

Optional Standards Assessment

Pendle Borough Council, July 2024

Introduction

This assessment has been prepared by Pendle Borough Council (the Council) in support of the introduction of optional technical standards through Policies SP07, DM01 and DM21 of the Pendle Local Plan Fourth Edition (the Local Plan).

A new approach for setting technical standards for new housing was created by the Government in 2015. The rationalised and streamlined system was confirmed through the March [2015 Written Ministerial Statement](#). The optional technical standard relates to accessibility standards, internal space standards and water efficiency standards. The Council is seeking to adopt the optional standard for each through the Local Plan.

This assessment has been prepared in response to requirements of national planning policy and guidance, and representations made to the Regulation 18 draft of the Local Plan. It provides clear evidence in support of the application of these standards locally, confirming that their adoption through the Local Plan is justified and deliverable, and as such is consistent with national planning policy.

National Planning Policy

The National Planning Policy Framework (NPPF) sets the Government's policies for planning. It makes clear of the role of the planning system in the achievement of sustainable development (NPPF December 2023, Paragraph 7). Achieving sustainable development means the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways; an economic, social and environmental objective (NPPF December 2023, Paragraph 8). Most notably (in the context of this assessment); 'the need to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations..; and to protect and enhance our natural, built and historic environment; including.. using natural resources prudently.. mitigating and adapting to climate change.'

A key priority for the Government is to significantly boost the supply of housing, securing a sufficient amount and variety of land where it is needed and ensure that the needs of groups with specific housing requirements are addressed (NPPF December 2023, Paragraph 60). Within this context, the NPPF confirms that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. This includes (but is not limited to) those requiring affordable housing, families with children, older people, students, people with disabilities (NPPF December 2023, Paragraph 63).

Paragraph 135 of the NPPF adds that planning policies and decisions should ensure that developments (in the context of achieving good design):

- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increase densities);
- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and fear of crime, do not undermine the quality of life or community cohesion and resilience.

The supporting footnote to part (f) of Paragraph 135 highlights the role of optional technical standards for accessible and adaptable housing standard in addressing housing needs. The footnote further confirms that policies may make use of nationally described space standards, where the need for an internal space standard can be justified.

Paragraph 158 of the NPPF sets out the need for plans to make a proactive approach to mitigating and adapting to climate change inclusive of water supply. It adds that policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts.

Planning Practice Guidance (PPG) confirms how policies within the NPPF should be interpreted and implemented. In relation to optional technical standards PPG confirms that local planning authorities have the option to introduce these standards through their [planning] policies. It outlines that evidence will need to be prepared to determine whether there is need for additional standards in their area to justify policy¹. It also confirms that the impact of using these standards should be considered through the Local Plan Viability Assessment².

The case for the introduction of each standard within Pendle with reference to supporting evidence is addressed in the following sections of this document. The effects on viability tested through the Local Plan Viability Appraisal is also summarised within each section.

¹ See PPG Paragraph: 002 Reference ID: 56-002-20160519

² See PPG Paragraph: 003 Reference ID: 56-003-20150327

Accessibility Standards

The Accessibility Standard

Current national housing standards are set within Building Regulations Approved Document M: Volume 1 – Access to and Use of Dwellings (2015)³. M4(1) is the mandatory standard to be met by all residential development. M4(2) and M4(3) are optional standards. Table 1 summarises these standards.

Table 1: Building Regulations Approved Document M: Volume 1 – Access to and Use of Dwellings Summary

M4(1) Category 1: Visitable Dwellings (Mandatory Baseline)

Compliance with requirement M4(1) will be met when a new dwelling makes reasonable provision for most people, including wheelchair users, to approach and enter the dwelling and to access habitable rooms and sanitary facilities on the entrance storey. Reasonable provision is made if the dwelling complies with all of the following:

- a. Within the curtilage of the dwelling or the building containing the dwelling, it is possible to approach and gain access to the dwelling.
- b. It is possible to gain access to the dwelling, or the building containing the dwelling, from the most likely point of alighting from a car.
- c. A disabled person who is able to walk is able to visit any dwelling in a building containing one or more dwellings.
- d. Visitors can access and use the habitable rooms and a WC within the entrance storey of the dwelling (or the principal storey where the entrance storey does not contain a habitable room)
- e. Where the habitable rooms and the WC are located on the entrance storey, access between them is step free.
- f. Wall-mounted switches and sockets outlets in habitable rooms are reasonably accessible to people who have reduced reach.

M4(2) Category 2: Accessible and Adaptable Dwellings

Compliance with optional requirement M4(2) will be met where a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users. Reasonable provision is made if the dwelling complies with all of the following:

- a. Within the curtilage of the dwelling, or of the building containing the dwelling, it is possible to approach and gain step-free access to the dwelling and to any associated parking space and communal facilities intended for the occupants to use.
- b. There is step-free access to the WC and other accommodation within the entrance storey, and to any associated private outdoor space directly connected to the entrance storey.
- c. A wide range of people, including older and disabled people and some wheelchair users, are able to use the accommodation and its sanitary facilities.
- d. Features are provided to enable common adaptations to be carried out in future to increase the accessibility and functionality of the dwelling.
- e. Wall-mounted switches, socket outlets and other controls are reasonably accessible to people who have reduced reach.

³ [Access to and use of buildings: Approved Document M - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/building-regulations-approved-document-m-volume-1-access-to-and-use-of-dwellings)

M4(3) Category 3: Wheelchair user Dwellings

Compliance with optional requirement M4(3) will be met where a new dwelling makes reasonable provision for a wheelchair user to live in the dwelling and use any associated outdoor space, parking and communal facilities that may be provided for the use of the occupants. Reasonable provision is made if the dwelling complies with all of the following:

- a. Within the curtilage of the dwelling or of the building containing the dwelling, a wheelchair user can approach and gain step-free access to every private entrance to the dwelling and to every associated private outdoor space, parking space and communal facility for occupants use.
- b. Access to the WC and other accommodation within the entrance storey is step-free and the dwelling is designed to have the potential for step-free access to all other parts.
- c. There is sufficient internal space to make accommodation within the dwelling suitable for a wheelchair user.
- d. The dwelling is wheelchair adaptable such that key parts of the accommodation, including sanitary facilities and kitchens, could be easily altered to meet the needs of a wheelchair user or, where required by a local planning authority, the dwelling is wheelchair accessible.
- e. Wall-mounted switches, controls and socket outlets are accessible to people who have reduced reach.

M4(3) is split into two further sub-categories: (a) wheelchair adaptable (a home that can be easily adapted to meet the needs of a household including wheelchair users) and (b) wheelchair accessible (a home readily useable by a wheelchair user at the point of completion). M4(3)(b) can only be applied to those dwellings where the local authority is responsible for allocating a person to live in that dwelling.

Homes built to M4(2) and M4(3) standards provide accommodation that is flexible to meet the needs of their current and future occupants. The standards play an important role in responding to the housing needs of the elderly and disabled helping to ensure that residents can continue to live at home independently and without intervention for longer. This role is acknowledged by both the NPPF and PPG. It is clear to the Council, that if the Local Plan is to be effective in meeting the local housing needs of the entire community, there is merit in exploring whether there is a need for policy requiring accessible and adaptable standards housing locally.

PPG provides clear guidance on how local planning authorities should demonstrate the need for accessible and adaptable homes, and confirms a range of factors to be taken into account, including:

- The likely future need for housing for older and disabled people (including wheelchair user dwellings).
- Size, location, type and quality of dwellings needed to meet specifically evidenced needs (for example retirement homes, sheltered homes or care homes).
- The accessibility and adaptability of existing housing stock.
- How needs vary across different housing tenures.
- Overall impact on viability⁴.

⁴ See PPG Paragraph 007 Reference ID: 56-007-20150327

The Government has published a guide on the availability of data related to people with disabilities⁵.

The Need for Accessible and Adaptable Housing

Evidence to support the adoption of accessible and adaptable standards in Pendle can be found within the Housing and Economic Development Needs Assessment (HEDNA) (Iceni Projects, 2023). The HEDNA confirms that Pendle has an ageing population and growth in the 65 and over age cohort will outstrip any other age group and will be the primary driver of population increase projected over the plan period (see Paragraphs 9.5 and 9.6, and Table 9.3 of that report).

The Housing Need Review (Iceni Projects, May 2024) updates this position, and develops a trend based demographic projection for Pendle which takes into account findings of both the 2021 Census and subsequently published data, including migration trends. It provides an accurate picture of future demographic change in the borough. The projection continues to show that the 65 and over age group is expected to grow the most over the period 2024 to 2034.

The HEDNA notes that in 2011 39% of households contained someone living with a long term health problem, with this being highest in the M65 urban area (see Table 9.5 of the HEDNA). This average is higher than the national position. Data shows that the majority (59%) of people with a long term health problem are aged 65 and over (see Figure 9.3 of the HEDNA) demonstrating a strong correlation between health and age.

The HEDNA finds that instances of ill health amongst elderly residents is likely to increase over the plan period (see Table 9.6 of the HEDNA). Between 2022 and 2032 rates of dementia are projected to increase by up to 20%, with residents with mobility problems increasing by up to 18%. The ageing population, and its role in driving demographic change in Pendle over the plan period is a key factor of this projected growth in ill health.

A proportion of those with disabilities and long-term health problems will continue to live at home with family or require supported housing. However, those who choose to live independently are likely to need homes which provide or a capable of providing adaptations to their needs.

Addressing the need for supported housing, the HEDNA concludes that there is an estimated need for 1,640 dwellings between 2022 and 2032. Of this need around 1,000 are housing units with support (sheltered/retirement housing) with around one third market tenure and two thirds affordable tenure required. There is need for around 500 additional housing units with care (e.g. extra care) and 270 nursing home bedspaces (bedspaces not counted as full dwellings in nursing homes).

Engagement with Lancashire County Council (LCC) has shown a shift in policy from the provision of residential care to extra care as a preventative measure. Indeed LCC has recently closed 24 units which are no longer fit for purpose. There is a clear need therefore for a

⁵ [Building regulations: guide to available disability data - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/building-regulations-guide-to-available-disability-data)

greater amount of dwelling stock that is adaptable to the needs to support this the implementation of this strategy.

Viability is a major barrier to the delivery of extra-care schemes in Pendle. The Council has land available for an extra-care scheme in Nelson, however securing the delivery of this proposal has not proven to be possible due to viability. Engagement with landowners and developers shows a preference for the provision of traditional market housing and delivery of most housing products is constrained by viability across much of the M65 Urban Area. More recently some age-restricted housing proposals have come forward, however the general lack of supply provided within both the public and private sector for age specific housing contributes to the level of need identified within the HEDNA. It further demonstrates the need for accessible and adaptable housing within the borough as a means to meet the housing needs of the population as they age and their needs change.

Wheelchair User Housing

According to the 2011 Census, there is a higher proportion of the population that are wheelchair users in Pendle than in England (see Table 9.11 of the HEDNA). The data also illustrates that wheelchair users make a higher proportion of the population with increased age with 5.7% of people aged 59 years or younger wheelchair users compared to 57.7% of those aged 85 or older. In 2022, the number of wheelchair user households in Pendle was estimated to be 1,718. By 2023 this is projected to increase by 219 to 1,937. The ageing population trend previously highlighted is likely to be a significant factor behind this increase.

To derive a need for wheelchair user housing, the HEDNA refers to national data which records the number of wheelchair user households living in a home which is not feasible or problematic to make fully visitable (a rate of 25%). This rate is then applied to the projected increase in additional (and existing) wheelchair user households identified for Pendle between 2022 and 2023. This results in a need for 640 wheelchair user homes over the period 2022-32 or 219 homes when current need is removed. The HEDNA concludes that wheelchair user housing reflects around 8% of future housing need and recommends that the Council seek M4(3) delivery as a proportion of market delivery on account of this identified need.

Viability

The Local Plan Viability Assessment has tested the effect of M4(2) and M4(3) standards on development viability across Pendle. The Assessment assumes an additional cost of £525 per dwelling for M4(2) and £10,111 per dwelling for M4(3). The Assessment highlights viability constraints across the borough, particularly within the M65 Urban area. At £525 per dwelling, the adoption of the M4(2) standard at each dwelling is unlikely to affect development viability. It must be further acknowledged that the standard is so to be applied through building regulations and as such will be required at all new dwellings. £10,111 per dwelling for M4(3) however is a more significant cost and should be applied flexibly noting local viability constraints.

This conclusion reflects the approach of Policy DM21 of the Local Plan which requires M4(2) standards at all new homes but encourages delivery of M4(3) homes where suitable. This flexible approach latterly applied to the M4(3) standard recognises the increase cost and pressure on viability caused and therefore the establishment of a mandatory position has been avoided. The Council does not have nomination rights and as such any M4(3) housing delivered through the policy would fall under M4(3)(a) of the Regulations.

Internal Space Standards

The Nationally Described Space Standard

The Nationally Described Space Standard (NDSS) relates to the internal space within new dwellings and is applicable to all tenures. NDSS sets out requirements for the Gross Internal (Floor) Area of new dwellings dependent on the number of storeys, bedrooms and bed spaces. The Council propose to implement the NDSS through Policy DM21 of the Local Plan.

