

# Specialist Housing Analysis

July 2020



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Purpose of this paper	To provide an assessment of the Borough's varied housing needs in terms of housing mix (number of bedrooms) and specialist housing provision including older persons housing, self and custom build housing and affordable home ownership products. The report also explores whether it is appropriate to apply optional technical standards relating to access, water and space standards in Havant borough.
Why?	To assess the different housing needs needed to support the Havant Borough Local Plan (HBLP) which need to plan for different types of housing to deliver the housing needed in the Borough up until 2037.
Objectives	<ul style="list-style-type: none"><li>▪ Contextual analysis of the national and sub-regional policy and guidance relating to different housing needs.</li><li>▪ An assessment of the local context for each type of housing provision, supported by quantitative and qualitative analysis.</li><li>▪ Recommendations for the proposed approach to the delivery of different housing types to inform the HBLP.</li></ul>

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# 1. Introduction

- 1.1 As part of the production of the Havant Borough Local Plan (HBLP), it is essential that there is an up to date evidence base for the different size, type, tenure and range of housing that is required to meet objectively assessed housing needs. This paper will look at the relevant national, sub regional, local guidance and evidence for specialist housing needs to inform the Local Plan including the identification of different needs for mix and type of housing, as well as optional technical standards.
- 1.2 This paper has been updated to reflect the revised National Planning Policy Framework (NPPF) which was published in July 2018, and then updated in July 2019. It reflects the updated Planning Practice Guidance on 'Housing for older and disabled people'. In addition, an updated assessment of the need for self-build and custom build housing (Section 4), and an expanded justification on the need for internal space standards (Section 6) are provided.
- 1.3 Whilst this report draws from a variety of sources including the Partnership for South Hampshire (PfSH) Strategic Housing Market Assessment which looks to 2036, it should be noted the plan period for the HBLP has subsequently been extended by a year to 2037 to provide for a 15-year time horizon from adoption in line with the requirements of the NPPF.

## Scope of Study

- 1.4 This paper considers the type of housing that should be provided to address the Borough's objectively assessed housing need. The topics considered by this paper are outlined below.
- Housing mix and type – an assessment of household size based on number of bedrooms for both the market and affordable sectors, and the tenure mix.
  - Older persons housing – including conventional housing, age exclusive housing, retirement housing and housing for those with care and support needs.
  - Self-build and custom build – Assessment of the need for self-build and custom build housing.
  - Affordable home ownership products – Analysis of the need for affordable home ownership products, including discounted market sales and starter homes.
  - Optional technical standards – Assessment to include access, water and space standards.
- 1.5 The Council's approach to setting differing density models is set out in the [Council's Residential Density Evidence Paper](#).

## 2. Housing mix

### National policy context

- 2.1 Paragraph 61 of the NPPF states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. Paragraph 62 of the NPPF also states that the approach to affordable housing should contribute to the objective of creating mixed and balanced communities.
- 2.2 The Planning Practice Guidance (PPG) indicates that plan makers should look at the household types, tenure and size in the current stock and in recent supply and assess whether these match current and future needs<sup>1</sup>.

### Sub-regional policy context

- 2.3 The 2014 Strategic Housing Market Assessment (SHMA)<sup>2</sup> includes information on the estimated market sector dwelling requirement by number of bedrooms (2011-2036) for Havant (Figure 1). This information provides guidance on the projected need for dwelling sizes in the HBLP period within the market sector.

**Figure 1: Estimated Dwelling Requirement by Number of Bedrooms (2011 to 2036) – Market Sector**

Sub Area	1 Bedroom	2 Bedrooms	3 Bedrooms	4+Bedrooms
Havant	8.9%	34.2%	45.2%	11.6%

Source: PfSH Strategic Housing Market Assessment 2014, Table 51, p.146

- 2.4 Paragraph 9.30 of the SHMA highlights the focus of new market housing provision should be on two and three bed properties. This reflects the continued demand for family housing from newly forming households, as well as older households looking to downsize. This suggests a mix of market housing of between 30-35% 2-bed properties, and 40-45% 3-bed properties across the PfSH area.
- 2.5 Information is also available on the estimated affordable sector dwelling requirements by number of bedrooms (2011-2036) for Havant (see Figure 2 below).

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<sup>1</sup> Paragraph: 023 Reference ID: 2a-023-20190200

<sup>2</sup> [South Hampshire Strategic Housing Market Assessment \(GL Hearn, 2014\)](#)

**Figure 2: Estimated Dwelling Requirement by Number of Bedrooms (2011 to 2036) – Affordable Sector**

Sub Area	1 Bedroom	2 Bedrooms	3 Bedrooms	4+Bedrooms
Havant	41.6%	36.0%	19.6%	2.8%

Source: PfSH Strategic Housing Market Assessment 2014

- 2.6 The PPG suggests that the private rental sector need should be assessed using market signals. PfSH provides information on the relative cost of median market rent dwellings as an indicator of need for these properties. PfSH data shows that rental prices in Havant are currently rising at a greater rate than inflation.

## Local context, evidence and recommendations

### Market Provision

- 2.7 The below table provides a comparison between existing built stock in the Borough, and the objectively assessed need for different dwelling sizes by number of bedrooms:

**Figure 3: Housing mix by number of bedrooms (2011) compared with OAN assessed by PfSH (%)**

Sub Area	1 Bedroom (PfSH: 8.9%)	2 Bedrooms (PfSH: 34.2%)	3 Bedrooms (PfSH: 45.2%)	4+Bedrooms (PfSH:11.6%)
Emsworth	9%	20%	45%	25%
Havant & Bedhampton	8%	25%	44%	23%
Hayling Island	11%	31%	33%	25%
Leigh Park	12%	31%	49%	7%
Waterlooville	12%	23%	46%	19%

Source: Nomis

- 2.8 Figure 3 shows there is an under provision of 2-bedroom dwellings across the Borough relative to the objectively assessed need identified by the SHMA. The imbalance in this dwelling size is particularly acute in Waterlooville, Havant & Bedhampton and Emsworth against the need for 34.2% 2-bed properties. The table also highlights a relatively significant deficit in 4-bedroom dwellings in Leigh Park, although there is surplus in all other parts of the Borough.

- 2.9 On this basis, it is recommended that development proposals provide homes of a type and size based on locally identified needs, with a significant proportion of new homes being 2-bedroom properties.
- 2.10 The SHMA recognises that the provision of build to rent products and private rented dwellings can help to ensure private rented sector remains affordable and continue to play a role in meeting the needs of households who require financial support in meeting their housing needs<sup>3</sup>. It is recommended that build to rent products are supported to both satisfy the general private rental market and to assist in the provision of intermediate homes for those requiring financial support to meet their housing needs.

