

Note relating to National Described Space Standards (NDSS)

Additional evidence regarding the requirement of Policy HG 2g that all homes are required to meet the National Described Space Standards (NDSS) or any successor standards/policy

- 1 The Inspectors' MIQ Matter 6, Issue 1, Question 6 stated:

Internal Space Standards Q6.

What evidence can the Council point to which justifies the need for all new homes to meet the nationally described space standards, as required by footnote 46 of the Framework?

- 2 Council's response

The Council's justification for introduction of the Nationally Described Space Standards (NDSS), rests on the evidence included within the Strategic Housing Market Assessment, January 2016 (SD18). The Council has also noted concern in recent years over the poor standard of homes secured as part of s106 agreements for the provision of affordable housing the same is true of smaller market homes. Introduction of a minimum space standard that is recognised by Government as an appropriate size of home to provide accommodation fit for habitation is therefore considered of key importance to the Council. It is additionally noted that Government has signalled its intention that homes created under permitted development rights should be required to comply with the NDSS. It is therefore sensible in the Council's view for the same standards to be required for homes delivered through a planning application.

- 3 The expression of concern regarding space standard was a consequence of schemes that had been approved before the introduction of the NDSS. A particular example was studied by the Council as a consequence of a decision in 2012, that was after the adoption of the Local Development Framework and prior to the publication of the NDSS or the adoption of the Size Type and Tenure SPD which incorporated the NDSS standards.

- 4 At the Hearing session Day 8: Friday 6 November (Week 2) the Council provided details of how the requirement to comply with the NDSS has been included in the Size Type and Tenure SPD and that since the adoption of the SPD in September 2015 despite resistance from the house the building industry the level of compliance had improved. In some instances variation of earlier permissions (section 73 applications) resulted in negotiation to improve the size of homes, and whilst improved were still too small and still failed to comply with the NDSS.

- 5 The impact of inadequate space in the home is set out by others, an example being:

"A lack of space in a home can compromise basic lifestyle needs such as spaces to store possessions, play, exercise and entertain. It can also have a pre-found effect on health, educational attainment, family relationships and even social

cohesion. The size and quality of new homes is therefore an important influence on the health and wellbeing of residents.”

(Source: Sunderland City Council, Internal Space Standards, July 2018)

- 6 The details of the monitoring of compliance with the NDSS on proposals for planning permission for 10 or more dwellings in the period since 2016 is set out at **Annex 1**.
- 7 The apparent success of achieving compliance with the NDSS detailed in Annex 1 only gives a partial picture, as noted the data is of approved schemes of 10 or more dwellings. As it details only the consented schemes and only reports on major developments the detail of the qualities of schemes at the time of application is missing.
- 8 The housing proposals at the time of submission commonly fail to meet the NDSS. This results in negotiation between case officer and applicants/agents and causes delay and may result in the refusal of planning permissions.
- 9 To demonstrate the shortfall against the NDSS the details of the non-compliance of housing schemes that are currently being considered by the Council are provided at **Annex 2**. The data shows that failure to achieve the space standard occurs in both large developments and smaller schemes. The failure to achieve the space standards is most prevalent in dwellings of 2 and 3 bedrooms. This is the size of homes required to meet the housing needs of the District.
- 10 The Council have assessed the viability of the Local Plan including the cost of complying with the NDSS and this shows that development in accordance with the policies of the Local Plan including the NDSS is viable.
- 11 Making compliance with the NDSS a requirement of HG 2 policy increases certainty for landowners, developers and purchasers. The argument is put forward by developers that the Council cannot require NDSS because it is not set out in a Policy of the Local Plan, adoption of a policy within the Local Plan would address the matter.
- 12 **Annex 3** provides two examples of schemes that are under construction that will provide 100% affordable housing and meet the NDSS, that are required to meet the NDSS as a condition of funding from Government.

The Council have monitored the compliance with the NDSS as part of its Service Planning.

The Service Plan indicator is:

“To achieve NDSS on all major residential schemes” in this case that refers to schemes of 10 or more units. The performance target is therefore set at 100%

2016-2017 – 96.5% of schemes. The Service Plan reports on compliance by permission and noted that 96.55% of major housing schemes (28 out of 29) complied with the NDSS.

2017-2018 – 100% of schemes. Also reporting compliance by the number of schemes is shows 8 outline and 11 full planning permissions for major schemes housing schemes all achieved the NDSS.