NDSS is measured in square metres (m²). It is measured between the internal faces of perimeter walls and therefore includes partitions, structural elements, cupboards, ducts, flights of stairs and voids.

The NDSS is set out in Table 2 below.

Table 2: Minimum Gross Internal Floor Areas and Storage (m²)

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
1b	2p	50	58		1.5
2b	3p	61	70		2.0
2b	4p	70	79		2.0
3b	4p	74	84	90	2.5
3b	5p	86	93	99	2.5
3b	6p	95	102	108	3.0
4b	5p	90	97	103	3.0
4b	6p	99	106	112	3.0
4b	7p	108	115	121	3.0
4b	8p	117	124	130	3.0
5b	6p	103	110	116	3.5
5b	7p	112	119	125	3.5
5b	8p	121	128	134	3.5
6b	7p	116	123	129	4.0
6b	8p	125	132	138	4.0

*Applies where a shower room is provided instead of bathroom.

In addition, the NDSS applies the following technical requirements. Minimum floor areas and room widths for bedrooms (inclusive of head room clearance) and storage spaces are integral to the space standard and cannot be used in isolation or removed from it:

- The dwelling provides at least the gross internal floor area and built-in storage as set out in Table 1 above.

- b. A dwelling with two or more bedspaces has at least one double (or twin) bedroom.
- c. In order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide.
- d. In order to provide two bedspaces, a double (or twin) has a floor area of at least 11.5m².
- e. One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide.
- f. Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area).
- g. Any other area that is used for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all.
- h. A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement.
- i. The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.

Methodology

Planning Practice Guidance sets out that where local planning authorities seek to implement NDSS through their policies, evidence should be provided to determine whether there is need for the standards to be applied.

Little guidance is provided regarding the scope or detail of this evidence. In absence of this, the Council has referred to evidence prepared by other local planning authorities to support policies implementing NDSS and found sound⁶. Examining these case studies it is apparent that any assessment should be proportionate and contain a sufficient variety of developments so that a reasonable conclusion can be drawn.

To reach a conclusion on the need for NDSS, the Council has assessed the compliance of 1258 dwellings located at 24 sites which have been recently completed, are under construction or have planning permission. The sample features a wide range of proposals of different scales, geographies, house types and tenure as summarised in Table 3. The sample is representative of the developments which might be expected to occur within Pendle over the lifetime of the Local Plan.

⁶ See [Blackburn with Darwen Optional Housing Standards Topic Paper](#), Blackburn with Darwen Council (2022), [Plymouth Local Plan NDSS Evidence](#), PBA (2015), [Blackpool Space Standards and Accessible Homes Topic Paper](#), Blackpool Council (2020).

Table 3: Summary of Sample Site Characteristics

Application Reference	Capacity	Site Status	Site Typology	Tenure	Dwelling Types
13/15/0178P	179	Complete	Greenfield	100% Market	Detached, Semi Detached, Terrace, Town House, Bungalow
16/0136/REM	27	Complete	Greenfield	100% Market	Detached, Semi Detached, Town House
19/0952/REM	239	Under Construction	Greenfield	Market with 20% Affordable	Detached, Semi Detached, Terrace, Town House
19/0601/FUL	20	Complete	Greenfield	100% Affordable	Semi Detached, Terrace
22/0848/FUL	53	Under Construction	Brownfield	Market with 25% Affordable	Semi Detached, Terrace, Bungalow
18/0865/REM	82	Complete	Greenfield	Market with 5% Affordable	Detached, Semi Detached, Terrace, Town House
19/0901/FUL	114	Complete	Greenfield	100% Affordable	Semi Detached, Terrace, Bungalow, Apartment
16/0675/FUL	7	Complete	Greenfield	100% Market	Detached, Semi Detached
21/0455/FUL	12	Complete	Brownfield	100% Market	Apartment
16/0459/FUL	12	Complete	Brownfield	Market with 50% Affordable	Bungalow, Semi Detached, Terrace
21/0111/FUL	19	Complete	Greenfield	100% Market	Bungalow
19/0801/FUL	79	Complete	Greenfield	100% Affordable	Semi Detached, Terrace

Application Reference	Capacity	Site Status	Site Typology	Tenure	Dwelling Types
21/0184/REM	9	Under Construction	Brownfield	100% Market	Detached
17/0589/FUL	11	Complete	Brownfield	100% Market	Apartment
22/0350/FUL	6	Approved	Greenfield	100% Market	Town House
13/11/0597P	49	Complete	Brownfield	100% Market	Detached, Semi Detached, Terrace, Town House
17/0362/FUL	57	Complete	Greenfield	100% Market	Detached, Semi Detached, Terrace, Bungalow
17/0524/FUL	7	Complete	Greenfield	100% Market	Semi Detached, Detached
23/0301/FUL	129	Approved	Greenfield	Market with 20% Affordable	Detached, Semi Detached, Terrace, Bungalow
22/0473/FUL	17	Under Construction	Brownfield	100% Market	Detached, Semi Detached
13/14/0172P	30	Complete	Brownfield	100% Affordable	Terrace, Bungalow, Apartment
13/14/0528P	23	Complete	Brownfield	100% Affordable	Detached, Semi Detached, Terrace
16/0650/FUL	32	Complete	Brownfield	100% Market	Semi Detached, Terrace, Bungalow
20/0842/FUL	46	Complete	Brownfield	100% Market	Apartment

Gross internal floorspace (GIA) has been derived based on information provided by the developer and/or by way of measurements taken from approved plans. Measurements have also been taken of areas marked for bedrooms to consider whether the space provided is consistent with the standards required by NDSS.

There is however limited information on which the assessment can be undertaken. It is not possible therefore to confirm whether there is sufficient headspace in terms of its

contribution towards GIA and/or storage space to the level of detail required by NDSS from the resources available. As such the assessment takes a proportionate approach assuming 100% compliance with these requirements. This is likely to result in a slightly more positive result in favour of NDSS compliance.

Results and Analysis

The assessment shows that 9% of dwellings sampled comply with NDSS (see Appendix 1 for full assessment). The majority of compliant schemes (64%) are single storey dwellings (apartments or bungalows). The sample includes several developments marketed to the higher end of the market and/or which provide specialised dwellings helping to maximise value and minimise risk. These developments play a notable role in meeting NDSS but do not, on their own, offer a sufficient variety of accommodation to be effective in meeting the housing needs of a large section of the community.

Of the 91% of dwellings which have been found not meet NDSS two common factors are identified. First is bedroom size. A sizeable majority of those dwellings assessed feature master bedrooms which are at or exceed (significantly in some cases) the minimum standards outlined within the NDSS. The second bedroom also generally meets this standard (unless the dwelling is of a smaller size – see below). However, the third and fourth (and fifth) bedroom tend to be much smaller than the space standard requires. The space provided at dwellings means less likely to meet the needs of households as they grow and change over time.

Secondly is floorspace; 40% of assessed dwellings have sufficient floorspace to comply with NDSS. This proportion is four times higher than the number of dwellings that have been assessed to meet the standard overall. This shows there is potential to quadruple the level of compliance with NDSS taking place within Pendle without increasing the amount of land needed to be developed. This approach is likely to be most effective at four bedroom dwellings as these tend to be more likely to meet NDSS requirements in floorspace terms. Four bedroom dwellings generally feature at edge of settlement locations and attract a premium price. Whilst they have a role in meeting housing need, they do not provide the diversity in stock required (specifically in terms of size and tenure) to respond to identified housing needs.

The assessment shows that two and three bedroom two storey dwellings are the least likely to meet NDSS. This type of dwelling generally features more prominently on sites located within settlement boundaries and is more likely to comprise affordable housing. This finding is concerning especially as Policy DM22 of the emerging Local Plan seeks to secure the majority of new homes developed over the plan period as two or three bedroom homes in response to the findings of the HEDNA which finds an ageing population resulting in smaller household sizes. The HEDNA also demonstrates a significant need for affordable housing in the borough. The assessment shows that without policy requiring NDSS, it is likely that the majority of new homes delivered over the plan period, including affordable housing, would continue to not meet space standards. New homes would not therefore meet the needs of their occupiers rendering the Local Plan ineffective in this regard.

Pendle's Baseline Conditions

Pendle's existing housing stock is heavily influenced by its industrial legacy. Around 60% of homes in the borough fall within Council Tax Band A with a large proportion of these 2-3 bedroom terraces. This type of housing stock is more prevalent within the towns located within the M65 corridor which contain around two thirds of the borough's population, as well as the towns of Earby and Barnoldswick within West Craven in the north of the Borough.

Pendle is the 33rd most deprived authority in England, and fourth most deprived in Pennine Lancashire⁷. The areas of highest density terraced stock correlate with wards suffering the highest levels of deprivation within the borough. The 2009 stock condition survey found that 22% of housing stock had at least one category 1 hazard as defined by the Housing Health and Safety Rating System, and 36.3% were classed as 'sub-decent' failing to meet the Government's standard for housing.⁸

Pendle's residents are generally in worse health than the national average. Life expectancy in Pendle is lower than the national average and there is evidence of significant disparity within the borough between deprived and affluent areas; with men living in deprived wards expected to live 9.2 years fewer than those living outside of them. Further evidence of health problems is shown by the higher rates of mobility problems experienced by residents in Pendle in contrast to the national average as set out in the HEDNA and addressed earlier.

The link between the quality of housing and health is well established. The Marmot Review (2010) concluded that housing is a 'social determinant of health' with physical and mental health affects throughout life. The Marmot Review 10 years on – Health Equity in England from the Institute of Health Equity (2020), noted that 'Poor-quality housing harms health. Exposure to poor housing conditions is strongly associated with poor health, both physical and mental.' It adds that 'mental health impacts of living in non-decent, cold, overcrowded or unaffordable housing has on stress, depression and anxiety' and outlines that 'children living in overcrowded homes are more likely to be stressed, anxious and depressed, have poorer physical health, do poorer at school and are at greatest risk of behavioural problems.'⁹ An extensive library of housing and its relationship to health is available on the UK parliament website.¹⁰

The 2021 Census shows that Pendle's population grew by 7.1% in the 10-years since the previous census higher than both the national and Lancashire average. The growth in households recorded over this period has not corresponded with the growth of population with an increase of only 752 households recorded or 2%. This is despite 1,531 net dwellings being constructed over this period. The result of this population change has meant that

⁷ English Indices of Deprivation Explorer. Available via: <https://imd2019.group.shef.ac.uk/>. Hosted by the University of Sheffield.

⁸ Stock Condition Survey (2009) referenced in the Pendle Borough Council (2013) Housing Renewal Policy

⁹ [Health Equity in England: The Marmot Review 10 Years On - The Health Foundation](#)

¹⁰ <https://researchbriefings.files.parliament.uk/documents/CBP-9414/CBP-9414.pdf>

average household size in Pendle is now 2.5 persons per dwelling; the second highest in Lancashire after Blackburn with Darwen.

The 2021 Census shows that the wards experiencing the largest growth over the last 10 years are those where terraced housing stock heavily features and areas which generally experience higher levels of deprivation. It is therefore clear that overcrowding is increasing in these areas. Providing quality housing of the right size is a pressing matter and has a critical role in reducing deprivation and improving health and standard of living for many within the borough. This demonstrates the need for NDSS policy in Pendle to address baseline conditions.

Viability and Implementation

The proposed policy requirement for NDSS has been subject to viability testing through the Local Plan Viability Assessment (2024) with NDSS used as the bases for the scenarios tested. NDSS is therefore integral to the viability appraisal which has been applied for the Local Plan. It is not the driving factor for viability constraints in the borough and as such, the application of the standard would not, on its own, inhibit the delivery of housing within the borough.

NDSS is a long established optional standard first published in 2015. It is implemented locally in Blackburn with Darwen¹¹ and Hyndburn¹². These authorities share similar characteristics to Pendle being both located also within Pennine Lancashire. They share similar demographics, housing market dynamics and viability constraints. The assessment has found that a number of developers locally have a number of existing house types which meet or exceed the floorspace standards required by NDSS. Furthermore no objections were submitted to the proposal to implement NDSS from adoption of the Local Plan by responses received by the Council to the Draft Local Plan.

Whilst the assessment has highlighted that new dwellings are generally built below NDSS, especially 2-3 bed dwellings, the average floorspace provided at these dwellings does not represent a significant departure from this standard. For example, for the most common type and size of dwelling built (a 3 bed 5 person dwelling) the average position for the floorspace assessed is 2.4m² below NDSS, with a standard deviation of 11.9m², whilst 2-bed homes were generally 9.6m² smaller than NDSS, with a standard deviation of 4.8m². This shows that the difference in land take up required to meet NDSS is likely to be limited.

Taking into account the above the Council does not believe there are any barriers to the implementation of NDSS through planning policy at adoption of the Local Plan. Further, and having regard to the findings of the viability assessment, the policy would not effect the implementation of wider policy within the Local Plan.

¹¹ See Blackburn with Darwen Local Plan (2024) Policy DM03.

¹² See Hyndburn Development Management DPD (2018) Policy DM16.