## Affordable Provision

- 2.11 According to waiting list data<sup>4</sup>, the combined total need for affordable homes is 2,735 dwellings within the Borough. There is a significant need for affordable dwellings, and the supply of affordable homes should be maximised accordingly.
- 2.12 The available data suggests there is a greater need for affordable rented homes than intermediate affordable homes, with 1,684 on the waiting list (62% of total need) for affordable rent homes when compared to 1,031 on the waiting list (38% of total need) for intermediate affordable homes. This compares with the SHMA which suggests a need for 74% social/affordable rent and 26% intermediate rent.
- 2.13 Nevertheless, the 2018 NPPF<sup>5</sup> has introduced a requirement for 10% of affordable housing to be provided as affordable home ownership products which implies a tenure split of 66:33, thereby limiting the Council's ability to deliver affordable housing products which meet a genuine affordable need. Further analysis can be found at section 5.
- 2.14 Figure 4 compares data on need from the 2014 SHMA with the local waiting list data by number of bedrooms.

**Figure 4: Housing mix by number of bedrooms by tenure type based on waiting list data and compared to PfSH data**

<b>Affordable Tenure (SHMA 2014, Table 52, p. 146)</b>	<b>1 Bedroom (PfSH: 41.6%)</b>	<b>2 Bedrooms (PfSH: 36%)</b>	<b>3 Bedrooms (PfSH: 19.6%)</b>	<b>4+Bedrooms (PfSH:2.8%)</b>
Affordable Rented Homes	49%	35%	12%	4%
Intermediate Affordable Homes	23%	53%	23%	1%
<b>% of total affordable need</b>	<b>39%</b>	<b>41%</b>	<b>16%</b>	<b>3%</b>

**Source: Hampshire Home Choice and Help to Buy South**

<sup>3</sup> [South Hampshire Strategic Housing Market Assessment \(GL Hearn, 2014\)](#) para 11.18

<sup>4</sup> Hampshire Home Choice for Affordable Rented Homes (September 2017) and Help to Buy South for intermediate affordable homes (April 2017).

<sup>5</sup> Paragraph 64 of the NPPF

- 2.15 Figure 4 shows that there is a marked need for smaller properties, particularly one and two bed properties. However, one-bedroom homes typically offer limited flexibility to accommodate changing requirements. For example, a single person household may become that of a couple, and a couple household may become a household with children.
- 2.16 As well as meeting the needs of a single household or a couple household, the Hampshire Home Choice Allocations Framework (May 2019) confirms the needs of the following household types will be met by a two-bedroom property:
- Household with one child
  - Household with two children of same sex\*
  - Household with two children of opposite sex; where both children are both under 10 years of age

\* Two siblings of the same sex under 16 years of age will be expected to share one bedroom of appropriate size.

## Summary

- 2.17 There is an acute need for two-bedroom properties in both the market sector, and particularly the affordable sector where there is generally a deficit of two-bedroom properties relative to locally assessed needs.
- 2.18 Within the market sector there is a mismatch between future need (34.2%) for two-bedroom properties and existing built stock in the five areas of the Borough. This compares with the affordable sector, where local waiting list data suggests the need for two-bedroom properties (41%) exceeds the need figure estimated by the SHMA (36%). This imbalance could be re-dressed by specifying a housing mix through policy, taking the average need (35%) across market and affordable sectors for two-bedroom properties, recognising that needs may change over time.



# 3. Housing for older and disabled people

## National policy context

- 3.1 The revised NPPF identifies older people, and people with disabilities, as specific groups in the community whose housing needs should be assessed and reflected in planning policies. The Government has subsequently published updated National Planning Practice Guidance on 'Housing for older and disabled people' in recognition of the increasing ageing population, and the need to ensure disabled people do not face discrimination and disadvantage in housing.
- 3.2 Annex 2 of the NPPF defines older people as follows:
- "People over or approaching retirement age, including the active, newly retired through to the very frail elderly, and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialist housing for those with support or care needs."*
- 3.3 Planning Practice Guidance sets out that disabilities can include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs, which may generate a range of housing requirements which can change over time. Local planning authorities need to consider a variety of needs in plan-making accordingly (Paragraph: 003 Reference ID: 63-003-20190626).
- 3.4 Space standards are specifically identified as a design principle which can facilitate flexibility in housing. Further detail can be found in Section 6.

## Sub-regional policy context

### Older people

- 3.5 The 2014 SHMA indicates the growing older population will be a driver of housing need over the period to 2036. The SHMA indicates the number of people aged 65 and above in the PfSH area will rise 21% by 2021 from 2011 figures along with further increases post 2021.
- 3.6 The Housing Learning and Improvement Network (LIN) supplies data which indicates need for extra care dwellings. Hampshire County Council has provided this data on both a sub-regional and local level. This data can be accessed using the LIN Shop@ tool<sup>6</sup>. This is included in Figure 6 below.

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<sup>6</sup> [Strategic Housing for Older People Analysis Tool – SHOP@](#)

## People with disabilities

- 3.7 The SHMA indicates that currently 25% of households contain someone with a long-term health problem of disability.
- 3.8 In the Portsmouth Housing Market Area, demographic projections suggest an 86.4% increase in the number of people with dementia from 2011 to 2031, and 74.3% increase in the number of people with mobility impairments<sup>7</sup>.

## Local context, evidence and recommendations

### Older people

- 3.9 Havant Borough Councils 2016 Ageing Population Factsheet<sup>8</sup> provides further information on the existing number of older persons in the Borough, as well as an indication of the demographic trend towards an ageing population (figure 5).

**Figure 5: Havant residents aged 60 and over, 2016 and projected figures**

	2011 Figures	2015 Projection	2021 Projection	60+ population increase from 2011 – 2021
Person Count	33621	35028	38462	4841
% of total persons	28%	29%	30%	14.4%

**Source: Hampshire County Council Small Area Population Forecasts 2014**

- 3.10 There is a clear need to plan for suitable housing for the ageing population in Havant with about a third of the population of the Borough likely to be an older person by 2036 when based on the 2021 projection. Policies in the HBLP will therefore need to maximise the provision of homes which are readily adaptable and accessible for older persons, within the constraints of viability. This will enable extra care provision to be readily provided in their own homes without having to make adaptations.
- 3.11 It is impossible to quantify the housing needs for the ageing population will have over the plan period. Although people are living for longer, they are not necessarily living longer because of a healthier lifestyle<sup>9</sup>. There is not a 'one size fits all' form of housing provision.
- 3.12 Whilst many older people will choose to remain living in market housing, some may also require some form of extra care within their own home. Others will require purpose-built specialist extra care provision.
- 3.13 Using LIN data derived from the Strategic Housing for Older People Analysis Tool (Shop@), an analysis can be made of the current and projected need for extra care housing for the Borough as follows:

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<sup>7</sup> [South Hampshire Strategic Housing Market Assessment \(GL Hearn, 2014\)](#) Table 57, p. 154

<sup>8</sup> Ageing Population Factsheet | April 2016 – Page 7

<sup>9</sup> [Housing LIN Estimated Future Needs](#)

**Figure 6: Estimated Future Needs for Extra Care Housing (2014 baseline)**

	2014	2015	2020	2025	2030	2035
<b>Sheltered Housing</b>	1675	1713	1925	2288	2538	2813
<b>Enhanced Sheltered/Extra Care</b>	536	548	616	732	812	900
<b>Registered Care</b>	1474	1507	1694	2013	2233	2475

**Source: Hampshire County Council**

- 3.14 Figure 6 shows a substantial requirement to provide sheltered and extra care housing within the Borough. This could be addressed through any housing allocation in the HBLP.

