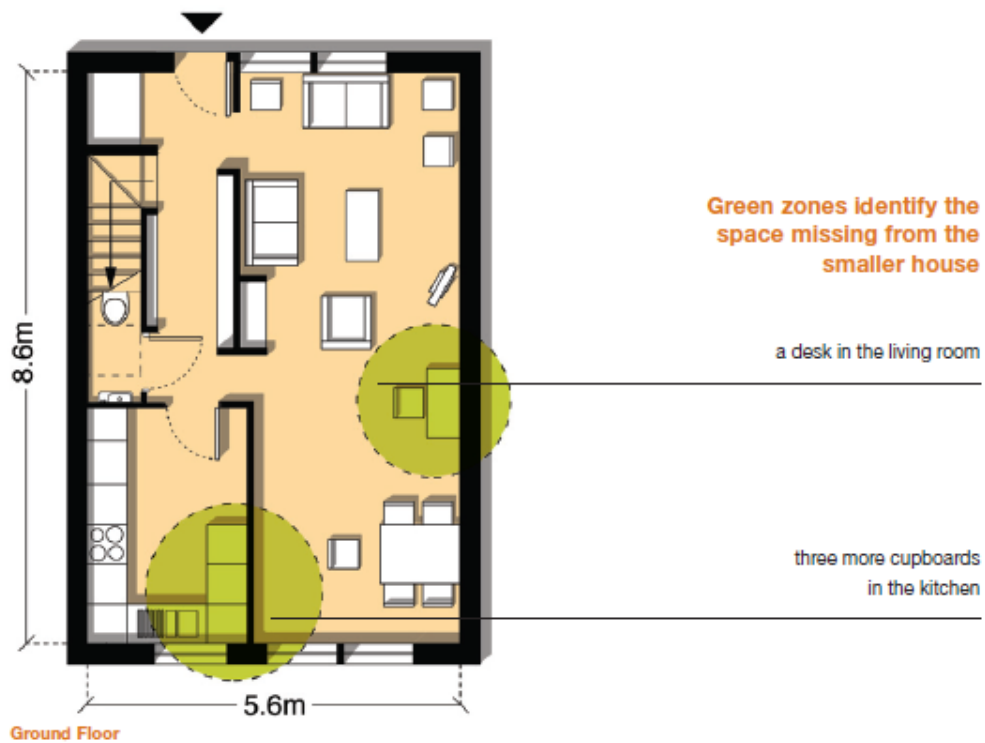
<sup>26</sup> Space Standards for homes, Royal Institute of British Architects, December 2015:

<https://www.architecture.com/-/media/gathercontent/space-standards-for-homes/additional-documents/homewisereport2015pdf.pdf>

<sup>27</sup> The case for space, Royal Institute of British Architects, 2011: <https://www.architecture.com/-/media/gathercontent/space-standards-for-homes/additional-documents/ribacaseforspace2011pdf.pdf>

<sup>28</sup> 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 4: Floor plan of a 98 sq m three bedroom house<sup>29</sup>



3.16 It is considered that this evidence on the small size of new homes currently being built at Cranbrook, 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 Cranbrook

<sup>29</sup> The case for space, Royal Institute of British Architects, 2011: <https://www.architecture.com/-/media/gathercontent/space-standards-for-homes/additional-documents/ribacaseforspace2011.pdf.pdf>

Plan. The use of this standard can ensure a high standard of amenity for existing and future users, consistent with the NPPF.

- 3.17 It could be argued that setting internal space standards only at Cranbrook is different to the approach for major development elsewhere in East Devon, and could ‘single out’ housebuilders at Cranbrook. However, Cranbrook is different in the sense it is the first new settlement in Devon to be built since the Middle Ages, and the adopted Local Plan (and emerging Cranbrook Plan) advocates the highest standards of design here. It is also one of only 10 places across the country to be designated as a ‘Healthy New Town’ – as highlighted previously, a lack of space in the home can have adverse health impacts, which the NDSS can help to address.
- 3.18 Applying the NDSS at Cranbrook offers the best opportunity to address the lack of internal space in new homes in East Devon, as it is by far the largest remaining Local Plan allocation that does not yet have planning permission. This also means that the degree to which developers elsewhere will be ‘singled out’ is limited as, at the time of writing there is only one large allocated site without planning permission elsewhere (at Axminster).
- 3.19 As suggested through public consultation, the current rate of housing provision at Cranbrook (including affordable housing) isn’t delivering a balanced community, with too few new larger properties. If this pattern was to continue, it could lead to long term socio-economic issues associated with an imbalanced community, and would not meet housing needs for different groups in the community, as required by national policy.<sup>30</sup>
- 3.20 It is also worth noting that, being a new town, the choice for prospective purchasers at Cranbrook is limited to the newly constructed dwellings, which are being delivered by a limited range of housebuilders. In an existing town, there would be far greater choice with the supply of second hand homes as well as new, meaning that house buyers could choose to buy older, potentially larger properties if they felt that new homes were too small.<sup>31</sup>
- 3.21 The potential impact of the NDSS on meeting demand for starter homes 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 at Cranbrook.

## Viability

- 3.22 The ‘publication’ Cranbrook Plan is supported by a viability assessment, 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 5 below.

**Figure 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	

<sup>30</sup> National Planning Policy Framework, paragraph 61.