Water Efficiency Standards

Mandatory Standards for water usage already exist within Building Regulations (125l per person per day). Tighter regulations for 110l per person per day can however be implemented by Local Plan policies where there is a clear local need. PPG offers guidance as to how a higher standard of water usage can be justified through Local Plans¹³. This includes:

- Evidence sources including; Environment Agency water stressed areas 2021 classification. Water Resource Management Plans and River Basin Management Plans.
- Consultations with local water companies, the Environment Agency and catchment partnerships.
- Consideration of the impact of the higher standard on viability and housing supply.

Pendle is situated at the watershed of the Ribble, Aire and Calder, with watercourses draining into the Irish Sea or North Sea. Water services and supply infrastructure are largely provided in Pendle by United Utilities (UU) however Yorkshire Water (YW) is the provider for residents in Earby, Sough and Kelbrook. Pendle's location at the source of multiple watercourses means that the borough has an important role in safeguarding the quality and quantity of water supply for a larger area beyond its boundaries. This is particularly important for water trading and ensuring sufficient supply of water across the country.

Water Resources Management Plans relevant to the area have been published by both UU¹⁴ and YW¹⁵. Whilst these plans demonstrate a sufficient supply of water at present, they both show increasing water stress caused by demand and climate change. The focus of both strategies is to identify and fix leaks within the system as quickly as possible, however the strategies also seek to reduce the amount of water that we use in our daily activities in order to help avoid future shortfalls by promoting water efficiency.

In their representations to the Regulation 18 Draft version of the Local Plan, UU submitted evidence (see Appendix 2) in support of the adoption of tighter regulations for water usage in Pendle and expressed their support for this proposal as outlined in Policies SP07 and DM01. UU's submission highlights findings of the Environment Agency National Framework (2020):

- The North West jointly faces the second highest pressure on Water Resources in England, with population growth the primary driver. Climate Change is however a secondary driver and its effects will become more significant over the plan period.
- The National Framework is prepared on the assumption that 110l per person per day is secured.
- Even assuming optional water efficiency measures can be secured at each authority parts of the region will still need water resources to be developed.

¹³ See PPG Paragraph 015 Reference ID: 56-015-20150307

¹⁴ [United Utilities Water Resource Management Plan 2019](#)

¹⁵ [Yorkshire Water Resource Management Plan 2019](#)

- If optional water efficiency measures cannot be secured than more significant resources will need to be secured.

UU note that findings of the River Basin Management Plans prepared for the North West which identify that reduced abstraction from water bodies can help improve water quality to the benefit of species and habitats. Sourcing water from groundwater has similar adverse effects. UU highlight findings that 78% surface water bodies did not achieve good ecological status in 2015. There are therefore clear environmental benefits of adopting water efficiency standards.

The evidence prepared by UU does not indicate any associated problems connected to viability or the delivery of water efficiency measures which would affect the delivery of new housing. UU highlight 2014 research showing that the implementation of the standard could cost as little as £6 per property¹⁶. UU also point to a survey conducted by the Greater London Authority (GLA) which made clear that the development industry did not consider that water efficiency measures would impact on delivery¹⁷. Moreover, UU note that water usage and scarcity has public interest with 70% of those surveyed commenting that they are concerned about the availability of clean water in the future¹⁸.

The effect of the implementation of the optional water efficiency standard through policy on development viability has also been examined through the Local Plan Viability Assessment. At £10 per dwelling the cost for the implementation of this standard is not considered to be a prohibitive to developers and would not prevent the delivery of housing.

¹⁶ [Housing Standards Review Cost Impacts](#), Department for Communities and Local Government 2014

¹⁷ [GLA Housing Standards Review: Evidence of Need](#), David Lock Associates, May 2015

¹⁸ [Customer Survey for Severn Trent, Thames Water and United Utilities](#), Verve, July 2018

Appendix 1

Assessment of Compliance with NDSS

National Space Standard Values			39 (37)										50	61	70	74	86	95	90	99	108	117	103	112	121	116	125	58	70	79	84	93	102	97	106	115	124	110	119	128	123	132	90	99	108	103	112	121	130	116	125	134	129	138	115	2.75	11.5	2.55	7.5	2.15	11.5	2.55	7.5	2.15	11.5	2.55
		Stores	1										50	61	70	74	86	95	90	99	108	117	103	112	121	116	125	58	70	79	84	93	102	97	106	115	124	110	119	128	123	132	90	99	108	103	112	121	130	116	125	134	129	138	115	2.75	11.5	2.55	7.5	2.15	11.5	2.55	7.5	2.15	11.5	2.55
		Stores	1										50	61	70	74	86	95	90	99	108	117	103	112	121	116	125	58	70	79	84	93	102	97	106	115	124	110	119	128	123	132	90	99	108	103	112	121	130	116	125	134	129	138	115	2.75	11.5	2.55	7.5	2.15	11.5	2.55	7.5	2.15	11.5	2.55
		Stores	1										50	61	70	74	86	95	90	99	108	117	103	112	121	116	125	58	70	79	84	93	102	97	106	115	124	110	119	128	123	132	90	99	108	103	112	121	130	116	125	134	129	138	115	2.75	11.5	2.55	7.5	2.15	11.5	2.55	7.5	2.15	11.5	2.55
		Stores	1										50	61	70	74	86	95	90	99	108	117	103	112	121	116	125	58	70	79	84	93	102	97	106	115	124	110	119	128	123	132	90	99	108	103	112	121	130	116	125	134	129	138	115	2.75	11.5	2.55	7.5	2.15	11.5	2.55	7.5	2.15	11.5	2.55
		Stores	1										50	61	70	74	86	95	90	99	108	117	103	112	121	116	125	58	70	79	84	93	102	97	106	115	124	110	119	128	123	132	90	99	108	103	112	121	130	116	125	134	129	138	115	2.75	11.5	2.55	7.5	2.15	11.5	2.55	7.5	2.15	11.5	2.55
		Stores	1										50	61	70	74	86	95	90	99	108	117	103	112	121	116	125	58	70	79	84	93	102	97	106	115	124	110	119	128	123	132	90	99	108	103	112	121	130	116	125	134	129	138	115	2.75	11.5	2.55	7.5	2.15	11.5	2.55	7.5	2.15	11.5	2.55
		Stores	1										50	61	70	74	86	95	90	99	108	117	103	112	121	116	125	58	70	79	84	93	102	97	106	115	124	110	119	128	123	132	90	99	108	103	112	121	130	116	125	134	129	138	115	2.75	11.5	2.55	7.5	2.15	11.5	2.55	7.5	2.15	11.5	2.55
		Stores	1										50	61	70	74	86	95	90	99	108	117	103	112	121	116	125	58	70	79	84	93	102	97	106	115	124	110	119	128	123	132	90	99	108	103	112	121	130	116	125	134	129	138	115	2.75	11.5	2.55	7.5	2.15	11.5	2.55	7.5	2.15	11.5	2.55
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National Space Standard Value			39 (37)			50	61	70	74	86	95	90	99	108	117	103	112	121	116	125	58	70	79	84	93	102	97	106	115	124	110	119	128	123	132	90	99	108	103	112	121	130	116	125	134	129	138	115	2.75	11.5	2.55	7.5	2.15	Double/Twin Room Floorpace	Master Double/Twin Width	Double/Twin Room Floorpace	Secondary Double/Twin Width	Single Bed Floorpace	Single Bed Width	Double/Twin Room Floorpace	Secondary Double/Twin Width	Single Bed Floorpace	Single Bed Width	Double/Twin Room Floorpace	Secondary Double/Twin Width	Single Bed Floorpace	Single Bed Width	Double/Twin Room Floorpace	Secondary Double/Twin Width	Single Bed Floorpace	Single Bed Width	Double/Twin Room Floorpace	Secondary Double/Twin Width	Single Bed Floorpace	Single Bed Width	Double/Twin Room Floorpace	Secondary Double/Twin Width	Single Bed Floorpace	Single Bed Width	Double/Twin Room Floorpace	Secondary Double/Twin Width	Single Bed Floorpace	Single Bed Width	Double/Twin Room Floorpace	Secondary Double/Twin Width	Single Bed 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National Space Standard Value						39 (37)								50	61	70	74	86	95	90	99	108	117	103	112	121	116	125	58	70	79	84	83	102	97	106	115	124	110	119	128	123	132	90	99	108	103	112	121	130	116	125	134	129	138	115	2.75	11.5	2.55	7.5	2.15	Double/Twin Room Floorpace	Master Double/Twin Width	Double/Twin Room Floorpace	Secondary Double/Twin Width	Single Bed Floorpace	Single Bed Width	Double/Twin Room Floorpace	Secondary Double/Twin Width	Single Bed Floorpace	Single Bed Width	Double/Twin Room Floorpace	Secondary Double/Twin Width	Single Bed Floorpace	Single Bed Width	Double/Twin Room Floorpace	Secondary Double/Twin Width	NDS\$ Compliant																																																																																																																																																																																																																																																																																																																																																																																								
Appret	Plot (AH + Yellow)	Bedspaces	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	

[illegible]

Appendix 1 (b)

Assessment of Compliance with NDSS (Larger Text Version)

[illegible]

[illegible]

National Space Standard Value		39 (37)	50	61	70	74	86	95	90	99	108	117	103	112	121	116	125	58	70	79	84	93	102	97	106	115	124	110	119	128	123	132	90																				
App ref	Plot (AH = Yellow)	Storeys	1																												2		3		4		5		6		1		2		3		4		5		6		
		Bedrooms	1				2				3				4				5				6				1		2		3		4		5		6																
		Bedspace	1	2	3	4	4	5	6	5	6	7	8	6	7	8	7	8	2	3	4	4	5	6	5	6	7	8	6	7	8	7	8	4																			
19/0952/REM	160	2fl - 4b8p																									127.3																										
19/0952/REM	161	2fl - 3b5p																																																			
19/0952/REM	162	2fl - 2b4p																																																			
19/0952/REM	163	2fl - 2b4p																		71.3		90.5																															
19/0952/REM	164	2fl - 4b6p																		71.3																																	
19/0952/REM	165	2fl - 4b7p																							108.0		118.6																										
19/0952/REM	166	2fl - 4b7p																							118.6																												
19/0952/REM	167	2fl - 4b8p																								118.6																											
19/0952/REM	168	2fl - 3b5p																				97.5					127.3																										
19/0952/REM	169	2fl - 4b8p																									127.3																										
19/0952/REM	170	2fl - 4b6p																							108.0																												
19/0952/REM	171	2fl - 4b8p																									127.3																										
19/0952/REM	172	2fl - 4b7p																								118.6																											
19/0952/REM	173	2fl - 4b7p																								118.6																											
19/0952/REM	174	2fl - 4b8p																									127.3																										
19/0952/REM	175	2fl - 4b6p																							108.0																												
19/0952/REM	176	2fl - 4b8p																									127.3																										
19/0952/REM	177	2fl - 3b5p																				97.5																															
19/0952/REM	178	2fl - 3b5p																				97.5																															
19/0952/REM	179	2fl - 4b7p																								118.6																											
19/0952/REM	180	2fl - 4b6p																							108.0																												
19/0952/REM	181	2fl - 4b8p																									127.3																										
19/0952/REM	182	2fl - 4b7p																								118.6																											
19/0952/REM	183	2fl - 3b5p																																																			
19/0952/REM	184	2fl - 2b4p																				71.3																															
19/0952/REM	185	2fl - 2b4p																				71.3																															
19/0952/REM	186	2fl - 3b5p																								97.5																											
19/0952/REM	187	2fl - 3b5p																								97.5																											
19/0952/REM	188	2fl - 2b3p																					60.5																														
19/0952/REM	189	2fl - 2b3p																					60.5																														
19/0952/REM	190	2fl - 2b3p																					60.5																														
19/0952/REM	191	2fl - 3b5p																								97.5																											
19/0952/REM	192	2fl - 4b7p																					</																														