### **People with disabilities**

- 3.15 The 2014 SHMA confirms that the number of people with disabilities is expected to increase over the period 2011 to 2031. The Department for Work and Pensions provides detailed benefit statistics including Personal Independence Payment (replacing Disability Living Allowance) and Attendance Allowance benefit claimants. This can be accessed using the Stat-Explore tool.
- 3.16 During April 2019, there was an estimated 3,706 Personal Independent Payment claims in Havant Borough. The information available for Attendance Allowance suggests there were 3,314 cases with entitlement. Based on ONS Mid-Year Population estimates for 2017, Havant Borough had a population of 125,065 suggesting that claims for each benefit type equate to about 3% of the total population respectively.

**Figure 6: Havant Disabled Facilities Grant Referrals**

	Number of Referrals	Percentage
2017/18	264	0.2%
2018/19	230	0.2%
2019/20 - Q1	66	0.05%

**Source: Havant Borough Council**

- 3.17 Given the numbers of Personal Independence Payment / Attendance Allowance claimants relative to the number of applicants for DFG, it is considered likely that the latter provides an underestimate of expressed need. It should be acknowledged that not all of these people will require adaptations in the home.

- 3.18 Accessible and adaptable homes<sup>10</sup> can however, help ensure that new homes are suitable for a range of different groups in the community, including disable people. Wheelchair user dwellings<sup>11</sup> include additional features to accessible dwellings. This includes suitable circulation space and bathrooms and kitchens to meet the specific needs of their occupants.

## Summary

- 3.19 Around 30% of the Borough's population is expected to be aged 60 years or above by 2036 which means there is a clear need to provide dwellings which are sufficiently flexible for changing lifestyles and needs. It is recognised that it is better to build accessible housing from the outset rather than having to make adaptations at a later stage. This will enable older people to continue living in their own homes for longer and for extra care to be provided in situ.
- 3.20 Adaptable and accessible dwellings can also help to meet the needs of disabled people in the community where their need is not met by the existing built housing stock. Wheelchair user dwellings include additional features such as suitable circulation space and suitable bathroom and kitchens for wheelchair users.
- 3.21 For major development, it is therefore recommended that provision for adaptable and accessible dwellings are maximised within the constraints of viability. The [Local Plan and CIL Viability Study](#) indicates that for major schemes<sup>12</sup>, 30% of new dwellings designed to meet the optional technical standard M4(2) are broadly achievable. Homes designed to meet the optional M4(2) standard should be equally distributed amongst all dwelling types and tenures to ensure they are integrated within the community.
- 3.22 To address the need for wheelchair accessible dwellings, it is recommended that 2% of the overall housing provision on larger development sites (of 50 dwellings or more) meet the optional M4(3) standard in accordance with locally identified need. This reflects the fact that only a proportion of disabled people will require a wheelchair accessible dwelling, and that the local authority is only able to require a wheelchair accessible home to be provided where it is able to allocate or nominate a person to live in that dwelling.

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<sup>10</sup> [M4\(2\) of the Building Regulations \(2015\).](#)

<sup>11</sup> [M4\(3\) of the Building Regulations \(2015\).](#)

<sup>12</sup> 10 dwellings or more

## 4. Self and custom build housing

### National policy context

- 4.1 The Self-Build and Custom Housebuilding Act 2015<sup>13</sup> (the Act) provides a legal definition of self build and custom housebuilding. The Act does not distinguish between self build and custom housebuilding but instead states that both are where:
- “An individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by these individuals.”*
- 4.2 The Community Infrastructure Levy (CIL) regulations also define self-build housing in such a way that any development granted CIL relief on this basis would also satisfy the NPPF definition of a self or custom build plots for monitoring purposes.
- 4.3 The Act requires relevant authorities to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area and, unless exempt, to grant sufficient planning permission for developments that meet the demand for self and custom housebuilding.
- 4.4 The PPG suggests that local planning authorities should use the demand data from the register to understand and consider future need for this type of housing in their area.

### Sub-regional policy context

- 4.5 Although PfSH acknowledges that self-builders tend to develop smaller infill and windfall sites<sup>14</sup>, they do not explore the need for self-build and custom build plots. However, in line with national legislation, it is anticipated that all PfSH authorities will be maintaining registers to meet the needs of self-builders and custom builders.

### Local context, evidence and recommendations

- 4.6 Havant Borough Council had 28 individuals on the self and custom house build register in August 2017. At July 2019, there were 54 individuals included with the register, with two entries having been removed on request in 2018.
- 4.7 The Council does not currently charge an entry fee to individuals and associations of individuals who applied to be added onto the self build register. As such, the Council will hold entries on the self build register until such time the individual requests to be removed from the register. This means that entries may remain on the register even if their demand has been met or circumstances have changed and they no longer desire a self-build home.

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<sup>13</sup> As amended by the Housing and Planning Act 2016

<sup>14</sup> [South Hampshire Strategic Housing Market Assessment \(GL Hearn, 2014\)](#) para. 6.51

- 4.8 In August 2017, a questionnaire was sent to all entries on the register to further understand the need for this kind of development and to assess whether policy is required to meet the need. The questionnaire can be found in Appendix 1 with a summary of the findings detailed in Figure 6 below.

**Figure 6: Havant Self and Custom build need**

	Total need	Immediate need
Self and custom build Register	28	4

**Source: Havant Borough Council**

- 4.9 Of the 28 registered, 14 individuals confirmed they still retain an interest in self and custom build plots within the borough in response to the questionnaire. The remaining 14 individuals gave no response. There were no responses which indicated their need was already met or they wished to be removed from the register. Therefore 28 self or custom build plots should be considered as having registered need. Of those, only 4 responders had finance in place and could be considered in immediate need.
- 4.10 Whilst paragraph 4.6 suggests there has been a relatively significant increase in the demand for self-build in the period from August 2017 to July 2019, it is not necessarily an indication of need. Particularly as the Council does not currently charge individuals for entry onto the register, and removal from the register is at the request of the individual.
- 4.11 Nevertheless, it is relevant to examine whether need for self-build plots is being met based on the number of entries on the self-build register against the amount of CIL relief claims for self-build in recent monitoring years (and this is contained in Figure 7 below).