<sup>31</sup> A YouGov survey found that the small size of rooms was a key reason for not wanting a new home, stated in The case for space, Royal Institute of British Architects, 2011: <https://www.architecture.com/-/media/gathercontent/space-standards-for-homes/additional-documents/ribacaseforspace2011pdf.pdf>

3 bed semi	100
3 bed detached	105
4 bed detached	125
5 bed detached	160

- 3.23 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 5, is proportionate for the evidence required to justify a plan, consistent with national policy.<sup>32</sup>
- 3.24 The viability assessment 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 NDSS, the cost of policies should be accounted for in the price paid for land.<sup>33</sup> In effect, policy costs should come off the land value. This should mean that the affordability of new homes is not significantly affected.
- 3.25 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 build out the vast majority of Cranbrook, have house types that achieve the NDSS. Internal space standards are already sought in adopted policies by other local authorities adjacent to East Devon:
- Taunton Deane apply the NDSS<sup>34</sup>
  - Mid Devon adopted standards in 2013 based upon previous Homes and Communities Agency standards<sup>35</sup>
  - Exeter adopted a supplementary planning document in 2010 that contains standards very similar to the NDSS.<sup>36</sup>
- 3.26 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

- 3.27 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.
- 3.28 However, planning applications have already been submitted for the expansion areas – any delay in introducing the NDSS following adoption of the Cranbrook Plan could mean that applications are determined before the requirement for NDSS comes into

<sup>32</sup> National Planning Policy Framework, paragraph 35.

<sup>33</sup> Planning Practice Guidance Reference ID: 10-001-20180724; 10-006-20180724; 10-012-20180724.

<sup>34</sup> Taunton Deane Site Allocations and Development Management Plan, Policy D10: <https://www.tauntondeane.gov.uk/media/1016/sadmp-adopted-2016-without-maps.pdf>

<sup>35</sup> Mid Devon Development Management policies, Policy DM15: [https://www.middevon.gov.uk/media/103619/local\\_plan\\_part\\_3\\_adopted\\_october\\_2013.pdf](https://www.middevon.gov.uk/media/103619/local_plan_part_3_adopted_october_2013.pdf)

<sup>36</sup> Exeter Residential Design Guide SPD, chapter 9: <https://exeter.gov.uk/planning-services/planning-policy/supplementary-planning-documents/residential-design-guide-spd/>

force, thereby rendering the policy ineffective. As already stated, Government guidance states the cost of policies should be accounted for in the price paid for the land.

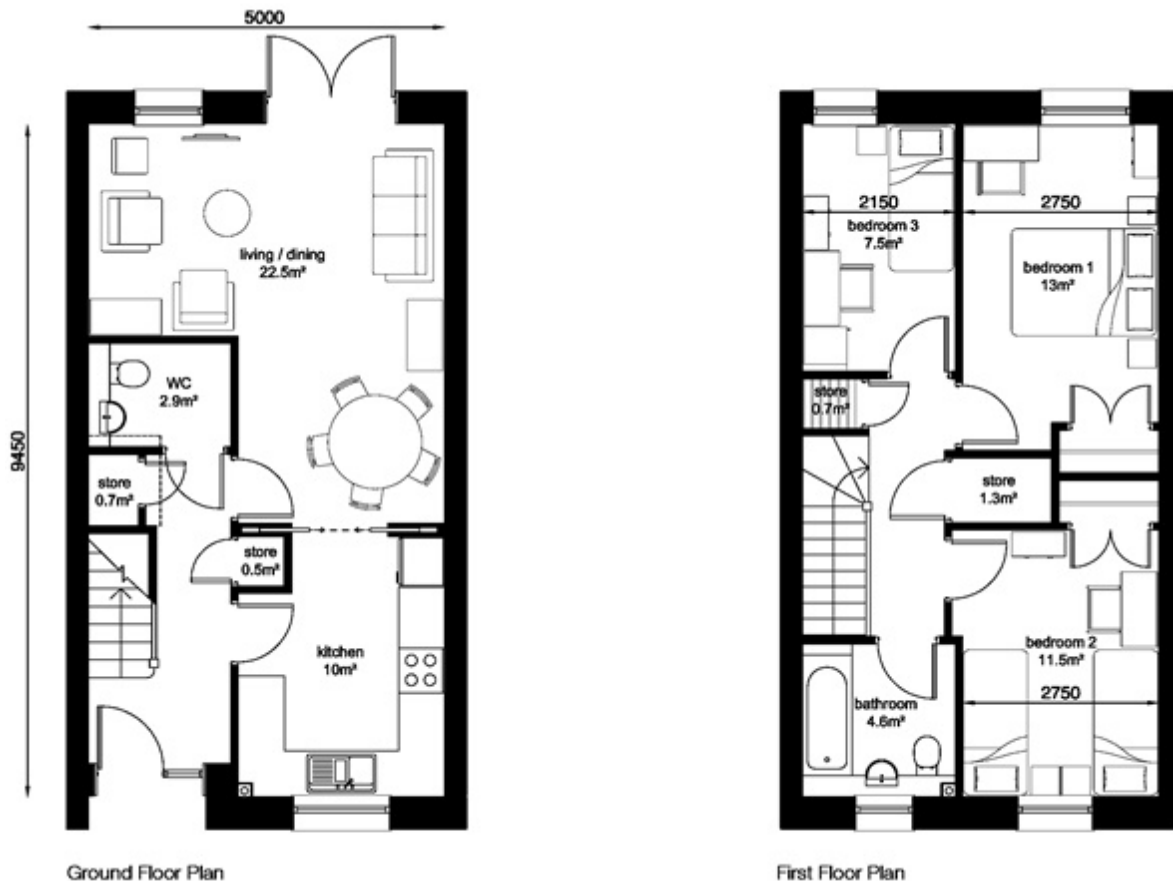
3.29 In addition, the requirement to achieve NDSS has been factored into the Cranbrook Plan viability assessment. Therefore, it is not considered necessary to have a transitional period for when the NDSS is introduced at Cranbrook.

### Impact upon Housing density

3.30 The footprint of new dwellings will need to be larger than most of the housing already permitted at Cranbrook in order to meet the NDSS. Therefore, it is necessary to consider the impact of introducing the NDSS upon housing density, as this could have implications for housing delivery.