National Space Standard Value		39 (37)	50	61	70	74	86	95	90	99	108	117	103	112	121	116	125	58	70	79	84	93	102	97	106	115	124	110	119	128	123	132	90	
App ref	Plot (AH = Yellow)	Storeys	1															2																
		Bedrooms	1			2		3			4			5			6		1	2	3			4				5			6			
		Bedspaces	1	2	3	4	4	5	6	5	6	7	8	6	7	8	7	8	2	3	4	4	5	6	5	6	7	8	6	7	8	7	8	4
19/0952/REM	233	2fl - 4b7p																																
19/0952/REM	234	2fl - 4b7p																																
19/0952/REM	235	2fl - 4b6p																																
19/0952/REM	236	2fl - 3b4p																																
19/0952/REM	237	2fl - 3b4p																																
19/0952/REM	238	2fl - 3b5p																																
19/0952/REM	239	2fl - 3b5p																																
19/0601/FUL	1	2fl - 3b5p																																
19/0601/FUL	2	2fl - 2b4p																																
19/0601/FUL	3	2fl - 2b4p																																
19/0601/FUL	4	2fl - 2b4p																																
19/0601/FUL	5	2fl - 2b4p																																
19/0601/FUL	6	2fl - 2b4p																																
19/0601/FUL	7	2fl - 3b5p																																
19/0601/FUL	8	2fl - 3b5p																																
19/0601/FUL	9	2fl - 3b5p																																
19/0601/FUL	10	2fl - 3b5p																																
19/0601/FUL	11	2fl - 3b5p																																
19/0601/FUL	12	2fl - 3b5p																																
19/0601/FUL	13	2fl - 3b5p																																
19/0601/FUL	14	2fl - 3b5p																																
19/0601/FUL	15	2fl - 3b5p																																
19/0601/FUL	16	2fl - 2b4p																																
19/0601/FUL	17	2fl - 2b4p																																
19/0601/FUL	18	2fl - 2b4p																																
19/0601/FUL	19	2fl - 2b4p																																
19/0601/FUL	20	2fl - 2b4p																																
22/0848/FUL	1	2fl - 2b4p																																
22/0848/FUL	2	2fl - 2b4p																																
22/0848/FUL	3	2fl - 2b4p																																
22/0848/FUL	4	2fl - 4b6p																																
22/0848/FUL	5	2fl - 4b6p																																
22/0848/FUL	6	2fl - 4b6p																																
22/0848/FUL	7	2fl - 4b6p																																
22/0848/FUL	8	2fl - 2b4p																																
22/0848/FUL	9	2fl - 2b4p																																
22/0848/FUL	10	2fl - 3b5p																																
22/0848/FUL	11	2fl - 3b5p																																
22/0848/FUL	12	2fl - 3b5p																																
22/0848/FUL	13	2fl - 3b5p																																
22/0848/FUL	14	2fl - 3b5p																																
22/0848/FUL	15	2fl - 3b5p																																
22/0848/FUL	16	2fl - 3b5p																																
22/0848/FUL	17	2fl - 3b5p																																
22/0848/FUL	18	2fl - 3b5p																																
22/0848/FUL	19	2fl - 3b5p																																
22/0848/FUL	20	2fl - 2b4p																																
22/0848/FUL	21	2fl - 2b4p																																
22/0848/FUL	22	2fl - 2b4p																																
22/0848/FUL	23	2fl - 2b4p																																
22/0848/FUL	24	2fl - 2b4p																																
22/0848/FUL	25	2fl - 3b5p																																
22/0848/FUL	26	2fl - 3b5p																																
22/0848/FUL	27	2fl - 2b4p																																
22/0848/FUL	28	2fl - 2b4p																																
22/0848/FUL	29	2fl - 2b4p																																
22/0848/FUL	30	2fl - 3b5p																																
22/0848/FUL	31	2fl - 3b5p																																
22/0848/FUL	32	2fl - 2b4p																																
22/0848/FUL	33	2fl - 2b4p																																
22/0848/FUL	34	2fl - 2b4p																																
22/0848/FUL	35	2fl - 2b4p																																
22/0848/FUL	36	2fl - 2b4p																																
22/0848/FUL	37	2fl - 3b5p																																
22/0848/FUL	38	2fl - 3b5p																																
22/0848/FUL	39	1fl - 1b2p																																
22/0848/FUL	40	1fl - 1b2p																																
22/0848/FUL	41	1fl - 1b2p																																
22/0848/FUL	42	1fl - 1b2p																																
22/0848/FUL	43	2fl - 3b5p																																

National Space Standard Value		39 (37)	50	61	70	74	86	95	90	99	108	117	103	112	121	116	125	58	70	79	84	93	102	97	106	115	124	110	119	128	123	132	90	
App ref	Plot (AH = Yellow)	Storeys	1															2																
		Bedrooms	1		2		3			4			5			6		1		2		3			4			5			6			
		Bedspace	1	2	3	4	4	5	6	5	6	7	8	6	7	8	7	8	2	3	4	4	5	6	5	6	7	8	6	7	8	7	8	4
18/0865/REM	67	2fl - 3b5p																				74.7				111.5								
18/0865/REM	68	2fl - 4b7p																																
18/0865/REM	69	2fl - 3b5p																				74.7												
18/0865/REM	70	2fl - 3b6p																					89.3											
18/0865/REM	71	2fl - 3b6p																					89.3											
18/0865/REM	72	2fl - 3b5p																				74.7												
18/0865/REM	73	2fl - 4b7p																								128.6								
18/0865/REM	74	2fl - 4b7p																								128.6								
18/0865/REM	75	2fl - 3b5p																				83.8												
18/0865/REM	76	2fl - 3b5p																				89.9												
18/0865/REM	77	2fl - 3b5p																				83.8												
18/0865/REM	78	2fl - 4b7p																								123.5								
18/0865/REM	79	2fl - 4b7p																								105.1								
18/0865/REM	80	2fl - 4b7p																								123.5								
18/0865/REM	81	2fl - 4b7p																								105.1								
18/0865/REM	82	2fl - 4b7p																								123.5								
19/0901/FUL	1	2fl - 3b5p																				85.0												
19/0901/FUL	2	2fl - 3b5p																				85.0												
19/0901/FUL	3	2fl - 2b4p																		70.0														
19/0901/FUL	4	2fl - 2b4p																		70.0														
19/0901/FUL	5	2fl - 3b5p																				85.0												
19/0901/FUL	6	2fl - 3b5p																				85.0												
19/0901/FUL	7	2fl - 4b6p																							95.0									
19/0901/FUL	8	2fl - 4b6p																							95.0									
19/0901/FUL	9	2fl - 3b5p																				85.0												
19/0901/FUL	10	2fl - 3b5p																				85.0												
19/0901/FUL	11	2fl - 2b4p																		70.0														
19/0901/FUL	12	2fl - 2b4p																		70.0														
19/0901/FUL	13	2fl - 4b6p																							95.0									
19/0901/FUL	14	2fl - 4b6p																							95.0									
19/0901/FUL	15	2fl - 3b5p																				85.0												
19/0901/FUL	16	2fl - 3b5p																				85.0												
19/0901/FUL	17	2fl - 4b6p																							95.0									
19/0901/FUL	18	2fl - 4b6p																							95.0									
19/0901/FUL	19	2fl - 2b4p																		70.0														
19/0901/FUL	20	2fl - 2b4p																		70.0														
19/0901/FUL	21	2fl - 2b4p																		70.0														
19/0901/FUL	22	2fl - 2b4p																		70.0														
19/0901/FUL	23	2fl - 2b4p																		70.0														
19/0901/FUL	24	2fl - 2b4p																		70.0														
19/0901/FUL	25	2fl - 2b4p																		70.0														
19/0901/FUL	26	2fl - 2b4p																		70.0														
19/0901/FUL	27	2fl - 2b4p																		70.0														
19/0901/FUL	28	2fl - 2b4p																		70.0														
19/0901/FUL	29	2fl - 4b6p																							95.0									
19/0901/FUL	30	2fl - 4b6p																							95.0									
19/0901/FUL	31	2fl - 3b5p																				85.0												
19/0901/FUL	32	2fl - 3b5p																				85.0												
19/0901/FUL	33	2fl - 2b4p																		70.0														
19/0901/FUL	34	2fl - 2b4p																		70.0														
19/0901/FUL	35	2fl - 4b6p																							95.0									
19/0901/FUL	36	2fl - 4b6p																							95.0									
19/0901/FUL	37	2fl - 2b4p																		70.0														
19/0901/FUL	38	2fl - 2b4p																		70.0														
19/0901/FUL	39	2fl - 2b4p																		70.0														
19/0901/FUL	40	2fl - 2b4p																		70.0														
19/0901/FUL	41	1fl - 2b3p			61.0																													
19/0901/FUL	42	1fl - 2b3p			61.0																													
19/0901/FUL	43	1fl - 2b3p			61.0																													
19/0901/FUL	44	1fl - 2b3p			61.0																													
19/0901/FUL	45	1fl - 1b2p		50.0																														
19/0901/FUL	46	1fl - 2b3p			61.0																													
19/0901/FUL	47	1fl - 2b3p			61.0																													
19/0901/FUL	48	1fl - 2b3p			61.0																													
19/0901/FUL	49	1fl - 2b3p			61.0																													
19/0901/FUL	50	1fl - 1b2p		50.0																														
19/0901/FUL	51	1fl - 2b3p			61.0																													
19/0901/FUL	52	1fl - 2b3p			61.0																													
19/0901/FUL	53	1fl - 2b3p			61.0																													
19/0901/FUL	54	1fl - 2b3p			61.0																													
19/0901/FUL	55	1fl - 1b2p		50.0																														

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National Space Standard Value			99	108	103	112	121	130	116	125	134	129	138	11.5	2.75	11.5	2.55	7.5	2.15	11.5	2.55	7.5	2.15	11.5	2.55	NDSS Compliant
App ref	Plot (AH = Yellow)	Storeys	3											Double/Twin Room	Master Double/Twin Width	Double/Twin Room	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room	Secondary Double/Twin Width	
		Bedrooms	3	6	5	6	7	8	6	7	8	7	8	Floorspace	Floorspace	Floorspace	Floorspace	Floorspace	Floorspace	Floorspace	Floorspace	Floorspace	Floorspace	Floorspace	Floorspace	
		Bedspaces	5	6	5	6	7	8	6	7	8	7	8													
13/15/0178P	1	2fl - 4b6p												12.9	3.5	10.4	3.5	7.8	2.7			6	2.4			No
13/15/0178P	2	2fl - 4b6p												13.8	3.2	10.4	3.7	8.4	2.8			6.6	2.2			No
13/15/0178P	3	2fl - 4b6p												13.8	3.2	10.4	3.7	8.4	2.8			6.6	2.2			No
13/15/0178P	4	2fl - 3b5p												14.7	5.5	8.6	3.2	6.5	2.3							No
13/15/0178P	5	2fl - 4b7p												13.1	4.1	10.9	3.2	10.8	3	9.6	3.1					No
13/15/0178P	6	2fl - 3b4p												17	5.3			10.24	3.2			9.8	2.8			Yes
13/15/0178P	7	2fl - 4b7p												13.1	4.1	10.9	3.2	10.8	3	9.6	3.1					No
13/15/0178P	8	2fl - 3b5p												14.7	5.5	8.6	3.2	6.5	2.3							No
13/15/0178P	9	2fl - 3b5p												9.3	2.9	6.4	2.3	4.1	1.8							No
13/15/0178P	10	2fl - 3b5p												9.3	2.9	6.4	2.3	4.1	1.8							No
13/15/0178P	11	2fl - 3b4p												17	5.3			10.24	3.2			9.8	2.8			Yes
13/15/0178P	12	2fl - 3b4p												17	5.3			10.24	3.2			9.8	2.8			Yes
13/15/0178P	13	2fl - 4b6p												12.9	3.5	10.4	3.5	7.8	2.7			6	2.4			No
13/15/0178P	14	2fl - 4b6p												12.9	3.5	10.4	3.5	7.8	2.7			6	2.4			No
13/15/0178P	15	2fl - 4b7p												14.4	3.5	13.0	4.2	6.9	2.3	7.8	2.8					No
13/15/0178P	16	2fl - 3b5p												12.5	3.3	8.4	2.9	7	2.4							No
13/15/0178P	17	2fl - 3b5p												9.3	2.9	6.4	2.3	4.1	1.8							No
13/15/0178P	18	2fl - 3b5p												9.3	2.9	6.4	2.3	4.1	1.8							No
13/15/0178P	19	2fl - 3b5p												12.5	3.3	8.4	2.9	7	2.4							No
13/15/0178P	20	2fl - 4b6p												12.9	3.5	10.4	3.5	7.8	2.7			6	2.4			No
13/15/0178P	21	2fl - 4b6p												12.9	3.5	10.4	3.5	7.8	2.7			6	2.4			No
13/15/0178P	22	2fl - 4b7p												13.1	4.1	10.9	3.2	10.8	3	9.6	3.1					No
13/15/0178P	23	2fl - 4b6p												12.9	3.5	10.4	3.5	7.8	2.7			6	2.4			No
13/15/0178P	24	2fl - 4b7p												14.4	3.5	13.0	4.2	6.9	2.3	7.8	2.8					No
13/15/0178P	25	3fl - 3b5p	68.7											14.3	4.8	8.9	2.4	5.3	1.7							No
13/15/0178P	26	3fl - 3b5p	68.7											14.3	4.8	8.9	2.4	5.3	1.7							No
13/15/0178P	27	3fl - 3b5p	68.7											14.3	4.8	8.9	2.4	5.3	1.7							No
13/15/0178P	28	2fl - 3b5p												12.5	3.3	8.4	2.9	7	2.4							No
13/15/0178P	29	2fl - 3b5p												14.7	5.5	8.6	3.2	6.5	2.3							No
13/15/0178P	30	2fl - 4b7p												14.4	3.5	13.0	4.2	6.9	2.3	7.8	2.8					No
13/15/0178P	31	2fl - 3b5p												11.2	2.9	9.8	3.5	7.2	2.4							No
13/15/0178P	32	2fl - 3b5p												11.2	2.9	9.8	3.5	7.2	2.4							No
13/15/0178P	33	2fl - 4b6p												12.9	3.5	10.4	3.5	7.8	2.7			6	2.4			No
13/15/0178P	37	2fl - 4b6p												12.9	3.5	10.4	3.5	7.8	2.7			6	2.4			No
13/15/0178P	38	2fl - 4b6p												12.9	3.5	10.4	3.5	7.8	2.7			6	2.4			No
13/15/0178P	39	2fl - 4b6p												12.9	3.5	10.4	3.5	7.8	2.7			6	2.4			No
13/15/0178P	40	2fl - 4b6p												12.9	3.5	10.4	3.5	7.8	2.7			6	2.4			No
13/15/0178P	41	2fl - 4b6p												12.9	3.5	10.4	3.5	7.8	2.7			6	2.4			No
13/15/0178P	42	2fl - 4b6p												12.9	3.5	10.4	3.5	7.8	2.7			6	2.4			No
13/15/0178P	43	2fl - 3b5p												11.2	2.9	9.8	3.5	7.2	2.4							No
13/15/0178P	44	2fl - 4b7p												14.7	5.5	12.0	4.3	6.5	2.3	8.6	3.2					No
13/15/0178P	45	2fl - 4b7p												14.7	5.5	12.0	4.3	6.5	2.3	8.6	3.2					No
13/15/0178P	46	2fl - 3b5p												9.3	2.9	6.4	2.3	4.1	1.8							No
13/15/0178P	47	2fl - 3b5p												9.3	2.9	6.4	2.3	4.1	1.8							No
13/15/0178P	48	2fl - 3b5p												9.3	2.9	6.4	2.3	4.1	1.8							No
13/15/0178P	49	2fl - 3b5p												9.3	2.9	6.4	2.3	4.1	1.8							No
13/15/0178P	50	2fl - 4b7p												14.7	5.5	12.0	4.3	6.5	2.3	8.6	3.2					No
13/15/0178P	51	2fl - 4b7p												14.4	3.5	13.0	4.2	6.9	2.3	7.8	2.8					No
13/15/0178P	52	2fl - 4b7p												14.4	3.5	13.0	4.2	6.9	2.3	7.8	2.8					No
13/15/0178P	53	2fl - 4b7p												14.4	3.5	13.0	4.2	6.9	2.3	7.8	2.8					No
13/15/0178P	54	2fl - 4b7p												14.4	3.5	13.0	4.2	6.9	2.3	7.8	2.8					No
13/15/0178P	55	2fl - 3b5p												12.5	3.3		2.9	7	2.4							No
13/15/0178P	56	2fl - 3b5p																								