**Figure 7: Havant Self build relief data**

Year of application for developments that registered for CIL exemption as self-build	Number of self build reliefs granted by application year	% delivered when assessed against total need on register
2014	12	43%
2015	13	46%
2016	15	54%
2017	19	68%
2018	13	46%
2019 (as of July)	8	29%*

**Source: Havant Borough Council**

\*Represents only part of 2019, but it is expected that a similar level of self build relief will be claimed to previous years.

- 4.12 Based on planning permissions, Figure 7 indicates the Borough has provided roughly 40-50% of the total registered need in recent monitoring years peaking during 2017 in which there was almost 70% of need was met based on the number of claims.

## Summary

- 4.13 Based on the available evidence, there is a consistent supply of available plots to meet the needs of self and custom housebuilders. On this basis it is considered that a policy in the HBLP to meet the needs of self and custom builders is unlikely to be required. The Council will however, continue to support self and custom build to help to meet the Borough's development needs, and continue to maintain and monitor the register throughout the plan period.

# 5. Affordable home ownership products

## National policy context

5.1 The 2019 NPPF defines affordable housing as:

*“... housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is essential local workers); and one which complies with one or more of the following definitions:”*

5.2 Broadly the tenures include the following:

- **Affordable housing for rent** – owned and managed by Registered Providers of affordable homes
- **Starter homes** – developer led scheme
- **Discounted market sale homes** – developer led scheme
- **Other affordable routes to home ownership** which include (but are not restricted to) shared ownership – part buy/part rent scheme owned and managed by a Registered Providers of affordable homes.

5.3 The PPG also sets out guidance with regard to the exception site policy proposed by the 2015 written ministerial statement to deliver starter homes<sup>15</sup>.

5.4 In addition to the above, paragraph 64 of the NPPF states that:

*“Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.” (emphasis added)*

5.5 Paragraph 62 of the NPPF indicates that where a need for affordable housing is identified, planning policies should specify the type of affordable housing required.

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<sup>15</sup> [Communities and Local Government written ministerial statement on starter homes 2 March 2015](#)



## Local context, evidence and recommendations

- 5.6 Analysis in section 2 indicates the prevalent need within the Borough is for affordable rented housing. However, the Government's requirement for 10% of affordable housing to be provided as affordable home ownership products limits the Council's ability to deliver affordable housing products which meet affordable housing needs. It is therefore of relevance to examine the type of affordable home ownership product which will best meet the needs of those seeking intermediate products in the Havant area.
- 5.7 The allocation of new shared ownership homes is managed by Help to Buy South, the local Help to Buy agent. As of April 2018 (the latest available data), there were 1,031 applicants from the Havant area registered with the scheme seeking this kind of intermediate product.
- 5.8 Of the 1,031 applicants:
- 46% had a household income of between £20,001 and £35,000; the average income being £30,665.
  - 33% had savings up to £3000, with a further 13% between £3000 and £5000, 21% between £5000 and £10000 and only 10% between £10000 and £15000.
  - 57% of applicants require a house, and 54% of applicants require a 2-bedroom property.
- 5.9 Asking prices for brand new 2-bedroom homes as advertised by Right Move on 23rd October 2018 ranged between £300,000 for a terraced house in Emsworth, and £230,000 for a coach house in Waterloooville creating an average of around £275,000. These compare with a couple's average household income of around £31,000 (when rounded)<sup>16</sup>, which would provide for mortgage borrowing of approximately £124,000.
- 5.10 The following examples illustrate that those applicants registered with Help to Buy South would not be able to secure a home at market levels or a Starter or Discounted Market Sale home with a discounted price of 80% of market.
- 5.11 Current mortgage multiples are around 4 times joint income as a possible loan.

### Example 1 - Full Market Value property

Average price of a new build 2 bed home at full market value	£275,000
Mortgage	£124,000
5% deposit required on £275,000	£ 13,750
Total funding	£137,750
<b>Affordability gap</b>	<b>£137,250</b>

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<sup>16</sup> Help to Buy South Application & Completion Statistics. Havant – April 2018 indicates an average household income of £30,665.

- 5.12 Of the 559 applicants registered with the Help to Buy agent for 2 bed properties, 68% would not be able to raise the £13,750 (5%) deposit needed with savings of £10,000 or less.

### **Example 2 - Starter or Discounted Market Sale property**

Average price of a new build 2 bed home at 80% market value	£220,000
Mortgage	£124,000
5% deposit required on £220,000	£ 11,000
Total funding	£135,000
<b>Affordability gap</b>	<b>£ 85,000</b>

- 5.13 Of the 559 applicants registered with the Help to Buy agent for 2 bed properties, 68% would not be able to raise the £11,000 (5%) deposit needed with savings of £10,000 or less.
- 5.14 These illustrative examples show that these are not 'affordable' to those registered for affordable home ownership housing products. The second example in particular shows that starter homes or discounted market sale would not meet the needs of over two thirds of applicants registered with Help to Buy South. For this reason, starter homes will not meet the needs of those in local housing need and will only be appropriate in exceptional circumstances accordingly.
- 5.15 Data from Havant's Help to Buy South shows that of the 52 shared ownership (part buy/part rent) completions during 2017/18 year, the average purchase was 49% of the market value and equates to an average share to be funded by a mortgage loan of £93,975 and a 5% deposit of £4,698.75. These requirements fall within the affordability parameters of the average applicant for Help to Buy South.

## Summary

- 5.16 It is recommended that shared ownership homes are sought as the preferred form of affordable home ownership in Havant borough. This is based on locally assessed housing need, together with average income and savings levels recorded for affordable home ownership housing applicants.
- 5.17 Based on a 30% affordable housing headline target, the remaining 20% of the affordable housing products will be expected to be provided as social/affordable rent and will be available to those registered with Hampshire Home Choice (the Council's waiting list for rented social housing).

# 6. Optional technical standards

## National Policy Context

- 6.1 The Government has created a new approach to housing standards by providing optional standardised technical standards for new housing. This rationalises many different standards previously available into a simpler, streamlined system which will reduce burdens and help bring forward new homes<sup>17</sup>.
- 6.2 Local planning authorities can set additional technical requirements exceeding the minimum standards required by Building Regulations in respect of access, water, and space. Local planning authorities should gather evidence to determine whether there is a need for additional standards in their area, to justify setting appropriate policies in their Local Plans.

## Access

- 6.3 The NPPF is clear that local planning authorities should plan to create safe and accessible environments. This includes buildings and their surrounding spaces. The optional standards available to local planning authorities for access to and use of buildings are:
- M4(1) – Category 1: Visitable dwellings
  - M4(2) – Category 2: Accessible and adaptable dwellings
  - M4(3) – Category 3: Wheelchair user dwellings.
- 6.4 Further information on the requirement for each category of the optional technical standards for access can be found at Appendix 2.