3.31 The most common type of house in the Cranbrook approved development is a 3 bedroom, 5 person, 2 storey dwelling. Figure 6 below is an example of a house that would meet the NDSS in this category.

**Figure 6: 3 bedroom 5 person 2 storey house that meets the nationally described space standard (93.5 sq m GIA)<sup>37</sup>**



3.32 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.

<sup>37</sup> Levitt Bernstein.

- 3.33 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.
- 3.34 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 “theoretical” density has then been calculated, based upon these plot sizes, shown in figure 7 below.<sup>38</sup>

**Figure 7: Theoretical density of different house types**

<b>Number of bedrooms and bed spaces (gross internal area)</b>	<b>Footprint (sq m)</b>	<b>Plot size (sq m)</b>	<b>Theoretical density (dwellings per hectare)</b>
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

- 3.35 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 is very similar (just 0.4 sq m difference).
- 3.36 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.

<sup>38</sup> 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.

3.37 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.<sup>39</sup>

## **Implementation**

3.38 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 Cranbrook Plan).

3.39 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.

3.40 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.

3.41 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.

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<sup>39</sup> One hundred years of Housing Space Standards, What now? Julia Park, page 78:  
[http://housingstandards.co.uk/assets/space-standards\\_onscreen\\_print.pdf](http://housingstandards.co.uk/assets/space-standards_onscreen_print.pdf)

## **4. Conclusion**

- 4.1 National policy makes clear that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve, creating a high standard of amenity for existing and future users. To achieve this, policies may use the nationally described space standard (NDSS), where the need for an internal space standard can be justified.
- 4.2 The Local Plan is clear that Cranbrook should be developed to high quality design standards – the inclusion of NDSS in the Cranbrook Plan would be consistent with this policy.
- 4.3 Evidence on the need for space standards showed that a lower proportion of new dwellings at Cranbrook were achieving the gross internal floor area standard compared to the rest of the East Devon (20% at Cranbrook, 35% elsewhere). Further analysis of more development examples at Cranbrook, including bedroom area and widths, showed just 6% of homes achieved the NDSS overall.
- 4.4 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. A reasonable level of space in the home is especially important given that Cranbrook is one of only 10 places across the country to be designated as a 'Healthy New Town', a programme aimed at planning and building healthier places.
- 4.5 The impact of adopting the NDSS has been considered in the viability assessment that accompanies the Cranbrook Plan, which shows 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
- 4.6 There is no need for a transition period as policy costs should be factored in to the land value. Any delay in introducing the NDSS following adoption of the Cranbrook Plan could mean that applications are determined before the requirement for NDSS comes into force, thereby rendering the policy ineffective.
- 4.7 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.
- 4.8 Overall, it is considered that the evidence justifies including a policy requiring the nationally described space standards in the Cranbrook Plan.

## **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 (as shown on figure 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 7.5m<sup>2</sup> 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 11.5m<sup>2</sup>*

*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 1m<sup>2</sup> 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 0.72m<sup>2</sup> in a double bedroom and 0.36m<sup>2</sup> 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. Stage one assessment: permitted development at Cranbrook and Rest of East Devon – gross internal floor area comparison with the nationally described space standard<sup>40</sup>**

**Cranbrook**

<b>CIL typology</b>	Cranbrook							
<b>Proposal / location</b>	130 dw							
<b>Developer</b>	National housebuilder							
<b>Planning appl. no.</b>	17/1973/MRES							
<b>House type (market or affordable)</b>	<b>Number of house type being delivered</b>	<b>Bedrooms</b>	<b>Bed spaces</b>	<b>Storeys</b>	<b>House type GIA (sq m)</b>	<b>NDSS Gross Internal Area (sq m)</b>	<b>Difference with NDSS (sq m)</b>	<b>GIA as % of NDSS</b>
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) <sup>41</sup>	0	2	4	2	75.3	79	-3.7	95.3
Souter (aff)	10	3	5 <sup>42</sup>	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

<sup>40</sup> Where dwellings are shown as 2.5 storeys, the 3 storey space standard is applied.

<sup>41</sup> This house type was removed from amended plans during determination of the planning application.

<sup>42</sup> 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 <sup>43</sup>	Not shown	3	N/A	N/A	N/A	N/A
Roseberry (mkt)	3	4	6 <sup>44</sup>	2	101.8	115	-4.2	96
Total number of dwellings that meet NDSS	1 out of 117 (insufficient information for 13 dwellings)							

<b>CIL typology</b>	Cranbrook							
<b>Proposal / location</b>	149 dw							
<b>Developer</b>	National housebuilder							
<b>Planning appl. no.</b>	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)	6	1	2	1	65.5	39	26.5	167.9
PA25 (mkt)	16	2	4	2	64	79	-15	81.0
PT21 (mkt)	6	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
PA33 (mkt)	19	3	5	2	80.5	93	-12.5	86.6
PA34 (mkt)	4	3	5	2	80.5	93	-12.5	86.6
PB33 (mkt)	15	3	5	3	106.7	99	7.7	107.8
PT36 (mkt)	13	3	5	2	86.5	93	-6.5	93.0

<sup>43</sup> 4 bedrooms on site layout, but only 3 bedrooms shown on floor plan

<sup>44</sup> Office on floor plan, but 4 bedrooms on site layout. Therefore, assume "office" is 1 bed space

PT37 (mkt)	9	3	5	2	86.5	93	-6.5	93.0
AA33 (aff)	13	3	5	2	93.5	93	0.5	100.5
3BWC (aff)	2	3	5	2	118	93	25	126.9
PA44 (mkt)	9	4	7	2	108.7	115	-6.3	94.5
PA48 (mkt)	6	4	8	2	128	124	4	103.2
PT41 (mkt)	1	4	7	2	113.5	124	-10.5	91.5
PT42 (mkt)	1	4	6	2	113.5	106	7.5	107.1
PA49 (mkt)	5	4	8	2	145	124	21	116.9
AA44 (aff)	8	4	6	2	106.8	106	0.8	100.8
<i>Total number of dwellings that meet NDSS</i>	66 out of 149							