National Space Standard Value		99	108	103	112	121	130	116	125	134	129	138	11.5	2.75	11.5	2.55	7.5	2.15	11.5	2.55	7.5	2.15	11.5	2.55	NDSS Compliant
App ref	Plot (AH = Yellow)	Storeys	3										Double/Twin Room	Master Double/Twin Width	Double/Twin Room	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room	Secondary Double/Twin Width	
		Bedrooms	3	5	6	5	4	6	7	8	6	7	8	Floorspace		Floorspace			Floorspace			Floorspace			
13/15/0178P	77	3fl - 4b7p					108.0							17.8	5.1	11.5	4.1	6.4	2	10.9	2.8				No
13/15/0178P	78	3fl - 4b7p					108.0							17.8	5.1	11.5	4.1	6.4	2	10.9	2.8				No
13/15/0178P	79	2fl - 4b7p												13.1	4.1	10.9	3.2	10.8	3	9.6	3.1				No
13/15/0178P	80	2fl - 3b5p												11.2	2.9	9.8	3.5	7.2	2.4						No
13/15/0178P	81	2fl - 3b5p												11.2	2.9	9.8	3.5	7.2	2.4						No
13/15/0178P	82	2fl - 4b7p												13.1	4.1	10.9	3.2	10.8	3	9.6	3.1				No
13/15/0178P	83	2fl - 3b5p												12.5	3.3	8.4	2.9	7	2.4						No
13/15/0178P	84	2fl - 4b7p												13.1	4.1	10.9	3.2	10.8	3	9.6	3.1				No
13/15/0178P	85	3fl - 3b6p		86.6										12	4	10.9	2.7			9.4	2.3				No
13/15/0178P	86	3fl - 3b6p		86.6										12	4	10.9	2.7			9.4	2.3				No
13/15/0178P	87	3fl - 3b6p		86.6										12	4	10.9	2.7			9.4	2.3				No
13/15/0178P	88	3fl - 3b6p		86.6										12	4	10.9	2.7			9.4	2.3				No
13/15/0178P	89	2fl - 4b6p												12.9	3.5	10.4	3.5	7.8	2.7			6	2.4		No
13/15/0178P	90	2fl - 3b5p												14.7	5.5	8.6	3.2	6.5	2.3						No
13/15/0178P	91	2fl - 3b5p												11.2	2.9	9.8	3.5	7.2	2.4						No
13/15/0178P	92	2fl - 3b5p												11.2	2.9	9.8	3.5	7.2	2.4						No
13/15/0178P	93	2fl - 4b7p												14.4	3.5	13.0	4.2	6.9	2.3	7.8	2.8				No
13/15/0178P	94	2fl - 4b6p												12.9	3.5	10.4	3.5	7.8	2.7			6	2.4		No
13/15/0178P	95	2fl - 2b4p												8.9	2.4	8.5	2.3								No
13/15/0178P	96	2fl - 2b4p												8.9	2.4	8.5	2.3								No
13/15/0178P	97	2fl - 2b4p												8.9	2.4	8.5	2.3								No
13/15/0178P	98	2fl - 4b7p												14.7	5.5	12.0	4.3	6.5	2.3	8.6	3.2				No
13/15/0178P	99	2fl - 3b5p												14.7	5.5	8.6	3.2	6.5	2.3						No
13/15/0178P	100	3fl - 3b5p	68.7											14.3	4.8	8.9	2.4	5.3	1.7						No
13/15/0178P	101	3fl - 3b5p	68.7											14.3	4.8	8.9	2.4	5.3	1.7						No
13/15/0178P	102	2fl - 3b5p												14.7	5.5	8.6	3.2	6.5	2.3						No
13/15/0178P	103	2fl - 3b5p												12.5	3.3	8.4	2.9	7	2.4						No
13/15/0178P	104	2fl - 4b6p												12.9	3.5	10.4	3.5	7.8	2.7			6	2.4		No
13/15/0178P	105	2fl - 4b6p												12.9	3.5	10.4	3.5	7.8	2.7			6	2.4		No
13/15/0178P	106	3fl - 4b7p					108.0							17.8	5.1	11.5	4.1	6.4	2	10.9	2.8				No
13/15/0178P	107	3fl - 4b7p					108.0							17.8	5.1	11.5	4.1	6.4	2	10.9	2.8				No
13/15/0178P	108	3fl - 4b7p					108.0							17.8	5.1	11.5	4.1	6.4	2	10.9	2.8				No
13/15/0178P	109	3fl - 4b7p					108.0							17.8	5.1	11.5	4.1	6.4	2	10.9	2.8				No
13/15/0178P	110	2fl - 3b5p												14.7	5.5	8.6	3.2	6.5	2.3						No
13/15/0178P	111	2fl - 3b5p												14.7	5.5	8.6	3.2	6.5	2.3						No
13/15/0178P	112	2fl - 4b6p												12.9	3.5	10.4	3.5	7.8	2.7			6	2.4		No
13/15/0178P	113	2fl - 4b7p												14.4	3.5	13.0	4.2	6.9	2.3	7.8	2.8				No
13/15/0178P	114	2fl - 4b6p												13.8	3.2	10.4	3.7	8.4	2.8			6.6	2.2		No
13/15/0178P	115	2fl - 4b6p												13.8	3.2	10.4	3.7	8.4	2.8			6.6	2.2		No
13/15/0178P	116	2fl - 4b6p												12.9	3.5	10.4	3.5	7.8	2.7			6	2.4		No
13/15/0178P	117	2fl - 4b6p												13.8	3.2	10.4	3.7	8.4	2.8			6.6	2.2		No
13/15/0178P	118	2fl - 2b4p												8.9	2.4	8.5	2.3								No
13/15/0178P	119	2fl - 2b4p												8.9	2.4	8.5	2.3								No
13/15/0178P	120	2fl - 2b4p												8.9	2.4	8.5	2.3								No
13/15/0178P	121	2fl - 2b4p												8.9	2.4	8.5	2.3								No
13/15/0178P	122	2fl - 4b7p												14.7	5.5	12.0	4.3	6.5	2.3	8.6	3.2				No
13/15/0178P	123	2fl - 3b5p												12.5	3.3	8.4	2.9	7	2.4						No
13/15/0178P	124	2fl - 4b6p												12.9	3.5	10.4	3.5	7.8	2.7			6	2.4		No
13/15/0178P	125	2fl - 3b5p												9.3	2.9	6.4	2.3	4.1	1.8						No
13/15/0178P	126	2fl - 3b5p												9.3	2.9	6.4	2.3	4.1	1.8						No
13/15/0178P	127	2fl - 3b5p												12.5	3.3	8.4	2.9	7	2.4						No
13/15/0178P	128	2fl - 3b5p												12.5	3.3	8.4	2.9	7	2.4						No
13/15/0178P	129	3fl - 4b7p					108.0							17.8	5.1	11.5	4.1	6.4	2	10.9	2.8				No
13/15/0178P	130	3fl - 4b7p					108.0							17.8	5.1	11.5	4.1	6.4	2	10.9	2.8				No
13/15/0178P	131	2fl - 4b7p												13.1	4.1	10.9	3.2	10.8	3	9.6	3.1				No
13/15/0178P	132	3fl - 3b6p		86.6										12	4	10.9	2.7			9.4	2.3				No
13/15/0178P	133	3fl - 3b6p		86.6										12	4	10.9	2.7			9.4	2.3				No
13/15/0178P	134	2fl - 4b7p												13.1	4.1	10.9	3.2	10.8	3	9.6	3.1				No
13/15/0178P	135	3fl - 3b6p		86.6										12	4	10.9	2.7			9.4	2.3				No
13/15/0178P	136	3fl - 3b6p		86.6										12	4	10.9	2.7			9.4	2.3				No
13/15/0178P	137	3fl - 3b6p		86.6										12	4	10.9	2.7			9.4	2.3				No
13/15/0178P	138	3fl - 3b6p		86.6										12	4	10.9	2.7			9.4	2.3				No
13/15/0178P	139	2fl - 4b7p												14.7	5.5	12.0	4.3	6.5	2.3	8.6	3.2				No
13/15/0178P	140	3fl - 3b6p		86.6										12	4	10.9	2.7			9.4	2.3				No
13/15/0178P	141	3fl - 3b6p		86.6										12	4	10.9	2.7			9.4	2.3				No
13/15/0178P	142	3fl - 3b6p		86.6										12	4	10.9	2.7			9.4	2.3				No
13/15/0178P	143	3fl - 3b6p		86.6										12	4	10.9	2.7			9.4	2.3				No
13/15/0178P	144	2fl - 3b5p												11.2	2.9	9.8	3.5	7.2	2.4						No
13/15/0178P	145	2fl - 3b5p												12.5	3.3	8.4	2.9	7	2.4						No
13/15/0178P	146	2fl - 4b7p												14.7	5.5	12.0	4.3	6.5	2.3	8.6	3.2				No
13/15/0178P	147	3fl - 3b5p	68.7											14.3	4.8	8.9	2.4	5.3	1.7						No
13/15/0178P	148	3fl - 3b5p	68.7											14.3	4.8	8.9	2.4	5.3	1.7						No
13/15/0178P																									