## Local Context and Recommendations

- 6.5 As set out in Section 4, to help address the need for homes which are suitable for older persons, 30% of new housing provision on major development sites<sup>18</sup> should meet the optional M4(2) standard. It is also recognised there is a need for adaptable dwellings for other members of the community including wheelchair users and the less abled whom also require dwellings which are accessible and adaptable which is not met by existing built stock.
- 6.6 It is accepted that existing housing stock may meet some need for adaptable dwellings which would offset any need that may arise above the 30% level recommended for standard M4(2).
- 3.23 As set out in Section 4, it is recommended that 2% of the overall housing provision on larger development sites (of 50 dwellings or more) meet the optional M4(3) standard in accordance with locally identified need for wheelchair accessible dwellings.

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<sup>17</sup> National Planning Practice Guidance. Paragraph: 001 Reference ID: 56-001-20150327

<sup>18</sup> 10 dwellings or more

# Water

- 6.7 The NPPF expects local planning authorities to adopt proactive strategies to adapt to climate change that take full account of water supply and demand considerations. The local planning authority may also wish to impose a tighter water efficiency requirement for new homes to help manage demand<sup>19</sup>.
- 6.8 All new homes already have a requirement to meet the national standard of 125 litres/person/day (l/p/d) set out in the Part G of the Building Regulations. Where there is a clear local need, local planning authorities can set out Local Plan policies requiring new dwellings to meet the tighter Building Regulations optional requirement of 110 l/p/d.

## Local context and Recommendations

- 6.9 Portsmouth Water is the utility company responsible for the water supply and distribution of water in Havant Borough. The Water Resource Management Plan (WRMP) sets out how water demand and supply will be provided.
- 6.10 In light of the need for development to achieve nutrient neutrality, the Council has published a Position Statement<sup>20</sup> which highlights that the optional water efficiency standard of 110 litres per person per day (l/pp/d) part of the avoidance and mitigation package needed to enable development to take place. Enacting the optional water efficiency standard reduces the level of the significant effect which is likely to take place on European sites. It is necessary to avoid the impact before looking at mitigation options. As such, using the optional water efficiency standard is seen as necessary.

# Space

- 6.11 The NPPF states where a local planning authority wishes to require an internal space standard in their local plan, it should only do so by reference to the Nationally Described Space Standard. These standards deal with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.
- 6.12 The full requirements of the standard can be found at Appendix 3. Table 3 below also provides the minimum gross internal floor areas and storage required by number of bedrooms/designed occupancy. National Planning Practice Guidance indicates that local planning authorities should take account of three key areas and these are address in turn below.

## Local context and Recommendations

### 1) Need

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<sup>19</sup> National Planning Practice Guidance. Paragraph: 013 Reference ID: 56-013-20150327

<sup>20</sup> [Position Statement on Nutrient Neutral Development \(June 2019\)](#)

*“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.”*

## Background

- 6.13 The Council's [Healthy Borough Assessment](#) highlights how smaller homes can also affect both the physical and mental health of occupants<sup>21</sup>. Homes of an adequate size can ensure that occupants are able to have a good quality of life and support healthier lifestyles and improved wellbeing. Space standards are the tool that Government have made available to facilitate this.
- 6.14 There are circumstances where particularly high densities of dwellings, necessitating a higher proportion of one bedroom properties are completely valid, such as town centre schemes designed for a younger market. Nonetheless, generally speaking, one-bedroom homes offer limited flexibility to accommodate changing requirements, and different household compositions mean they are therefore often quickly outgrown. For example, paragraph 2.16 illustrates the different types of household compositions that can be accommodated by a two-bedroom property in the Borough. In this respect, it is noted that the Nationally Described Space Standards set out standards for individual dwelling types with reference to the number of bedspaces or people. This allows for different combinations of single and double/twin bedrooms, and varying amounts of living, dining, kitchen and storage space; all of which are related to the potential occupancy.
- 6.15 In addition to the above, a qualitative assessment of large site completions during the 18/19 monitoring year and outstanding permissions at April 2019 was undertaken in order to gain an understanding of the type and size of dwellings being built in the Borough. This included analysis of the size of dwellings permitted or constructed on large sites across eight major housing schemes in the Borough. In total, this included 917 dwellings comprising 144 different dwelling types including schemes comprising a combination of houses and apartments, and wholly houses or flats.
- 6.16 This follows representations in response to the Pre-Submission (Regulation 19) consultation which questioned the need for the introduction of Nationally Described Space Standards in Havant Borough.

## Methodology

- 6.17 The planning application for each large scheme was reviewed, and the accommodation schedule used to compare the gross internal area for each unit against the nationally described space standards
- 6.18 Whilst it is noted that the nationally described space standards include a minimum gross internal floor area (m<sup>2</sup>) for storage, this did not form part of the assessment. Where details of the proposed occupancy for each unit were not included, the lowest space standard was taken as an indication of whether or not the dwelling type met the space standards. On this basis, it is considered that a conservative assessment of dwelling size was undertaken. Full details can be found at Appendix 4.

## Findings

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<sup>21</sup> [Housing Standards Review: Final Implementation Impact Assessment \(March 2015\)](#)

- 6.19 Of the 917 dwellings included in the assessment, 35% were identified as being compliant with the nationally described space standards for the relevant dwelling type, size and occupancy.
- 6.20 Compliance with the nationally described space standards also varied significantly from scheme to scheme. Woodcroft Primary School (reference APP/1900281) comprising 43 dwellings was the highest performing development, with over 83% of dwellings complying with the space standards, followed by South of Bartons Road (reference APP/18/00453) comprising 175 dwellings with 68% compliant dwellings.
- 6.21 In contrast, only 4% of the 147 dwellings as part of the planning permission for Selangor Avenue (reference APP/16/00774) are compliant with the space standards, and 18% of the 53 dwellings at Coldharbour Farm (reference APP/14/00360) comply.
- 6.22 Analysis also indicates that 2 and 3 bed houses generally fall short of the identified space standards irrespective of occupancy (number of persons) including some affordable units. This is particularly pertinent bearing in mind that two-bedroom properties tend to offer greater flexibility in terms of being able to accommodate changing lifestyles and household compositions.
- 6.23 By way of illustration, non-compliant 2 bed house types (4 people) had an average gross internal area of 72.3 sqm compared to the nationally described space standard of 79 sq. m, a difference of - 8.5%. For 3 bed house types (5 people), the nationally described space standard is 93 sq. m, but the average dwelling size non-compliant for that house type is 85.1 sq m, the same difference of - 8.5%.
- 6.24 Overall the quantitative analysis highlighted that almost two thirds of the dwellings included in the sample did not comply with the Nationally Described Space Standard. It is also noted that two- and three-bedroom houses typically fall short of the standard but are only marginally smaller than the nationally described space standard. This suggests there would be likely be a marginal impact on build costs to achieve the internal space standards required.