<b>CIL typology</b>	Cranbrook							
<b>Proposal / location</b>	587 dw							
<b>Developer</b>	National housebuilder: 180 dw <sup>45</sup>							
<b>Planning appl. no.</b>	13/1752/MFUL							
<b>House type (market or affordable)</b>	<b>Number of house type being delivered</b>	<b>Bedrooms</b>	<b>Bed spaces</b>	<b>Storeys</b>	<b>House type GIA (sq m)</b>	<b>NDSS Gross Internal Area (sq m)</b>	<b>Difference against NDSS (sq m)</b>	<b>GIA as % of NDSS</b>
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

<sup>45</sup> 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 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 <sup>46</sup>	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
<i>Total number of dwellings that meet NDSS</i>	<i>16 out of 180</i>							

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

<sup>46</sup> 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.

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 <sup>47</sup>	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 <sup>48</sup>	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	
<i>Total number of dwellings that meet NDSS</i>	<i>15 out of 47 (NDSS not stated for 8 dw)</i>								

<sup>47</sup> 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.

<sup>48</sup> 138.7 sq m on schedule of accommodation, but 118 sq m on house type drawing

**Rest of East Devon**

<b>CIL typology</b>	500 dw x 2 (West End and edge of town)							
<b>Proposal / location</b>	150 dw (phase 1 of total of 490 dw) at Pinn Court Farm, Pinhoe							
<b>Developer</b>	National housebuilder							
<b>Planning appl. no.</b>	15/1715/MRES							
<b>House type (market or affordable)</b>	<b>Number of house type being delivered</b>	<b>Bedrooms</b>	<b>Bed spaces</b>	<b>Storeys</b>	<b>House type GIA (sq m)</b>	<b>NDSS Gross Internal Area (sq m)</b>	<b>Difference against NDSS (sq m)</b>	<b>GIA as % of NDSS</b>
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
<i>Total number of dwellings that meet NDSS:</i>	<i>65 out of 147 (NDSS not stated for 3 dw)</i>							

<b>CIL typology</b>	500 dw x 2 (West End and edge of town)
<b>Proposal / location</b>	248 dw (phase 2 of total of 580 dw), land north of Old Tithebarn Lane

<b>Developer</b>	National housebuilder							
<b>Planning appl. no.</b>	16/1935/MRES							
<b>House type (market or affordable)</b>	<b>Number of house type being delivered</b>	<b>Bedrooms</b>	<b>Bed spaces</b>	<b>Storeys</b>	<b>House type GIA (sq m)</b>	<b>NDSS Gross Internal Area (sq m)</b>	<b>Difference against NDSS (sq m)</b>	<b>GIA as % of NDSS</b>
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
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
<i>Total number of dwellings that meet NDSS:</i>	<i>85 out of 246 (NDSS not stated for 2 dw)</i>							

<b>CIL typology</b>	500 dw x 2 (West End and edge of town)							
<b>Proposal / location</b>	400 dw, Cloakham Lawns, Axminster							
<b>Developer</b>	National housebuilder							
<b>Planning appl. no.</b>	14/0774/MRES (360 dw)							
<b>House type (market or affordable)</b>	<b>Number of house type being delivered</b>	<b>Bedrooms</b>	<b>Bed spaces</b>	<b>Storeys</b>	<b>House type GIA (sq m)</b>	<b>NDSS Gross Internal Area (sq m)</b>	<b>Difference against NDSS (sq m)</b>	<b>GIA as % of NDSS</b>
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
<i>Total number of dwellings that meet NDSS:</i>	<i>68 out of 335 (insufficient info for 65 dw)</i>							

<b>CIL typology</b>	150 dw x 2 (West End and edge of town)
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<b>Proposal / location</b>	165 dw, Old Park Farm Two, West Clyst (phases 2A, 2B and 2C)							
<b>Developer</b>	National housebuilder							
<b>Planning appl. no.</b>	15/2902/MRES							
<b>House type (market or affordable)</b>	<b>Number of house type being delivered</b>	<b>Bedrooms</b>	<b>Bed spaces</b>	<b>Storeys</b>	<b>House type GIA (sq m)</b>	<b>NDSS Gross Internal Area (sq m)</b>	<b>Difference against NDSS (sq m)</b>	<b>GIA as % of NDSS</b>
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
<i>Total number of dwellings that meet NDSS:</i>	<i>80 out of 151 (lack information for 14 dwellings)</i>							

<b>CIL typology</b>	150 dw x 2 (West End and edge of town)							
<b>Proposal / location</b>	85 dw, Hayne Lane, Honiton (1st phase of 300 dw in total)							
<b>Developer</b>	Regional housebuilder							
<b>Planning appl. no.</b>	17/0942/MRES							
<b>House type (market or affordable)</b>	<b>Number of house type being delivered</b>	<b>Bedrooms</b>	<b>Bed spaces</b>	<b>Storeys</b>	<b>House type GIA (sq m)</b>	<b>NDSS Gross Internal Area (sq m)</b>	<b>Difference against NDSS (sq m)</b>	<b>GIA as % of NDSS</b>
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
<i>Total number of dwellings that meet NDSS:</i>	28 out of 85							

<b>CIL typology</b>	50 dw							
<b>Proposal / location</b>	40 dw, land south of King Alfred Way, Newton Poppleford							
<b>Developer</b>	Regional housebuilder							
<b>Planning appl. no.</b>	15/2172/MRES							
<b>House type (market or affordable)</b>	<b>Number of house type being delivered</b>	<b>Bedrooms</b>	<b>Bed spaces</b>	<b>Storeys</b>	<b>House type GIA (sq m)</b>	<b>NDSS Gross Internal Area (sq m)</b>	<b>Difference against NDSS (sq m)</b>	<b>GIA as % of NDSS</b>