National Space Standard Value			99	108	103	112	121	130	116	125	134	129	138	11.5	2.75	11.5	2.55	7.5	2.15	11.5	2.55	7.5	2.15	11.5	2.55	NDSS Compliant
App ref	Plot (AH = Yellow)	Storeys	3										Double/Twin Room	Master Double/Twin Width	Double/Twin Room	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room	Secondary Double/Twin n Width		
		Bedrooms	3			4			5			6		Floorspace		Floorspace										
		Bedspaces	5	6	5	6	7	8	6	7	8	7	8													
13/15/0178P	150	2fl - 4b6p												13.8	3.2	10.4	3.7	8.4	2.8			6.6	2.2			No
13/15/0178P	151	2fl - 3b5p												14.7	5.5	8.6	3.2	6.5	2.3							No
13/15/0178P	152	2fl - 3b5p												12.5	3.3	8.4	2.9	7	2.4							No
13/15/0178P	153	2fl - 4b7p												13.1	4.1	10.9	3.2	10.8	3	9.6	3.1					No
13/15/0178P	154	2fl - 4b7p												14.4	3.5	13.0	4.2	6.9	2.3	7.8	2.8					No
13/15/0178P	155	2fl - 4b7p												13.1	4.1	10.9	3.2	10.8	3	9.6	3.1					No
13/15/0178P	156	2fl - 4b6p												13.8	3.2	10.4	3.7	8.4	2.8			6.6	2.2			No
13/15/0178P	157	2fl - 4b7p												14.4	3.5	13.0	4.2	6.9	2.3	7.8	2.8					No
13/15/0178P	158	2fl - 4b7p												13.1	4.1	10.9	3.2	10.8	3	9.6	3.1					No
13/15/0178P	159	2fl - 4b7p												14.7	5.5	12.0	4.3	6.5	2.3	8.6	3.2					No
13/15/0178P	160	2fl - 3b5p												12.5	3.3	8.4	2.9	7	2.4							No
13/15/0178P	161	2fl - 3b5p												12.5	3.3	8.4	2.9	7	2.4							No
13/15/0178P	162	2fl - 3b5p												12.5	3.3	8.4	2.9	7	2.4							No
13/15/0178P	163	2fl - 3b5p												14.7	5.5	8.6	3.2	6.5	2.3							No
13/15/0178P	164	2fl - 4b6p												12.9	3.5	10.4	3.5	7.8	2.7			6	2.4			No
13/15/0178P	165	2fl - 3b5p												14.7	5.5	8.6	3.2	6.5	2.3							No
13/15/0178P	166	2fl - 4b6p												12.9	3.5	10.4	3.5	7.8	2.7			6	2.4			No
13/15/0178P	167	3fl - 3b5p	68.7											14.3	4.8	8.9	2.4	5.3	1.7							No
13/15/0178P	168	3fl - 3b5p	68.7											14.3	4.8	8.9	2.4	5.3	1.7							No
13/15/0178P	169	3fl - 3b5p	68.7											14.3	4.8	8.9	2.4	5.3	1.7							No
13/15/0178P	170	2fl - 4b7p												14.7	5.5	12.0	4.3	6.5	2.3	8.6	3.2					No
13/15/0178P	171	2fl - 4b7p												14.7	5.5	12.0	4.3	6.5	2.3	8.6	3.2					No
13/15/0178P	172	2fl - 3b5p												11.2	2.9	9.8	3.5	7.2	2.4							No
13/15/0178P	173	2fl - 3b5p												14.7	5.5	8.6	3.2	6.5	2.3							No
13/15/0178P	174	2fl - 4b7p												14.7	5.5	12.0	4.3	6.5	2.3	8.6	3.2					No
13/15/0178P	175	3fl - 3b5p	68.7											14.3	4.8	8.9	2.4	5.3	1.7							No
13/15/0178P	176	3fl - 3b5p	68.7											14.3	4.8	8.9	2.4	5.3	1.7							No
13/15/0178P	177	3fl - 3b5p	68.7											14.3	4.8	8.9	2.4	5.3	1.7							No
13/15/0178P	178	3fl - 3b5p	68.7											14.3	4.8	8.9	2.4	5.3	1.7							No
13/15/0178P	179	2fl - 4b7p												14.4	3.5	13.0	4.2	6.9	2.3	7.8	2.8					No
13/15/0178P	180	2fl - 4b7p												14.4	3.5	13.0	4.2	6.9	2.3	7.8	2.8					No
13/15/0178P	181	2fl - 4b7p												14.7	5.5	12.0	4.3	6.5	2.3	8.6	3.2					No
13/15/0178P	182	2fl - 4b6p												12.9	3.5	10.4	3.5	7.8	2.7			6	2.4			No
16/0136/REM	1	2fl - 4b7p												12.5	3.7	9.5	3.7	7	2.8	9.4	3.6					No
16/0136/REM	2	3fl - 3b6p		84.9										11.65	4	7.8	2.6			7.6	2.6					No
16/0136/REM	3	3fl - 3b6p		84.9										11.65	4	7.8	2.6			7.6	2.6					No
16/0136/REM	4	3fl - 3b6p		84.9										11.65	4	7.8	2.6			7.6	2.6					No
16/0136/REM	5	2fl - 3b5p												9.3	3.2	9.3	3.5	6.1	1.9	11.5	4.6					No
16/0136/REM	6	2fl - 3b5p												9.3	3.2	9.3	3.5	6.1	1.9	11.5	4.6					No
16/0136/REM	7	2fl - 3b5p												9.3	3.2	9.3	3.5	6.1	1.9	11.5	4.6					No
16/0136/REM	8	2fl - 3b5p												9.3	3.2	9.3	3.5	6.1	1.9	11.5	4.6					No
16/0136/REM	9	2fl - 3b5p												9.3	3.2	9.3	3.5	6.1	1.9	11.5	4.6					No
16/0136/REM	10	2fl - 3b5p												9.3	3.2	9.3	3.5	6.1	1.9	11.5	4.6					No
16/0136/REM	11	2fl - 3b5p												9.3	3.2	9.3	3.5	6.1	1.9	11.5	4.6					No
16/0136/REM	12	2fl - 3b5p												9.3	3.2	9.3	3.5	6.1	1.9	11.5	4.6					No
16/0136/REM	13	2fl - 3b5p												9.3	3.2	9.3	3.5									

National Space Standard Value		99	108	103	112	121	130	116	125	134	129	138	11.5	2.75	11.5	2.55	7.5	2.15	11.5	2.55	7.5	2.15	11.5	2.55	7.5	2.15	11.5	2.55	NDSS Compliant
App ref	Plot (AH = Yellow)	Storeys	3										Double/Twin Room	Master Double/Twin Width	Double/Twin Room Floorspace	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room Floorspace	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room Floorspace	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room Floorspace	Secondary Double/Twin Width	
		Bedrooms	3			4			5			6		8	Floorspace	Width	Floorspace	Width	Floorspace	Width	Floorspace	Width	Floorspace	Width	Floorspace	Width			
		Bedspaces	5	6	5	6	7	8	6	7	8	7	8																
19/0952/REM	14	2fl - 3b5p											13.23	2.7	9.7	2.7	7.6	2.1											No
19/0952/REM	15	2fl - 4b6p											9.2	2.7	8.6	2.6	9	2.3			7.8	2.3							No
19/0952/REM	16	2fl - 4b7p											10	2.7	10.3	2.7	7.8	2.3	9.6	2.9									No
19/0952/REM	17	2fl - 4b6p											9.2	2.7	8.6	2.6	9	2.3			7.8	2.3							No
19/0952/REM	18	2fl - 4b7p											10	2.7	10.3	2.7	7.8	2.3	9.6	2.9									No
19/0952/REM	19	2fl - 3b4p											15.2	3.1			7	2.6			5.5	2.1							No
19/0952/REM	20	2fl - 3b5p											16.2	3	9.5	2.7	8.6	2.6											No
19/0952/REM	21	2fl - 3b5p											13.23	2.7	9.7	2.7	7.6	2.1											No
19/0952/REM	22	2fl - 3b5p											13.23	2.7	9.7	2.7	7.6	2.1											No
19/0952/REM	23	3fl - 3b5p	107.0										11.2	2.6	10.8	2.5													No
19/0952/REM	24	3fl - 3b5p	107.0										11.2	2.6	10.8	2.5													No
19/0952/REM	25	3fl - 3b5p	107.0										11.2	2.6	10.8	2.5													No
19/0952/REM	26	3fl - 3b5p	107.0										11.2	2.6	10.8	2.5													No
19/0952/REM	27	2fl - 3b5p											13.23	2.7	9.7	2.7	7.6	2.1											No
19/0952/REM	28	2fl - 3b5p											13.23	2.7	9.7	2.7	7.6	2.1											No
19/0952/REM	29	2fl - 3b5p											13.23	2.7	9.7	2.7	7.6	2.1											No
19/0952/REM	30	2fl - 3b5p											16.2	3	9.5	2.7	8.6	2.6											No
19/0952/REM	31	2fl - 3b5p											16.2	3	9.5	2.7	8.6	2.6											No
19/0952/REM	32	2fl - 4b7p											10	2.7	10.3	2.7	7.8	2.3	9.6	2.9									No
19/0952/REM	33	2fl - 3b5p											16.2	3	9.5	2.7	8.6	2.6											No
19/0952/REM	34	2fl - 3b5p											13.23	2.7	9.7	2.7	7.6	2.1											No
19/0952/REM	35	2fl - 3b5p											13.23	2.7	9.7	2.7	7.6	2.1											No
19/0952/REM	36	2fl - 4b7p											10	2.7	10.3	2.7	7.8	2.3	9.6	2.9									No
19/0952/REM	37	2fl - 4b7p											10	2.7	10.3	2.7	7.8	2.3	9.6	2.9									No
19/0952/REM	38	2fl - 3b5p											16.2	3	9.5	2.7	8.6	2.6											No
19/0952/REM	39	2fl - 3b5p											16.2	3	9.5	2.7	8.6	2.6											No
19/0952/REM	40	2fl - 4b7p											10	2.7	10.3	2.7	7.8	2.3	9.6	2.9									No
19/0952/REM	41	2fl - 4b6p											9.2	2.7	8.6	2.6	9	2.3			7.8	2.3							No
19/0952/REM	42	2fl - 4b6p											9.2	2.7	8.6	2.6	9	2.3			7.8	2.3							No
19/0952/REM	43	2fl - 2b4p											11.2	2.6	10.8	2.5													No
19/0952/REM	44	2fl- 2b4p											11.2	2.6	10.8	2.5													No
19/0952/REM	45	2fl - 4b8p													10.4	2.8			10.6	2.8			7	2.6					No
19/0952/REM	46	2fl - 2b3p											10.8	2.5			9	2.2											No
19/0952/REM	47	2fl - 2b3p											10.8	2.5			9	2.2											No
19/0952/REM	48	2fl - 2b3p											10.8	2.5			9	2.2											No
19/0952/REM	49	2fl - 3b5p											13.23	2.7	9.7	2.7	7.6	2.1											No
19/0952/REM	50	2fl - 3b5p											13.23	2.7	9.7	2.7	7.6	2.1											No
19/0952/REM	51	2fl - 3b5p											16.2	3	9.5	2.7	8.6	2.6											No
19/0952/REM	52	2fl - 3b5p											16.2	3	9.5	2.7	8.6	2.6											No
19/0952/REM	53	2fl - 3b5p											16.2	3	9.5	2.7	8.6	2.6											No
19/0952/REM	54	2fl - 3b5p											16.2	3	9.5	2.7	8.6	2.6											No
19/0952/REM	55	2fl - 3b5p											16.2	3	9.5	2.7	8.6	2.6											No
19/0952/REM	56	2fl - 2b4p											11.2	2.6	10.8	2.5													No
19/0952/REM	57	2fl - 2b4p											11.2	2.6	10.8	2.5													No
19/0952/REM	58	2fl - 2b4p										</																	