2018-2019 – 65% of homes. The service plan records the number of homes rather than the number of permissions that achieved the NDSS. This shows 65% (317 out of 488) of new homes in major developments met the NDSS. Correspondingly 35% or 171 of new homes in major schemes failed to meet the standard.

2019-2020 – 100% of homes. All the dwellings in major schemes (557) met the NDSS.

2020-2021 – 100% of homes. Year to date all dwellings in major schemes have met the NDSS

Current major development proposals

The following details relate to undetermined planning applications for housing schemes of 10 or more units.

Red background denotes failure to meet the NDSS

Green background denotes compliance with the NDSS.

BEDALE

Part OS Field 3541, Southlands Farm, Bedale – 20/02314/FUL

Full planning application for the construction of 85 dwellings. Application undetermined.

No of Bedrooms		No of Storey	No of person/s	No offered	NDSS (+storage)	Proposed size
2 bed	Wentwood	1	3p	9	61+2	61.5
2 bed	Haldon	2	3p	9	70+2	71.7
2 bed	Danbury* ¹	2	3p	18	70+2	75.3
3 bed	Sherwood	2	4p	4	84+2.5	90
3 bed	Delamare	2	4p	15	84+2.5	92.2
3 bed	Charnwood Cr	2	5p (shows as 6p on layout)	3	93 at 5p or 102 at 6p	94
3 bed	Saunton	3	4p	13	84+2.5	95.2
4 bed	Greenwood	3	5p	5	93	113.4
4 bed	Marston	2	5p	6	97	114.2
4 bed	Whiteleaf	2	5p	3	97	117

*¹ The Danbury is shown as a 3 bedroom dwelling but includes a small “lifestyle” room at first floor level, if this was counted as a 4th bedroom the space required would increase to 84m² and this property would be undersized by more than 8m².

BEDALE

(Not a “major” development but larger than the other schemes listed separately)

OS Field 9021 Cross Lane Burneston – 20/02420/FUL.

Full planning application for 9 dwellings. Application undetermined.

No of Bedrooms	No of Storey	No of person/s	No offered	NDSS m ²	Proposed size
2 bed	2	4p	4	79	78m ²
3 bed	2	5p	3	93	96m ²
4 bed	2	6p	2	106	113.5m ²

This site is submitted by Mulberry Homes Yorkshire (registered provider) offering 44% affordable housing (4 dwellings)

BEDALE

Crakehall 20/00330/FUL

Full planning application for 18 dwellings

No of Bedrooms	No of Storey	No of person/s	No offered	NDSS m ²	Proposed size m ²	
2 bed	1	3p	2	61+2	62.2	Bedroom undersized
2 bed	2	3p	3	70+2	70.7	
2 bed	2	4p	2	79	84.1	
3 bed	2	5p	4	93	92.9	
3 bed	2	5p	1	93	103.4	
3 bed	2	6p	1	102	115.7	
4 bed	2	8p	1	124	128.5	
4 bed	2	8p	3	124	131.7	
4 bed	2	8p	1	124	144.1	

EASINGWOLD

Land to rear of Police House, York Rd Easingwold – 15/02419/OUT & 20/01049/REM (Awaiting Decision)

Reserved matters for 80 dwellings. Application undetermined.

No of Bedrooms	No of Storey	No of person/s	No offered	NDSS	Proposed size
1 bed	1	2p	8	50+1.5	55.50m ²
2 bed bungalows	1	3p	8	61+2	65m ²
2 bed	2	4p	30	79	70 m ²
3 bed	2	4p	22	84+2.5	84* ¹ & 91.5 m ²
4 bed	2	6p	12	106	108, 120 & 128m ²

This site proposes 80 dwellings providing 50% affordable housing.

*¹ The 3 bed dwellings at 84m² are undersized as they do not make allowance for storage.

THIRSK

Land off Ripon Way, Carlton Miniott, 20/02012/FUL (allocation sites CAM 1)
Full planning application for 71 dwellings. Application undetermined

No of Bedrooms		No of Storey	No of person/s	No offered	NDSS (+storage)	Proposed size
2 bed	Levisham	1	3p	7	61+2	61
2 bed	Aysgarth	2	4p	9	79	72.5
2 bed	Fernlee	3	4p	2	90+2.5* ¹	73.3
2 bed	Baildon	3	4p	21	90+2.5* ¹	82.5
3 bed	Layburn	2	4p	4	84+2.5	85
3 bed	Oakwood	2	4p	10	84+2.5	85.2
4 bed	Wentbridge	2	7p* ²	5	115	106.5
4 bed	Dalton	3	6p	3	112	109.6
4 bed	Horbury	2	6p	3	106	119.2
4 bed	Walburn	3	6p	4	112	119.9
4 bed	Thornton	2	8p	3	124	141

*¹ The NDSS does not include a size in the tables for a 3 storey, 2 bed, 4 person dwelling. The 90m² figure quoted is for a 3 storey, 3 bed, 4 person home, this is the smallest 3 storey dwelling included in the tables. If the proposal was changed to a 2 storey, 3 bed, 4 person homes the minimum size required is 79m². Details supplied do not show the headroom available in the room in the roof.