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
<i>Total number of dwellings that meet NDSS:</i>	<i>16 out of 40</i>							

<b>CIL typology</b>	30 dw							
<b>Proposal / location</b>	33 dw, Mill Buildings, Ottery St Mary							
<b>Developer</b>	National property developer							
<b>Planning appl. no.</b>	16/0093/MRES							
<b>House type (market or affordable)</b>	<b>Number of house type being delivered</b>	<b>Bedrooms</b>	<b>Bed spaces</b>	<b>Storeys</b>	<b>House type GIA (sq m)</b>	<b>NDSS Gross Internal Area (sq m)</b>	<b>Difference against NDSS (sq m)</b>	<b>GIA as % of NDSS</b>
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
<i>Total number of dwellings that meet NDSS:</i>	<i>20 out of 33</i>							

<b>CIL typology</b>	8 dw							
<b>Proposal / location</b>	13 dw, land rear of 39 Fore Street, Seaton							
<b>Developer</b>	Regional housebuilder							
<b>Planning appl. no.</b>	14/1960/MRES							
<b>House type (market or affordable)</b>	<b>Number of house type being delivered</b>	<b>Bedrooms</b>	<b>Bed spaces</b>	<b>Storeys</b>	<b>House type GIA (sq m)</b>	<b>NDSS Gross Internal Area (sq m)</b>	<b>Difference against NDSS (sq m)</b>	<b>GIA as % of NDSS</b>
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
<i>Total number of dwellings that meet NDSS:</i>	<i>1 out of 13</i>							

**Appendix Three. Stage two assessment: permitted development 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 <sup>49</sup>	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)							

<b>CIL typology</b>	Cranbrook											
<b>Proposal / location</b>	149 dw											
<b>Developer</b>	National housebuilder											
<b>Planning appl. no.</b>	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

<sup>49</sup> 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
<i>Total number of dwellings that meet NDSS</i>	16 out of 149											

<b>CIL typology</b>	Cranbrook		
<b>Proposal / location</b>	587 dw		
<b>Developer</b>	National housebuilder: 180 dw		
<b>Planning appl. no.</b>	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 available	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 available	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)											

<b>CIL typology</b>	Cranbrook
<b>Proposal/location</b>	55 dw
<b>Developer</b>	National housebuilder
<b>Planning appl. no.</b>	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				
<i>Total number of dwellings that meet NDSS</i>	<i>0 out of 47 (NDSS not stated for 8 dw)</i>											

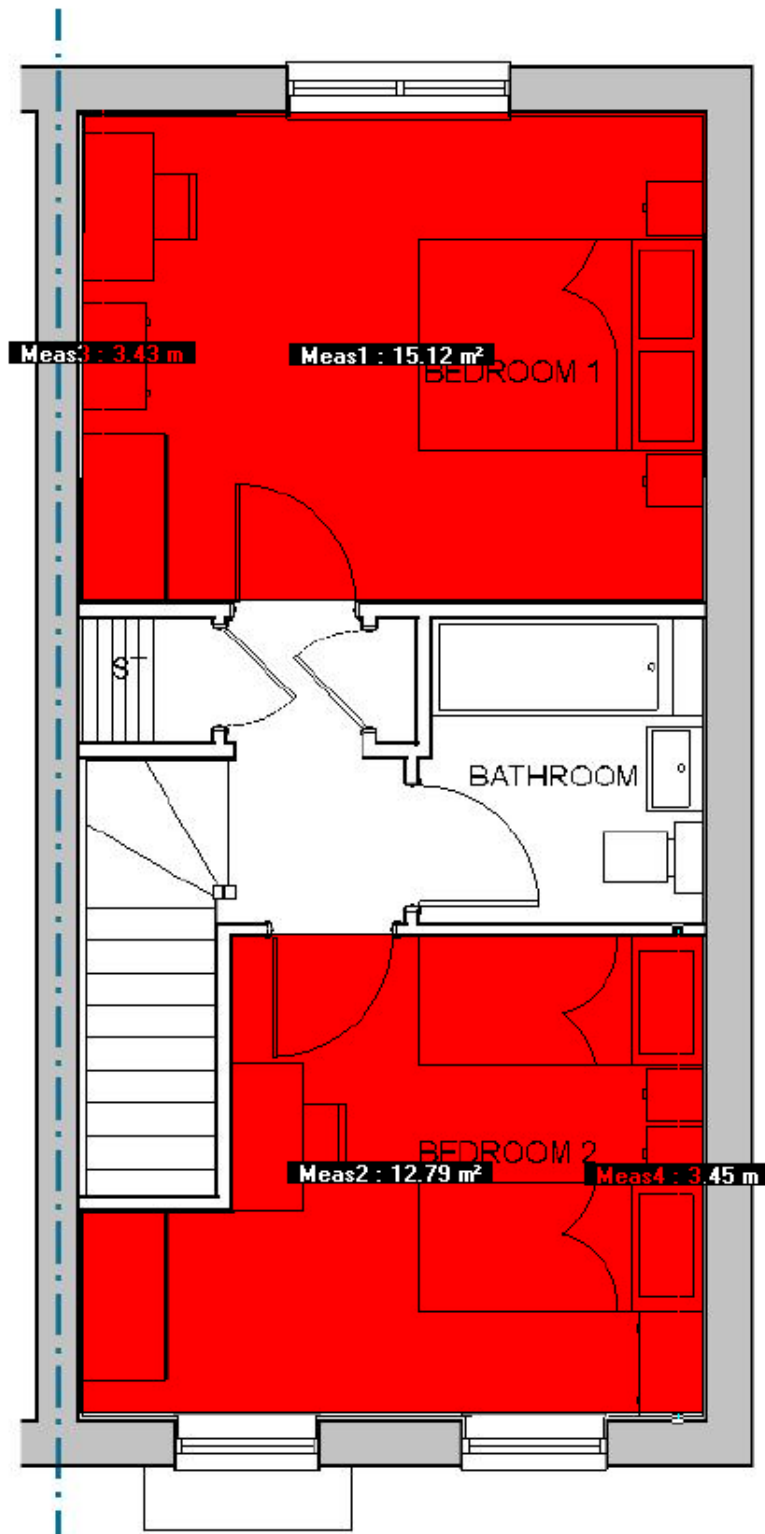
<b>CIL typology</b>	Cranbrook											
<b>Proposal/location</b>	19 dw											
<b>Developer</b>	Regional housebuilder											
<b>Planning appl. no.</b>	14/0300/MFUL											
<b>House type (market or affordable)</b>	<b>Number of house type being delivered</b>	<b>Bedrooms</b>	<b>Bed spaces</b>	<b>Storeys</b>	<b>House type GIA (sq m)</b>	<b>NDSS Gross Internal Area (sq m)</b>	<b>Difference with NDSS (sq m)</b>	<b>GIA as % of NDSS</b>	<b>Floor area double/single (sq m)</b>	<b>Difference with NDSS floor area double/single (sq m)</b>	<b>Width double/single (m)</b>	<b>Difference with NDSS width double/single (m)</b>
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											