National Space Standard Value		99	108	103	112	121	130	116	125	134	129	138	11.5	2.75	11.5	2.55	7.5	2.15	11.5	2.55	7.5	2.15	11.5	2.55	NDSS Compliant
App ref	Plot (AH = Yellow)	Storeys	3										Double/Twin Room	Master Double/Twin Width	Double/Twin Room	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room	Secondary Double/Twin n Width	
		Bedrooms Bedspaces	3 5	6	5	4 7	8	6	7	8	7	8	Floorspace		Floorspace				Floorspace						
19/0952/REM	87	2fl - 4b7p											10	2.7	10.3	2.7	7.8	2.3	9.6	2.9					No
19/0952/REM	88	2fl - 3b5p											16.2	3	9.5	2.7	8.6	2.6							No
19/0952/REM	89	2fl - 4b7p											10	2.7	10.3	2.7	7.8	2.3	9.6	2.9					No
19/0952/REM	90	2fl - 4p7p											10	2.7	10.3	2.7	7.8	2.3	9.6	2.9					No
19/0952/REM	91	3fl - 3b5p	107.0										11.2	2.6	10.8	2.5									No
19/0952/REM	92	3fl - 3b5p	107.0										11.2	2.6	10.8	2.5									No
19/0952/REM	93	2fl - 4b7p											10	2.7	10.3	2.7	7.8	2.3	9.6	2.9					No
19/0952/REM	94	2fl - 3b5p											13.23	2.7	9.7	2.7	7.6	2.1							No
19/0952/REM	95	2fl - 3b5p											13.23	2.7	9.7	2.7	7.6	2.1							No
19/0952/REM	96	2fl - 3b4p											15.2	3.1			7	2.6			5.5	2.1			No
19/0952/REM	97	2fl - 3b4p											15.2	3.1			7	2.6			5.5	2.1			No
19/0952/REM	98	2fl - 3b4p											15.2	3.1			7	2.6			5.5	2.1			No
19/0952/REM	99	2fl - 2b3p											10.8	2.5			9	2.2							No
19/0952/REM	100	2fl - 2b3p											10.8	2.5			9	2.2							No
19/0952/REM	101	2fl - 3b5p											13.23	2.7	9.7	2.7	7.6	2.1							No
19/0952/REM	102	2fl - 3b4p											15.2	3.1			7	2.6			5.5	2.1			No
19/0952/REM	103	2fl - 3b4p											15.2	3.1			7	2.6			5.5	2.1			No
19/0952/REM	104	2fl - 3b5p											13.23	2.7	9.7	2.7	7.6	2.1							No
19/0952/REM	105	2fl - 3b5p											13.23	2.7	9.7	2.7	7.6	2.1							No
19/0952/REM	106	2fl - 2b3p											10.8	2.5			9	2.2							No
19/0952/REM	107	2fl - 2b3p											10.8	2.5			9	2.2							No
19/0952/REM	108	2fl - 2b3p											10.8	2.5			9	2.2							No
19/0952/REM	109	2fl - 3b4p											15.2	3.1			7	2.6			5.5	2.1			No
19/0952/REM	110	2fl - 3b4p											15.2	3.1			7	2.6			5.5	2.1			No
19/0952/REM	111	2fl - 3b4p											15.2	3.1			7	2.6			5.5	2.1			No
19/0952/REM	112	2fl - 3b4p											15.2	3.1			7	2.6			5.5	2.1			No
19/0952/REM	113	2fl - 3b5p											13.23	2.7	9.7	2.7	7.6	2.1							No
19/0952/REM	114	2fl - 3b5p											13.23	2.7	9.7	2.7	7.6	2.1							No
19/0952/REM	115	2fl - 3b5p											13.23	2.7	9.7	2.7	7.6	2.1							No
19/0952/REM	116	2fl - 3b5p											13.23	2.7	9.7	2.7	7.6	2.1							No
19/0952/REM	117	2fl - 3b4p											15.2	3.1			7	2.6			5.5	2.1			No
19/0952/REM	118	2fl - 3b4p											15.2	3.1			7	2.6			5.5	2.1			No
19/0952/REM	119	2fl - 3b4p											15.2	3.1			7	2.6			5.5	2.1			No
19/0952/REM	120	2fl - 3b5p											16.2	3	9.5	2.7	8.6	2.6							No
19/0952/REM	121	2fl - 3b5p											13.23	2.7	9.7	2.7	7.6	2.1							No
19/0952/REM	122	2fl - 3b5p											13.23	2.7	9.7	2.7	7.6	2.1							No
19/0952/REM	123	2fl - 3b5p											16.2	3	9.5	2.7	8.6	2.6							No
19/0952/REM	124	2fl - 4b7p											10	2.7	10.3	2.7	7.8	2.3	9.6	2.9					No
19/0952/REM	125	3fl - 3b5p	107.0										11.2	2.6	10.8	2.5									No
19/0952/REM	126	3fl - 3b5p	107.0										11.2	2.6	10.8	2.5									No
19/0952/REM	127	2fl - 3b5p											13.23	2.7	9.7	2.7	7.6	2.1							No
19/0952/REM	128	2fl - 3b5p											16.2	3	9.5	2.7	8.6	2.6							No
19/0952/REM	129	2fl - 4b7p											10	2.7	10.3	2.7	7.8	2.3	9.6	2.9					No
19/0952/REM	130	2fl - 4b8p													10.4	2.8			10.6	2.8			7	2.6	No
19/0952/REM	131	2fl - 4b6p											9.2	2.7	8.6	2.6	9	2.3			7.8	2.3			No
19/0952/REM	132	2fl - 4b7p											10	2.7	10.3	2.7	7.8	2.3	9.6	2.9					No
19/0952/REM	133	2fl - 4b8p													10.4	2.8			10.6	2.8			7	2.6	No
19/0952/REM	134	2fl - 4b6p											9.2	2.7	8.6	2.6	9	2.3			7.8	2.3			No
19/0952/REM	135	2fl - 3b5p											16.2	3	9.5	2.7	8.6	2.6							No
19/0952/REM	136	2fl - 3b5p											16.2	3	9.5	2.7	8.6	2.6							No
19/0952/REM	137	2fl - 3b5p											13.23	2.7	9.7	2.7	7.6	2.1							No
19/0952/REM	138	2fl - 3b5p											13.23	2.7	9.7	2.7	7.6	2.1							No
19/0952/REM	139	2fl - 3b5p											16.2	3	9.5	2.7	8.6	2.6							No
19/0952/REM	140	2fl - 3b5p											16.2	3	9.5	2.7	8.6	2.6							No
19/0952/REM	141	2fl - 4b7p											10	2.7	10.3	2.7	7.8	2.3	9.6	2.9					No
19/0952/REM	142	2fl - 3b5p											16.2	3	9.5	2.7	8.6	2.6							No
19/0952/REM	143	2fl - 3b5p											16.2	3	9.5	2.7	8.6	2.6							No
19/0952/REM	144	2fl - 3b5p											13.23	2.7	9.7	2.7	7.6	2.1							No
19/0952/REM	145	2fl - 3b5p											16.2	3	9.5	2.7	8.6	2.6							No
19/0952/REM	146	2fl - 4b7p											10	2.7	10.3	2.7	7.8	2.3	9.6	2.9					No
19/0952/REM	147	2fl - 4b8p													10.4	2.8			10.6	2.8			7	2.6	No
19/0952/REM	148	2fl - 3b5p											16.2	3	9.5	2.7	8.6	2.6							No
19/0952/REM	149	2fl - 3b5p											13.23	2.7	9.7	2.7	7.6	2.1							No
19/0952/REM	150	2fl - 3b5p											13.23	2.7	9.7	2.7	7.6	2.1							No
19/0952/REM	151	2fl - 3b4p											15.2	3.1			7	2.6			5.5	2.1			No
19/0952/REM	152	2fl - 3b4p											15.2	3.1			7	2.6			5.5	2.1			No
19/0952/REM	153	2fl - 4b7p											10	2.7	10.3	2.7	7.8	2.3	9.6	2.9					No
19/0952/REM	154	2fl - 3b5p											16.2	3	9.5	2.7	8.6	2.6							No
19/0952/REM	155	2fl - 3b5p											16.2	3	9.5	2.7	8.6	2.6							No
19/0952/REM	156	2fl - 3b5p											16.2	3	9.5	2.7	8.6	2.6							No
19/0952/REM	157	2fl - 4b7p											10	2.7	10.3	2.7	7.8	2.3	9.6	2.9					No
19/0952/REM	158	2fl - 4b8p													10.4	2.8			10.6	2.8			7	2.6	No
19/0952/REM	159	2fl - 4b7p											10	2.7	10.3	2.7	7.8	2.3	9.6	2.9					No

National Space Standard Value			99	108	103	112	121	130	116	125	134	129	138	11.5	2.75	11.5	2.55	7.5	2.15	11.5	2.55	7.5	2.15	11.5	2.55	7.5	2.15	11.5	2.55		
		Storeys	3												Double/Twin Room	Master Double/Twin Width	Double/Twin Room Floorspace	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room Floorspace	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room Floorspace	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room Floorspace	Secondary Double/Twin Width	NDSS Compliant
App ref	Plot (AH = Yellow)	Bedrooms Bedspaces	3		4		5		6	7	8		8	Floorspace																	
19/0952/REM	160	2fl - 4b8p														10.4	2.8			10.6	2.8							7	2.6	No	
19/0952/REM	161	2fl - 3b5p												13.23	2.7	9.7	2.7	7.6	2.1											No	
19/0952/REM	162	2fl - 2b4p												11.2	2.6	10.8	2.5													No	
19/0952/REM	163	2fl - 2b4p												11.2	2.6	10.8	2.5													No	
19/0952/REM	164	2fl - 4b6p												9.2	2.7	8.6	2.6	9	2.3			7.8	2.3							No	
19/0952/REM	165	2fl - 4b7p												10	2.7	10.3	2.7	7.8	2.3	9.6	2.9									No	
19/0952/REM	166	2fl - 4b7p												10	2.7	10.3	2.7	7.8	2.3	9.6	2.9									No	
19/0952/REM	167	2fl - 4b8p														10.4	2.8			10.6	2.8							7	2.6	No	
19/0952/REM	168	2fl - 3b5p												16.2	3	9.5	2.7	8.6	2.6											No	
19/0952/REM	169	2fl - 4b8p														10.4	2.8			10.6	2.8							7	2.6	No	
19/0952/REM	170	2fl - 4b6p												9.2	2.7	8.6	2.6	9	2.3			7.8	2.3							No	
19/0952/REM	171	2fl - 4b8p														10.4	2.8			10.6	2.8							7	2.6	No	
19/0952/REM	172	2fl - 4b7p												10	2.7	10.3	2.7	7.8	2.3	9.6	2.9									No	
19/0952/REM	173	2fl - 4b7p												10	2.7	10.3	2.7	7.8	2.3	9.6	2.9									No	
19/0952/REM	174	2fl - 4b8p														10.4	2.8			10.6	2.8							7	2.6	No	
19/0952/REM	175	2fl - 4b6p												9.2	2.7	8.6	2.6	9	2.3			7.8	2.3							No	
19/0952/REM	176	2fl - 4b8p														10.4	2.8			10.6	2.8							7	2.6	No	
19/0952/REM	177	2fl - 3b5p												16.2	3	9.5	2.7	8.6	2.6											No	
19/0952/REM	178	2fl - 3b5p												16.2	3	9.5	2.7	8.6	2.6											No	
19/0952/REM	179	2fl - 4b7p												10	2.7	10.3	2.7	7.8	2.3	9.6	2.9									No	
19/0952/REM	180	2fl - 4b6p												9.2	2.7	8.6	2.6	9	2.3			7.8	2.3							No	
19/0952/REM	181	2fl - 4b8p														10.4	2.8			10.6	2.8							7	2.6	No	
19/0952/REM	182	2fl - 4b7p												10	2.7	10.3	2.7	7.8	2.3	9.6	2.9									No	
19/0952/REM	183	2fl - 3b5p												16.2	3	9.5	2.7	8.6	2.6											No	
19/0952/REM	184	2fl - 2b4p												11.2	2.6	10.8	2.5													No	
19/0952/REM	185	2fl - 2b4p												11.2	2.6	10.8	2.5													No	
19/0952/REM	186	2fl - 3b5p												16.2	3	9.5	2.7	8.6	2.6											No	
19/0952/REM	187	2fl - 3b5p												16.2	3	9.5	2.7	8.6	2.6											No	
19/0952/REM	188	2fl - 2b3p												10.8	2.5			9	2.2											No	
19/0952/REM	189	2fl - 2b3p												10.8	2.5			9	2.2											No	
19/0952/REM	190	2fl - 2b3p												10.8	2.5			9	2.2											No	
19/0952/REM	191	2fl - 3b5p												16.2	3	9.5	2.7	8.6	2.6											No	
19/0952/REM	192	2fl - 4b7p												10	2.7	10.3	2.7	7.8	2.3	9.6	2.9									No	
19/0952/REM	193	2fl - 4b7p												10	2.7	10.3	2.7	7.8	2.3	9.6	2.9									No	
19/0952/REM	194	2fl - 4b7p												10	2.7	10.3	2.7	7.8	2.3	9.6	2.9									No	
19/0952/REM	195	2fl - 3b5p												16.2	3	9.5	2.7	8.6	2.6											No	
19/0952/REM	196	2fl - 4b7p												10	2.7	10.3	2.7	7.8	2.3	9.6	2.9									No	
19/0952/REM	197	2fl - 3b4p												15.2	3.1			7	2.6			5.5	2.1							No	
19/0952/REM	198	2fl - 3b4p												15.2	3.1			7	2.6			5.5	2.1							No	
19/0952/REM	199	2fl - 3b5p												13.23	2.7	9.7	2.7	7.6	2.1											No	
19/0952/REM	200	2fl - 3b5p												13.23	2.7	9.7	2.7	7.6	2.1											No	
19/0952/REM	201	2fl - 4b7p												10	2.7	10.3	2.7	7.8	2.3	9.6	2.9									No	
19/0952/REM	202	2fl - 4b8p														10.4	2.8			10.6	2.8							7	2.6	No	
19/0952/REM	203	2fl - 3b5p												16.2	3	9.5	2.7	8.6	2.6											No	
19/0952/REM	204	2fl - 3b5p												16.2	3	9.5	2.7	8.6	2.6											No	
19/0952/REM	205	2fl - 3b5p												13.23	2.7	9.7	2.7	7.6	2.1											No	
19/0952/REM	206	2fl - 3b5p												13.23	2.7	9.7	2.7	7.6	2.1											No	
19/0952/REM	207	2fl - 4b8p														10.4	2.8			10.6	2.8							7	2.6	No	
19/0952/REM	208	2fl - 4b6p												9.2	2.7	8.6	2.6	9	2.3			7.8	2.3							No	
19/0952/REM	209	2fl - 4b8p														10.4	2.8			10.6	2.8							7	2.6	No	
19/0952/REM	210	2fl - 4b7p												10	2.7	10.3	2.7	7.8	2.3	9.6	2.9									No	
19/0952/REM	211	2fl - 3b4p												15.2	3.1			7	2.6			5.5	2.1							No	
19/0952/REM	212	2fl - 3b4p												15.2	3.1			7	2.6			5.5	2.1							No	
19/0952/REM	213	2fl - 4b6p												9.2	2.7	8.6	2.6	9	2.3			7.8	2.3							No	
19/0952/REM	214	2fl - 3b5p												16.2	3	9.5	2.7	8.6	2.6											No	
19/0952/REM	215	2fl - 4b7p												10	2.7	10.3	2.7	7.8	2.3	9.6	2.9									No	
19/0952/REM	216	2fl - 4b8p														10.4	2.8			10.6	2.8							7	2.6	No	
19/0952/REM	217	2fl - 3b5p												16.2	3	9.5	2.7	8.6	2.6											No	
19/0952/REM	218	2fl - 3b5p												16.2	3	9.5	2.7	8.6	2.6											No	
19/0952/REM	219	2fl - 3b5p												13.23	2.7	9.7	2.7	7.6	2.1											No	
19/0952/REM	220	2fl - 3b5p												13.23	2.7	9.7	2.7	7.6	2.1											No	
19/0952/REM	221	2fl - 3b5p												16.2	3	9.5	2.7	8.6	2.6											No	
19/0952/REM	222	2fl - 4b8p														10.4	2.8			10.6	2.8							7	2.6	No	
19/0952/REM	223	2fl - 4b8p														10.4	2.8			10.6	2.8							7	2.6	No	
19/0952/REM	224	2fl - 4b8p														10.4	2.8			10.6	2.8							7	2.6	No	
19/0952/REM	225	2fl - 4b8p														10.4	2.8			10.6	2.8							7	2.6	No	
19/0952/REM	226	2fl - 3b5p																													