#### Impact on starter homes

- 6.25 In terms of any impact on starter homes, there remains a significant affordability gap for starter homes and discounted market sales for two thirds of applicants registered with Help to Buy South. Average incomes and savings of applicants mean they are effectively priced out of the market. As such, it is questionable to what extent starter homes will meet the needs of the Borough's residents.
- 6.26 Information from Help to Buy South<sup>22</sup> suggests there continues to be strong demand for shared ownership properties, which is likely to continue based on average income and savings of applicants registered with Help to Buy South. For this reason, it is considered that the impact on demand for starter homes is likely to be negligible.
- 6.27 Build to rent
- 6.28 Build to rent is still an emerging sector and these products will be expected to meet the same space standards to conventional housing accordingly. Whilst some operators or developers may argue for a reduced space standard, further evidence is needed to understand different operating models and whether these offer a quality of life for their tenants<sup>23</sup>. On this basis, it is recommended that

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<sup>22</sup> Help to Buy South Application & Completion Statistics. Havant – April 2018

<sup>23</sup> [Trust for London - Making the Most of Build for Rent \(January 2017\)](#)

applicants should demonstrate that their proposed development offers a good standard of living accommodation with reference to tried and tested examples, and good design practice.

## 2) 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.”*

- 6.29 The Local Plan and CIL Viability Study<sup>24</sup> considers the impact of the introduction of Nationally Described Space Standards to be viable, provided that there is sufficient flexibility within any policy requirement. Whilst this requirement may have a very small negative impact on viability, it should be considered at the early planning and design stages of developments.
- 6.30 It is however, acknowledged that that in all likelihood the introduction of nationally described space standards will marginally worsen affordability. Nevertheless, the quantitative analysis of dwellings currently built and under construction in the Borough suggests that size of dwellings are only slightly smaller than set out by the Nationally Described Space Standards. As such, the impact on affordability is likely to be negligible and should be considered holistically in the context of achieving sustainable development.
- 6.31 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.”*
- 6.32 The requirement for internal space standards was initially consulted on at Draft (Regulation 18) stage in the preparation of the Local Plan which was subject to consultation between 8 January and 16 February 2018, and more recently at Pre-Submission (Regulation 19) stage between 4 February and 18 March 2019.
- 6.33 Housebuilders have therefore been aware for some time that the Council intends to introduce internal space standards for new dwellings. As such, transitional provisions are not considered necessary.

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<sup>24</sup> [Local Plan and CIL Viability Study Final Report – Dixon Searle Partnership \(January 2019\)](#)

# Appendix 1

## Self and Custom Build Housing Questionnaire

Havant Borough Council are currently updating the Self Build Register.

You are being contacted as you have previously shown an interest in

building your own home and requested to be included on the Self Build Register.

The questionnaire will only take 2 minutes to complete and your participation will be greatly appreciated.

Q1 Are you still looking for a Self Build plot in Havant Borough

Yes .....

No .....

Q2 If No, could you please indicate the reason you are no longer looking for a self build plot.

**(This question will only be seen by people who tick No)**

Already obtained a plot in the borough.....

Already obtained a plot outside the borough .....

Change in circumstances.....

Purchase of a pre-constructed property.....

Other .....

Other please specify?

Q3 Are you registered on any other Council's Self Build Register

Yes .....

No .....

If yes, please tell us which Council

Q4 Are you registered with local land / estate agents with regard to sourcing a Self Build plot?

Yes .....

No .....

Q5 How do you intend to finance your self build?

Mortgage .....

Cash in the bank / proceeds of property sale.....

Other .....

Other, please specify

Q6 Tell us how far advanced you are with your self build project (please select all that apply)

Still searching for a suitable site.....

Finance is in place.....

An architect or development professional is engaged .....

Pre-application discussions with the Council .....

None of these .....

Q7 Would you consent to your details being passed to local land / estate agents so details of self build plots that may come up for sale can be passed on?

Yes .....

No .....

Thank you for your time



# Appendix 2

## Optional Accessibility Standards

<p style="text-align: center;"><b>Part M access to and use of buildings</b></p> <p style="text-align: center;"><b>Category 2 - accessible and adaptable dwellings</b></p> <p style="text-align: center;"><b>M4(2) optional requirement</b></p>
<p>1. Reasonable provision must be made for people to –</p> <ul style="list-style-type: none"><li>a) Gain access to; and</li><li>b) Use, the dwelling and its facilities.</li></ul> <p>2. The provision must be sufficient to –</p> <ul style="list-style-type: none"><li>a) Meet the needs of occupants with differing needs, including some older or disabled people; and</li><li>b) To allow adaptation of the dwelling to meet the changing needs of occupants over time.</li></ul> <p><i>Limits on application</i></p> <ul style="list-style-type: none"><li>a) May apply only in relation to a dwelling that is erected;</li><li>b) Will apply in substitution for requirement M4(1)</li><li>c) Does not apply where optional requirement M4(3) applies;</li><li>d) Does not apply to any part of the building that is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained</li></ul>
<p style="text-align: center;"><b>Part M access to and use of buildings</b></p> <p style="text-align: center;"><b>Category 3 – wheelchair user dwellings</b></p> <p style="text-align: center;"><b>M4(3) optional requirement</b></p>
<p>1. Reasonable provision must be made for people to –</p> <ul style="list-style-type: none"><li>a) Gain access to; and</li><li>b) use, the dwelling and its facilities.</li></ul> <p>2. The provision must be sufficient to –</p> <ul style="list-style-type: none"><li>a) Allow simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs; or</li><li>b) Meet the needs of occupants who use wheelchairs.</li></ul> <p><i>Limits on application</i></p> <ul style="list-style-type: none"><li>a) May apply only in relation to a dwelling that is erected;</li><li>b) Will apply in substitution for requirement M4(1)</li><li>c) Does not apply where optional requirement M4(2) applies;</li><li>d) Does not apply to any part of a building that is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.</li></ul>

# Appendix 3

## Internal Space Standards – Minimum gross internal floor areas and storage (m<sup>2</sup>)

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

# Appendix 4

Analysis of compliance with gross internal floor areas (m<sup>2</sup>) for space standards