<b>CIL typology</b>	Cranbrook											
<b>Proposal/location</b>	180 dw											
<b>Developer</b>	National housebuilder and Registered Provider											
<b>Planning appl. no.</b>	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

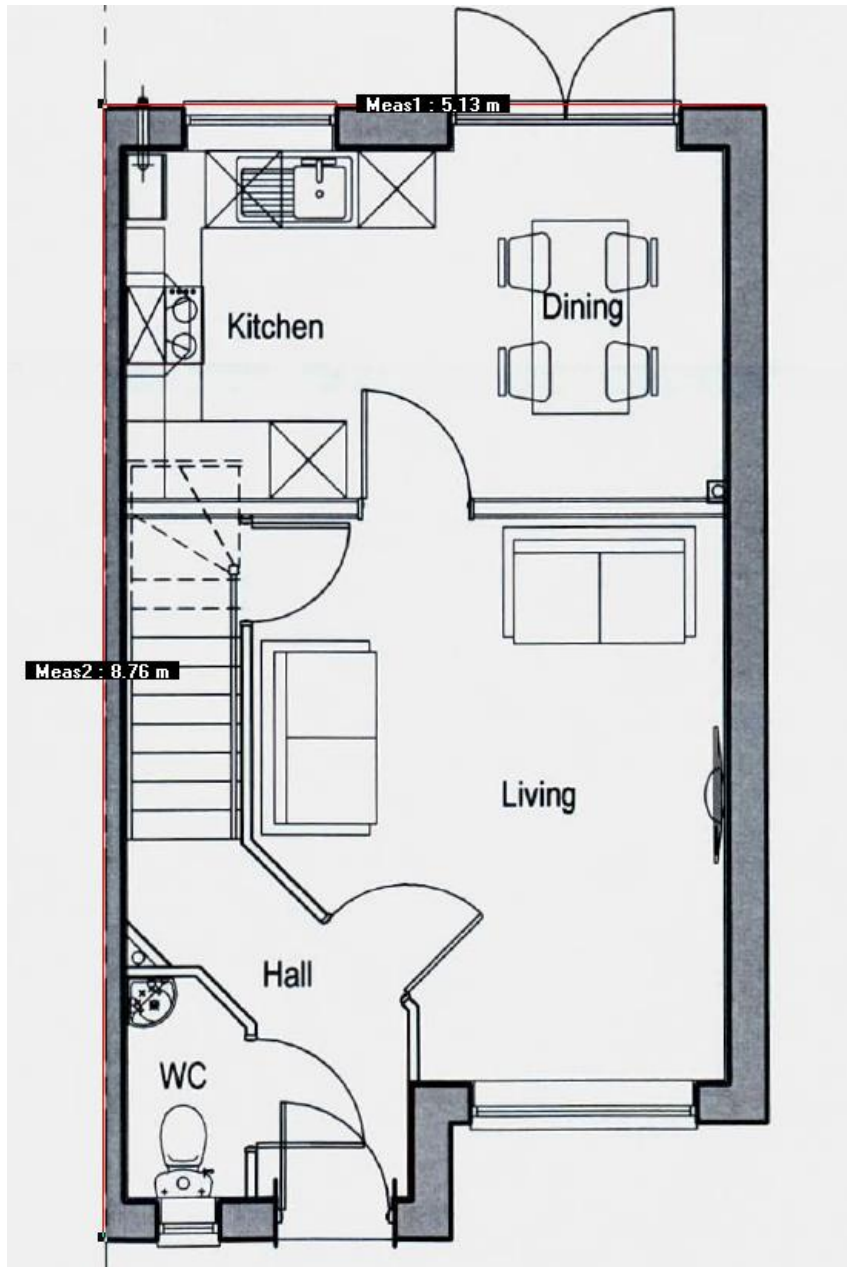
Appendix Four. Example of bedroom floor area and width measurements<sup>50</sup>



<sup>50</sup> 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<sup>51</sup>**