*² The 4th bedroom noted on the schedule is shown as a study on the proposed plans. Assumed sized as a single bedroom, counted as a 7p house.

THIRSK

Land west of Cedar Road, Sowerby, 20/02556/FUL
Full planning application for the construction of 97 affordable homes. Application undetermined.

No of Bedrooms	Type	No of Storey	No of person/s	No offered	NDSS (+storage)	Proposed size
1 bed	1	Gf flat	2p	3	50+1.5	55
1 bed	1A	Ff flat	2p	3	50+1.5	57
2 bed	3	1	3p	8	61+2	63
3 bed	4	1	5p	2	86	84
1 bed	2	2	2p	4	58+1.5	62
2 bed	5	2	4p	38	79	79
3 bed	6	2	5p	28	93	94
4 bed	7	2	6p	11	106	113

Minor developments proposals (fewer than 10 dwellings)

Data extracted from the Planning applications submitted to Hambleton District Council and validated between 1st January 2021 and 9th February 2021

None of the proposal are from volume housebuilders.

Planning Ref	B beds p people	Storey	No of Units	NDSS m ²	GIA m ²
20/02901/FUL	4B8p	2	1	212	124
20/02910/FUL 2 dwellings	3B6p	2	1	102	164
	3B6p	2	1	102	167
21/00040/REM 7 dwellings	3B6p	2	5	102	156
	2B4p	1	2	70	114
21/00061/FUL	2B4p	1	1	70	175
21/00085/FUL	4B7p	2	1	115	251
21/00093/FUL	4B6p	2	1	106	263
21/00115/REM 5 dwellings	4B8p	3	1	130	335
	3B6p	2	1	102	121
	2B4p	1	3	70	99
21/00141/FUL	2B4p	1	1	70	64
21/00147/REM	3B5p	2	1	138	93
21/00183/REM	3B8p	2	1	124	163
21/00196/FUL 4 dwellings	3B5p	2	2	93	93
	2B4p	2	1	79	84
	3B5p	2	1	93	90
21/00225/FUL	2B4p	2	1	79	76

Previously approved schemes that were non-compliant at the time of the application

A further example of a recently submitted scheme on an LDF allocated site shows the gap between the requirements of the NDSS and the proposals made by developers at the reserved matters stage.

Reserved matters for the construction of 120 dwellings at Wilbert Farm, Sandholme Lane, Aiskew - 18/02748/REM

Size type	No of Units	NDSS	GIA	Drawing GIA	
2B4P	27	79	80	80	
2B3P	9	61	61	61	Bed 2 not big enough
3B4P	21	84	84	84	Bedrooms not big enough
3B4P	5	84	85	85	Bedrooms not big enough
3B5P	5	93	93.6	93.6	Bedrooms not big enough
4B6P	8	106	96	96	Bedrooms not big enough
4B8P	7	124	98	100	Bedrooms not big enough
4B7P	5	115	114	114	
4B8P	14	124	115.5	118	
4B8P	14	124	120	122	

Development schemes that have been consented for 100% affordable housing and which are under-construction.

NORTHALLERTON

Land off Danes Crest Brompton – 19/01499/FUL
Full planning approval for 21 dwellings Permission granted

No of Bedrooms	No of Storey	No of person/s	No offered	Proposed size
2 bed bungalows	1	3p	2	61m ²
2 bed	2	4p	11	79m ²
3 bed	2.5	4p	8	93 m ²

100% affordable units for Rent and Rent to Buy under construction

THIRSK

St Mary's Close, Thirsk – 17/02448/REM
This proposal is offering 100% affordable dwellings (37) for rent and Rent to Buy, the affordable requirement is 40%

No of Bedrooms	No of Storey	No of person/s	No offered	Proposed size
2 bed bungalows	1	3p	2	79m ²
2 bed	2	4 p	10	80m ²
3 bed	2	5p	14	110 & 116m ²
4 bed	2	6p	9	141 & 144m ²