Application no	Address	No of beds & type	Floors	Floor space (sqm)	Nationally Described Space Standards	Below or above standards	Units
APP/17/00358	West of Horndean Road (125 dwellings) 36.8% compliant (46 units)	2 bed house (4perso	2	67.8 sqm	79 sqm	11.2 sqm below x 12	12
		2 bed house (4p)	2	70.4 sqm	79 sqm	8.6 sqm below x 9	9
		2 bed house (4p)	2	74.5 sqm	79 sqm	4.5 sqm below x 7	7
		2 bed house (4p)	2	78.1 sqm	79 sqm	0.9 sqm below x 30	30
		3 bed house (5p)	2	91.4 sqm	93 sqm	1.6 sqm below x 8	8
		3 bed house (5p)	2	74.5 sqm	93 sqm	18.5 sqm below x 6	6
		3 bed house (5p)	2	94.3 sqm	93 sqm	1.3 sqm above x 15	15
		3 bed house (5p)	2	92.5 sqm	93 sqm	0.5 sqm below x 5	5
		4 bed house (6p)	2	113.1 sqm	106 sqm	7.1 sqm above x 11	11
		4 bed house (6p)	2	114.1 sqm	106 sqm	8.1 sqm above x 10	10
		4 bed house (6p)	2	143.7 sqm	106 sqm	37.7 sqm above x 5	5
		4 bed house (6p)	2	147.4 sqm	106 sqm	41.4 sqm above x 5	5
		4 bed house (6p)	2	105.5 sqm	106 sqm	0.5 sqm below x 2	2
		4 bed house (6p)	2				
APP/14/00360	Coldharbour Farm (53 dwellings) 18.87% compliant (10 dwellings)	1 bed flat (2p)	1	45 sqm	50 sqm	5 sqm below x 8	8
		2 bed flat (3p)	1	61.4 sqm	61 sqm	0.4 sqm above x 8	8
		2 bed house (3p)	2	66.2 sqm	70 sqm	3.8 sqm below x 9	9
		2 bed house (4p)	2	75 sqm	79 sqm	4 sqm below x 8	8
		3 bed house (5p)	2	85 sqm	93 sqm	8 sqm below x 9	9
		3 bed house (4p)	2	77.4 sqm	84 sqm	6.6 sqm below x 9	9
		4 bed house (6p)	3	119.3 sqm	112 sqm	7.3 sqm above x 2	2
APP/14/00863	North of Bartons Road (55 dwellings) 40% compliant (22 dwellings)	2 bed apartment (4p)	1	59 sqm	70 sqm	11 sqm below x 2	2
		2 bed apartment (4p)	1	70 sqm	70 sqm	-	2
		2 bed apartment (4p)	1	71 sqm	70 sqm	1 sqm above x 2	2
		2 bed house (4p)	2	74 sqm	79 sqm	5 sqm below x 5	5
		2 bed house (4p)	2	76 sqm	79 sqm	3 sqm below x 1	1
		2 bed house (4p)	2	77 sqm	79 sqm	2 sqm below x 4	4

Application no	Address	No of beds & type	Floors	Floor space (sqm)	Nationally Described Space Standards	Below or above standards	Units
		3 bed house (5p)	2	83 sqm	93 sqm	10 sqm below x 1	1
		3 bed house (5p)	2	79 sqm	93 sqm	4 sqm below x 16	16
		3 bed house (5p)	2	85 sqm	93 sqm	8 sqm below x 3	3
		3 bed house (5p)	2	102 sqm	93 sqm	9 sqm above x 12	12
		4 bed house (6p)	2	97 sqm	106 sqm	9 sqm below x 1	1
		4 bed house (6p)	2	115 sqm	106 sqm	9 sqm above x 3	3
		4 bed house (6p)	2	121 sqm	106 sqm	15 sqm above x 1	1
		4 bed house (6p)	2	126 sqm	106 sqm	20 sqm above x 1	1
		5 bed house (8p)	2	140 sqm	128 sqm	12 sqm above x 1	1
APP/18/00453	South of Bartons Road (175 dwellings) 68% compliant (119 dwellings)	1 bed flat (based on 119 dwellings)	1	51.1 sqm	39 sqm	12.1 sqm above x 5	5
		2 bed flat (based on 119 dwellings)	1	58.7 sqm	61 sqm	2.3 sqm under x 4	4
		2 bed flat (based on 119 dwellings)	1	66.1 sqm	61 sqm	5.1 sqm above x 4	4
		2 bed flat (based on 119 dwellings)	1	69.7 sqm	61 sqm	8.7 sqm above x 10	10
		2 bed house (based on 119 dwellings)	2	59.7 sqm	70 sqm	10.3 sqm below x 9	9
		2 bed house (based on 119 dwellings)	2	78.2 sqm	70 sqm	8.2 sqm above x 8	8
		2 bed house (based on 119 dwellings)	2	70.5 sqm	70 sqm	0.5 sqm above x 11	11
		3 bed house (based on 119 dwellings)	2	74.5 sqm	84 sqm * based on 119 dwellings	9.5 sqm below x 18	18
		3 bed house (based on 119 dwellings)	2	83.1 sqm	84 sqm * based on 119 dwellings	0.9 sqm below x 25	25
		3 bed house (based on 119 dwellings)	2	91.5 sqm	84 sqm * based on 119 dwellings	7.5 sqm above x 18	18
		3 bed house (based on 119 dwellings)	2	88.1 sqm	84 sqm * based on 119 dwellings	4.1 sqm above x 6	6
		3 bed house (based on 119 dwellings)	2	91.6 sqm	84 sqm * based on 119 dwellings	7.6 sqm above x 17	17
		4 bed house (based on 119 dwellings)	2	111.4 sqm	97 sqm * based on 119 dwellings	14.4 above x 10	10
		4 bed house (based on 119 dwellings)	2	114.1 sqm	97 sqm * based on 119 dwellings	17.1 sqm above x 5	5
		4 bed house (based on 119 dwellings)	2	119.8 sqm	97 sqm * based on 119 dwellings	22.8 sqm above x 6	6
		4 bed house (based on 119 dwellings)	2	136 sqm	97 sqm * based on 119 dwellings	39 sqm above x 9	9
		4 bed house (based on 119 dwellings)	2	144 sqm	97 sqm * based on 119 dwellings	47 sqm above x 6	6
		4 bed house (based on 119 dwellings)	2	105 sqm	97 sqm * based on 119 dwellings	8 sqm above x 4	4
APP/16/00774	Selangor Avenue (147 dwellings) 4.08% compliant (6 dwellings)	2 bed flat (3p)	1	54.3 sqm	61 sqm	6.7 sqm below x 9	9
		2 bed flat (4p)	1	62.8 sqm	70 sqm	7.2 sqm below x 9	9