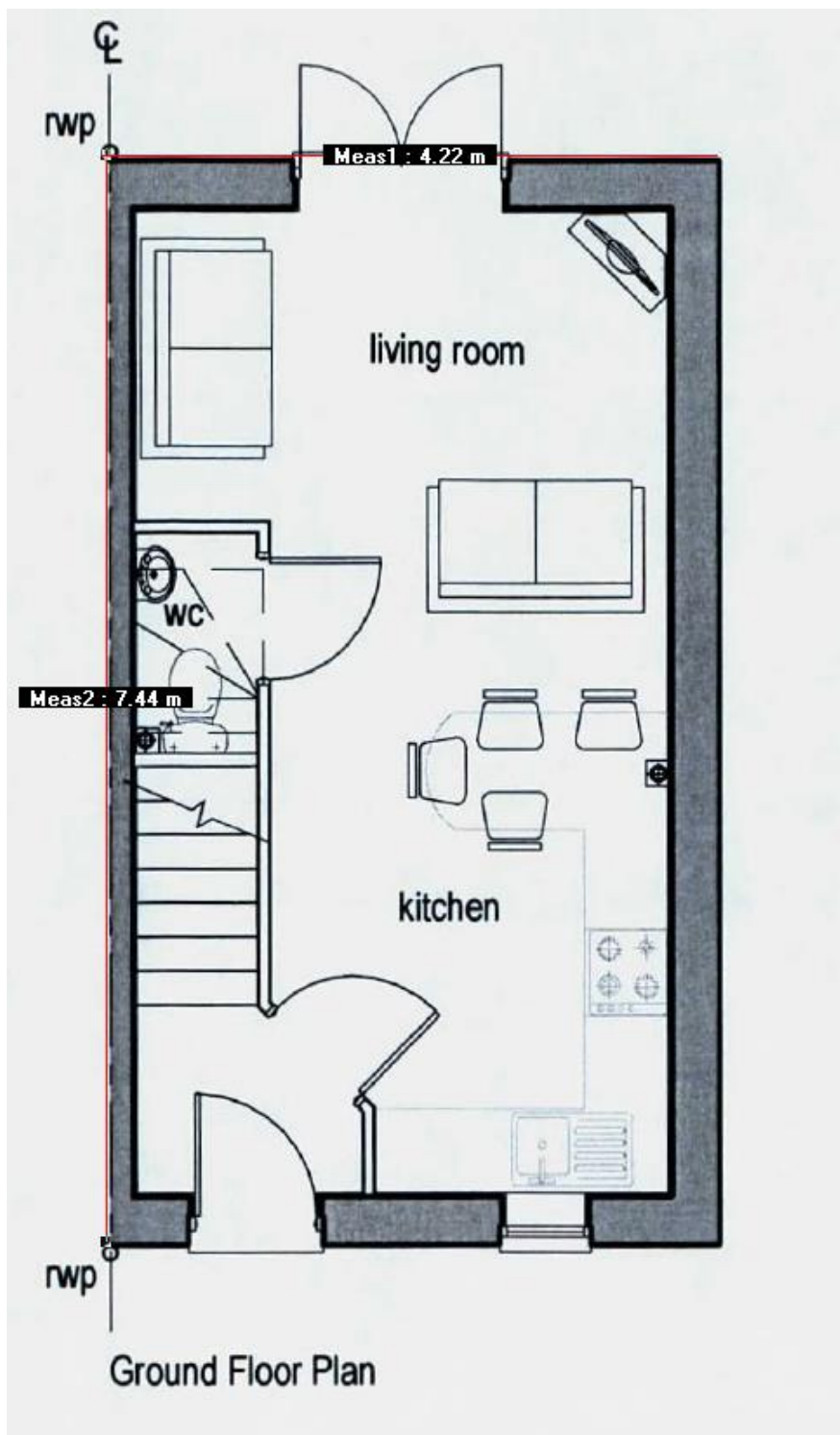
**Footprint of the smallest 3 bedroom 5 person 2 storey dwelling (70.7 sq m GIA)<sup>52</sup>**



<sup>51</sup> Although the measurements were made to scale, the reproduced examples in this appendix are not to scale.

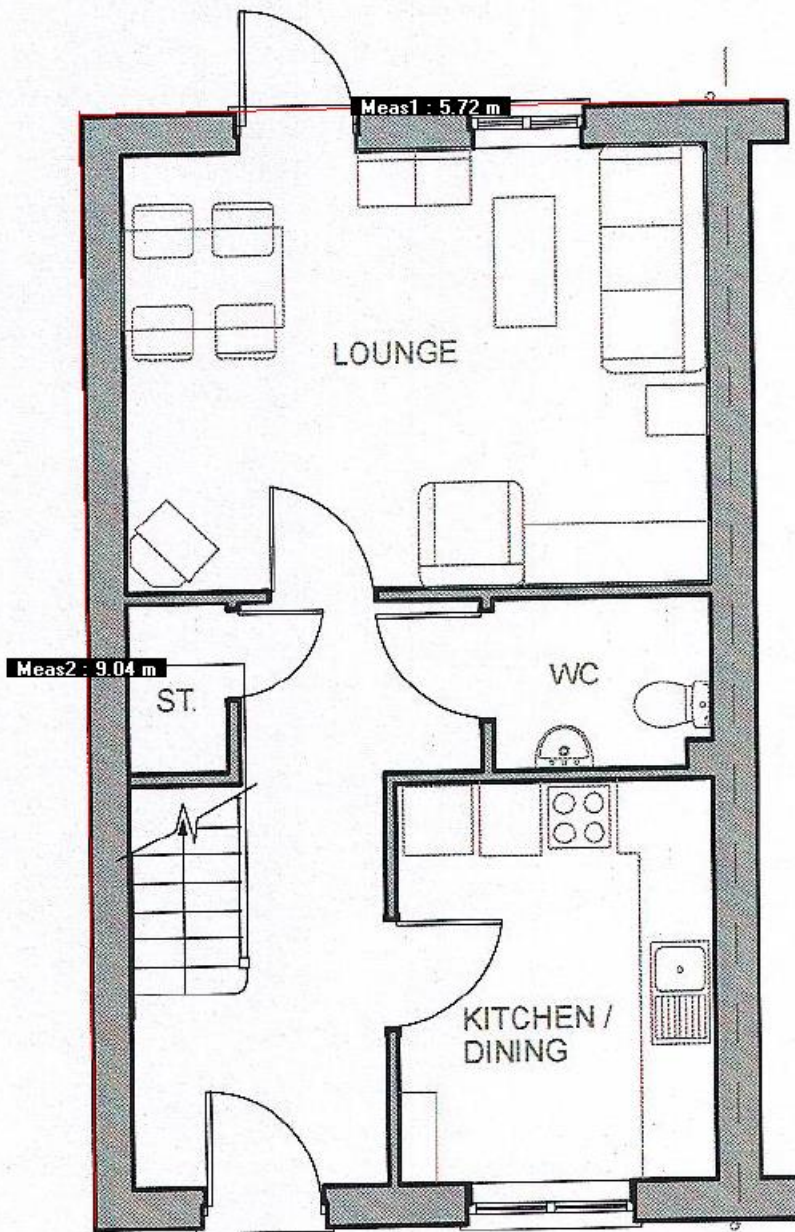
<sup>52</sup> 'Hanbury' house type, planning permission 17/1973/MRES. Nb. the Churchill house type in permission 12/0754/MRES was slightly smaller at 67.4 sq m GIA, but it was not possible to measure this using Civica.

Footprint of the smallest 2 bedroom 4 person 2 storey dwelling (50.9 sq m GIA)<sup>53</sup>



<sup>53</sup> '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)<sup>54</sup>



GROUND FLOOR PLAN

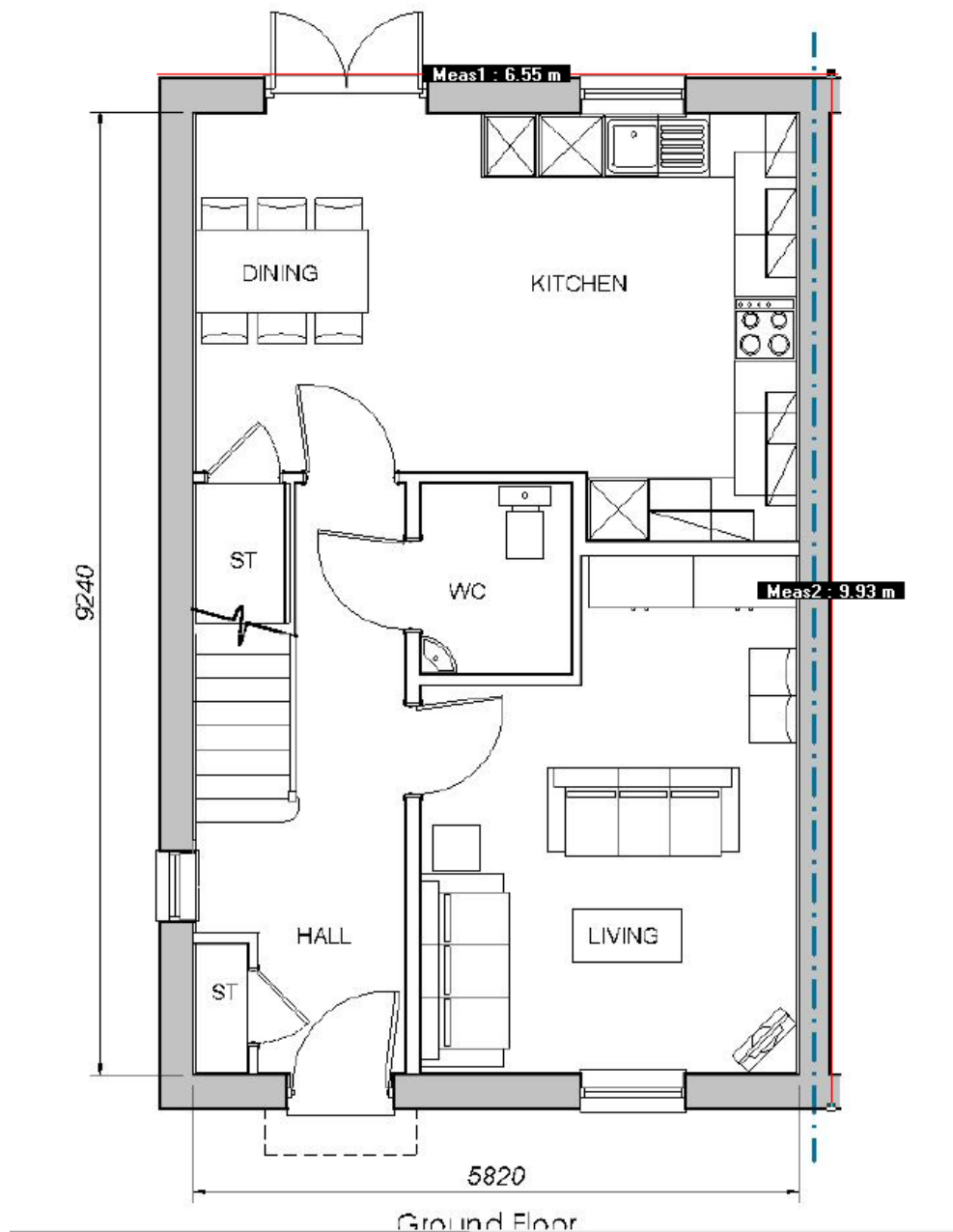
<sup>54</sup> 'AA25' house type, planning permission 17/0391/MRES.

Footprint of the smallest 4 bedroom 6 person 2 storey dwelling (92.9 sq m GIA)<sup>55</sup>



<sup>55</sup> 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)<sup>56</sup>



<sup>56</sup> House type 'S', planning permission 18/0582/MRES.