Application no	Address	No of beds & type	Floors	Floor space (sqm)	Nationally Described Space Standards	Below or above standards	Units
		2 bed house (4p)	2	63.1 sqm	79 sqm	15.9 sqm below x 6	6
		2 bed house (4p)	2	71.6 sqm	79 sqm	7.4 sqm below x 17	17
		2 bed house (4p)	2	98.3 sqm	79 sqm	19.3 sqm above x 1	1
		2 bed house (4p)	2	65.4 sqm	79 sqm	13.6 sqm below x 5	5
		2 bed house (4p)	2	78.2 sqm	79 sqm	0.8 sqm under x 18	18
		3 bed house (5p)	2	77.1 sqm	93 sqm	15.9 sqm below x 32	32
		3 bed house (5p)	2	85.2 sqm	93 sqm	7.8 sqm below x 19	19
		3 bed house (5p)	2	86 sqm	93 sqm	7 sqm below x 3	3
		3 bed house (5p)	2	89 sqm	93 sqm	4 sqm below x 7	7
		3 bed house (5p)	2	98.3 sqm	93 sqm	5.3 sqm above x 1	1
		4 bed house (7p)	2	121.6 sqm	115 sqm * based	6.6 sqm above x 4	4
		4 bed house (8p)	2	122.4 sqm	124 sqm	1.6 sqm below x 16	16
APP/19/00076	Woodcroft Farm (288 dwellings) 28.47% compliant (82 dwellings)	1 bed flat (2p)	1	50.7 sqm	50 sqm	0.7 sqm above x 1	1
		1 bed flat (2p)	1	62.5 sqm	50 sqm	12.5 sqm above x 2	2
		1 bed flat (2)	1	53.3 sqm	50 sqm	3.3 sqm above x 2	2
		1 bed flat (2p)	1	58 sqm	50 sqm	8 sqm above x 4	4
		2 bed flat (4p)	1	67.2 sqm	70 sqm	2.8 sqm below x 22	22
		2 bed flat (4p)	1	62.8 sqm	70 sqm	7.2 sqm below x 2	2
		2 bed flat (4p)	1	66 sqm	70 sqm	4 sqm below x 3	3
		2 bed flat (4p)	1	67.3 sqm	70 sqm	2.7 sqm below x 3	3
		2 bed flat (4p)	1	67.4 sqm	70 sqm	2.6 sqm below x 4	4
		2 bed flat (4p)	1	70.2 sqm	70 sqm	0.2 sqm above x 12	12
		2 bed flat (4p)	1	72.9 sqm	70 sqm	2.9 sqm above x 2	2
		2 bed flat (4p)	1	60.4 sqm	70 sqm	9.6 sqm below x 2	2
		2 bed house (4p)	2	63.2 sqm	79 sqm * based	15.8 sqm below x 34	34
		2 bed maisonette (4p)	1	67.1 sqm	70 sqm * based	2.9 sqm below x 1	1
		2 bed maisonette (4p)	1	74.1 sqm	70 sqm * based	4.1 sqm above x 1	1
		2 bed house (4p)	2	75.4 sqm	79 sqm * based	3.6 sqm below x 14	14
		2 bed house (4p)	2	75 sqm	79 sqm * based	4 sqm below x 13	13
		3 bed house (5p)	2	77.5 sqm	93 sqm * based	15.5 sqm below x 15	15

Application no	Address	No of beds & type	Floors	Floor space (sqm)	Nationally Described Space Standards	Below or above standards	Units
		3 bed house (5p)	2	84.8 sqm	93 sqm * based	8.2 sqm below x 2	2
		3 bed house (5p)	2	85 sqm	93 sqm * based	8 sqm below x 29	29
		3 bed house (5p)	2	85.2 sqm	93 sqm * based	7.8 sqm below x 16	16
		3 bed house (5p)	2	85.6 sqm	93 sqm * based	7.4 sqm below x 1	1
		3 bed house (5p)	2	86.4 sqm	93 sqm * based	6.6 sqm below x 13	13
		3 bed house (5p)	2	92 sqm	93 sqm * based	1 sqm below x 5	5
		3 bed house (5p)	2	92.8 sqm	93 sqm * based	0.2 sqm below x 1	1
		3 bed house (5p)	2	93.6 sqm	93 sqm * based	0.3 sqm above x 2	2
		3 bed house (5p)	2	95.2 sqm	93 sqm * based	2.2 sqm above x 2	2
		3 bed house (5p)	2	97.5 sqm	93 sqm * based	4.5 sqm above x 8	8
		3 bed house (5p)	2	107 sqm	93 sqm * based	14 sqm above x 4	4
		3 bed house (6p)	3	107.4 sqm	108 sqm	0.6 sqm below x 26	26
		4 bed house (6p)	2	100 sqm	106 sqm * based	6 sqm below x 3	3
		4 bed house (7p)	2	116.9 sqm	115 sqm * based	1.9 sqm above x 7	7
		4 bed house (7p)	2	118.9 sqm	115 sqm * based	3.9 sqm above x 11	11
		4 bed house (7p)	2	120.9 sqm	115 sqm * based	5.9 sqm above x 2	2
		4 bed house (8p)	2	127.7 sqm	124 sqm * based	3.7 sqm above x 2	2
		4 bed house (8p)	2	128.5 sqm	124 sqm * based	4.5 sqm above x 1	1
		4 bed house (8p)	2	131 sqm	124 sqm	7 sqm above x 18	18
		4 bed house (7p)	2	133.2 sqm	115 sqm * based	18.2 sqm above x 1	1
APP/19/00281	Woodcroft Primary School (43 dwellings) 83.72% compliant (37 dwellings)	1 bed flat (based on)	1	58 sqm	39 sqm	19 sqm above x 4	4
		2 bed flat (based on)	1	77 sqm	61 sqm	16 sqm above x 2	2
		2 bed house (4p)	2	80 sqm	79 sqm	1 sqm above x 13	13
		3 bed house (5p)	2	94 sqm	93 sqm	1 sqm above x 8	8
		3 bed house (5p)	2	96 sqm	93 sqm	3 sqm above x 3	3
		3 bed house (5p)	2	102 sqm	93 sqm	9 sqm above x 6	6
		4 bed house (7p)	2	112 sqm	115 sqm	3 sqm below x 7	7
APP/17/00369	The Curlew (31 dwellings) 16.12% compliant (5 dwellings)	1 bed flat (based on)	1	38.1 sqm	39 sqm	0.9 sqm under x 1	1
		1 bed flat (based on)	1	40.7 sqm	39 sqm	1.7 sqm above x 2	2

Application no	Address	No of beds & type	Floors	Floor space (sqm)	Nationally Described Space Standards	Below or above standards	Units
		1 bed flat (based on	1	46.9 sqm	39 sqm	7.9 sqm above x 1	1
		1 bed flat (based on	1	47 sqm	39 sqm	8 sqm above x 2	2
		2 bed flat (based on	1	47.8 sqm	61 sqm	13.2 sqm under x 1	1
		2 bed flat (based on	1	51.2 sqm	61 sqm	9.8 sqm under x 2	2
		2 bed flat (based on	1	57.1 sqm	61 sqm	3.9 sqm under x 22	22