National Space Standard Value			99	108	103	112	121	130	116	125	134	129	138	11.5	2.75	11.5	2.55	7.5	2.15	11.5	2.55	7.5	2.15	11.5	2.55	NDSS Compliant
App ref	Plot (AH = Yellow)	Storeys	3										Double/Twin Room	Master Double/Twin Width	Double/Twin Room Floorspace	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room Floorspace	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room Floorspace	Secondary Double/Twi n Width		
		Bedrooms	3		4			5			6		Floorspace													
		Bedspaces	5	6	5	6	7	8	6	7	8	7												8		
19/0952/REM	233	2fl - 4b7p												10	2.7	10.3	2.7	7.8	2.3	9.6	2.9					No
19/0952/REM	234	2fl - 4b7p												10	2.7	10.3	2.7	7.8	2.3	9.6	2.9					No
19/0952/REM	235	2fl - 4b6p												9.2	2.7	8.6	2.6	9	2.3			7.8	2.3			No
19/0952/REM	236	2fl - 3b4p												15.2	3.1			7	2.6			5.5	2.1			No
19/0952/REM	237	2fl - 3b4p												15.2	3.1			7	2.6			5.5	2.1			No
19/0952/REM	238	2fl - 3b5p												16.2	3	9.5	2.7	8.6	2.6							No
19/0952/REM	239	2fl - 3b5p												16.2	3	9.5	2.7	8.6	2.6							No
19/0601/FUL	1	2fl - 3b5p												12.6	4.5	10.9	2.6	6	1.7							No
19/0601/FUL	2	2fl - 2b4p												12.2	3	10.1	2.2									No
19/0601/FUL	3	2fl - 2b4p												12.2	3	10.1	2.2									No
19/0601/FUL	4	2fl - 2b4p												12.2	3	10.1	2.2									No
19/0601/FUL	5	2fl - 2b4p												12.2	3	10.1	2.2									No
19/0601/FUL	6	2fl - 2b4p												12.2	3	10.1	2.2									No
19/0601/FUL	7	2fl - 3b5p												12.6	4.5	10.9	2.6	6	1.7							No
19/0601/FUL	8	2fl - 3b5p												11.8	4.5	10.1	2.3	6.4	2							No
19/0601/FUL	9	2fl - 3b5p												11.8	4.5	10.1	2.3	6.4	2							No
19/0601/FUL	10	2fl - 3b5p												11.8	4.5	10.1	2.3	6.4	2							No
19/0601/FUL	11	2fl - 3b5p												11.8	4.5	10.1	2.3	6.4	2							No
19/0601/FUL	12	2fl - 3b5p												11.8	4.5	10.1	2.3	6.4	2							No
19/0601/FUL	13	2fl - 3b5p												11.8	4.5	10.1	2.3	6.4	2							No
19/0601/FUL	14	2fl - 3b5p												11.8	4.5	10.1	2.3	6.4	2							No
19/0601/FUL	15	2fl - 3b5p												11.8	4.5	10.1	2.3	6.4	2							No
19/0601/FUL	16	2fl - 2b4p												12.2	3	10.1	2.2									No
19/0601/FUL	17	2fl - 2b4p												12.2	3	10.1	2.2									No
19/0601/FUL	18	2fl - 2b4p												12.2	3	10.1	2.2									No
19/0601/FUL	19	2fl - 2b4p												12.2	3	10.1	2.2									No
19/0601/FUL	20	2fl - 2b4p												12.2	3	10.1	2.2									No
22/0848/FUL	1	2fl - 2b4p												11.9	3.2	12.6	2.8									No
22/0848/FUL	2	2fl - 2b4p												12	3.2	12.8	2.8									No
22/0848/FUL	3	2fl - 2b4p												11.9	3.2	12.6	2.8									No
22/0848/FUL	4	2fl - 4b6p												11.8	4.2	10.1	3.6	6.6	2.5			6.7	2.5			No
22/0848/FUL	5	2fl - 4b6p												11.8	4.2	10.1	3.6	6.6	2.5			6.7	2.5			No
22/0848/FUL	6	2fl - 4b6p												11.8	4.2	10.1	3.6	6.6	2.5			6.7	2.5			No
22/0848/FUL	7	2fl - 4b6p												11.8	4.2	10.1	3.6	6.6	2.5			6.7	2.5			No
22/0848/FUL	8	2fl - 2b4p												11.9	3.2	12.6	2.8									No
22/0848/FUL	9	2fl - 2b4p												11.9	3.2	12.6	2.8									No
22/0848/FUL	10	2fl - 3b5p												11.2	3.8	11.7	3.9	6.6	2.2							No
22/0848/FUL	11	2fl - 3b5p												11.2	3.8	11.7	3.9	6.6	2.2							No
22/0848/FUL	12	2fl - 3b5p												11.2	3.8	11.7	3.9	6.6	2.2							No
22/0848/FUL	13	2fl - 3b5p												11.2	3.8	11.7	3.9	6.6	2.2							No
22/0848/FUL	14	2fl - 3b5p												11.2	3.8	11.7	3.9	6.6	2.2							No
22/0848/FUL	15	2fl - 3b5p												11.2	3.8	11.7	3.9	6.6	2.2							No
22/0848/FUL	16	2fl - 3b5p												11.2	3.8	11.7	3.9	6.6	2.2							No
22/0848/FUL	17	2fl - 3b5p												11.2	3.8	11.7	3.9	6.6	2.2							No
22/0848/FUL	18	2fl - 3b5p												11.2	3.8	11.7	3.9	6.6	2.2							No
22/0848/FUL	19	2fl - 3b5p												11.2	3.8	11.7	3.9	6.6	2.2							No
22/0848/FUL	20	2fl - 2b4p												11.9	3.2	12.6	2.8									No
22/0848/FUL	21	2fl - 2b4p												11.9	3.2	12.6	2.8									No
22/0848/FUL	22	2fl - 2b4p												12	3.2	12.8	2.8									No
22/0848/FUL	23	2fl - 2b4p												11.9	3.2	1										

National Space Standard Value		99	108	103	112	121	130	116	125	134	129	138	11.5	2.75	11.5	2.55	7.5	2.15	11.5	2.55	7.5	2.15	11.5	2.55	7.5	2.15	11.5	2.55	NDSS Compliant
App ref	Plot (AH = Yellow)	Storeys	3										Double/Twin Room	Master Double/Twin Width	Double/Twin Room Floorspace	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room Floorspace	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room Floorspace	Secondary Double/Twin n Width					
		Bedrooms	3			4			5			6		Floorspace															
		Bedspaces	5	6	5	6	7	8	6	7	8	7	8																
22/0848/FUL	47	2fl - 3b5p											11.2	3.8	11.7	3.9	6.6	2.2											No
22/0848/FUL	48	2fl - 3b5p											11.2	3.8	11.7	3.9	6.6	2.2											No
22/0848/FUL	49	2fl - 3b5p											11.2	3.8	11.7	3.9	6.6	2.2											No
22/0848/FUL	50	2fl - 3b5p											11.2	3.8	11.7	3.9	6.6	2.2											No
22/0848/FUL	51	2fl - 2b4p											11.9	3.2	12.6	2.8													No
22/0848/FUL	52	2fl - 2b4p											11.9	3.2	12.6	2.8													No
22/0848/FUL	53	2fl - 2b4p											11.9	3.2	12.6	2.8													No
18/0865/REM	1	2fl - 4b7p											15.7	3.9	11.9	3.4	6.9	2.8	8.9	3.3									No
18/0865/REM	2	2fl - 4b7p											11.5	3.3	10.9	3.3	6	2.3	7.5	3									No
18/0865/REM	3	2fl - 4b7p											15.7	3.9	11.9	3.4	6.9	2.8	8.9	3.3									No
18/0865/REM	4	2fl - 4b7p											15.6	3.4	11.5	3.2	8	3.2	8.6	3.2									No
18/0865/REM	5	2fl - 4b7p											14.1	3.5	9.6	3	6	2.7	10.6	3.9									No
18/0865/REM	6	2fl - 4b7p											11.5	3.3	10.9	3.3	6	2.3	7.5	3									No
18/0865/REM	7	2fl - 3b5p											11.8	3.7	9.3	3	6.8	2.2											No
18/0865/REM	8	2fl - 3b5p											11.8	3.7	9.3	3	6.8	2.2											No
18/0865/REM	9	2fl - 4b7p											11.5	3.3	10.9	3.3	6	2.3	7.5	3									No
18/0865/REM	10	2fl - 4b7p											15.7	3.9	11.9	3.4	6.9	2.8	8.9	3.3									No
18/0865/REM	11	2fl - 4b7p											14.1	3.5	9.6	3	6	2.7	10.6	3.9									No
18/0865/REM	12	2fl - 4b7p											14.1	3.5	9.6	3	6	2.7	10.6	3.9									No
18/0865/REM	13	2fl - 3b5p											11.8	3.7	9.3	3	6.8	2.2											No
18/0865/REM	14	2fl - 3b5p											10.6	3.1	7.3	2.6	4.8	1.9											No
18/0865/REM	15	2fl - 3b5p											10.6	3.1	7.3	2.6	4.8	1.9											No
18/0865/REM	16	2fl - 3b5p											10.6	3.1	7.3	2.6	4.8	1.9											No
18/0865/REM	17	2fl - 3b5p											10.6	3.1	7.3	2.6	4.8	1.9											No
18/0865/REM	18	2fl - 3b5p											12.5	3	9.3	3	6.8	2.2											No
18/0865/REM	19	2fl - 3b5p											11.8	3.7	9.3	3	6.8	2.2											No
18/0865/REM	20	2fl - 3b5p											11.4	2.9	8.4	2.7	6.5	2.4											No
18/0865/REM	21	2fl - 3b5p											11.4	2.9	8.4	2.7	6.5	2.4											No
18/0865/REM	22	2fl - 4b7p											15.6	3.4	11.5	3.2	8	3.2	8.6	3.2									No
18/0865/REM	23	2fl - 4b7p											15.7	3.9	11.9	3.4	6.9	2.8	8.9	3.3									No
18/0865/REM	24	2fl - 3b5p											11.4	2.9	8.4	2.7	6.5	2.4											No
18/0865/REM	25	2fl - 4b7p											14.1	3.5	9.6	3	6	2.7	10.6	3.9									No
18/0865/REM	26	2fl - 4b7p											15.6	3.4	11.5	3.2	8	3.2	8.6	3.2									No
18/0865/REM	27	3fl - 4b7p				101.8							17.6	4.9	8.1	2.9	5.4	2	7.8	2.9									No
18/0865/REM	28	3fl - 4b7p				101.8							17.6	4.9	8.1	2.9	5.4	2	7.8	2.9									No
18/0865/REM	29	2fl - 4b7p											15.6	3.4	11.5	3.2	8	3.2	8.6	3.2									No
18/0865/REM	30	2fl - 4b7p											14.1	3.5	9.6	3	6	2.7	10.6	3.9									No
18/0865/REM	31	2fl - 4b7p											14.1	3.5	9.6	3	6	2.7	10.6	3.9									No
18/0865/REM	32	2fl - 3b5p											11.4	2.9	8.4	2.7	6.5	2.4											No
18/0865/REM	33	2fl - 4b7p											15.7	3.9	11.9	3.4	6.9	2.8	8.9	3.3									No
18/0865/REM	34	2fl - 4b7p											14.1	3.5	9.6	3	6	2.7	10.6	3.9									No
18/0865/REM	35	2fl - 4b7p											14.1	3.5	9.6	3	6	2.7	10.6	3.9									No
18/0865/REM	36	2fl - 3b5p											11.4	2.9	8.4	2.7	6.5	2.4											No
18/0865/REM	37	2fl - 3b5p											11.4	2.9	8.4	2.7	6.5	2.4											

National Space Standard Value		99	108	103	112	121	130	116	125	134	129	138	11.5	2.75	11.5	2.55	7.5	2.15	11.5	2.55	7.5	2.15	11.5	2.55	NDSS Compliant
App ref	Plot (AH = Yellow)	Storeys	3										Double/Twin Room	Master Double/Twin Width	Double/Twin Room Floorspace	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room Floorspace	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room Floorspace	Secondary Double/Twi n Width	
		Bedrooms	4			5			6		Floorspace														
		Bedspaces	5	6	5	6	7	8	6	7													8	7	
18/0865/REM	67	2fl - 3b5p											10.6	3.1	7.3	2.6	4.8	1.9							No
18/0865/REM	68	2fl - 4b7p											11.5	3.3	10.9	3.3	6	2.3	7.5	3					No
18/0865/REM	69	2fl - 3b5p											10.6	3.1	7.3	2.6	4.8	1.9							No
18/0865/REM	70	2fl - 3b6p											10.6	3.8	9.6	3.7			7	2.7					No
18/0865/REM	71	2fl - 3b6p											10.6	3.8	9.6	3.7			7	2.7					No
18/0865/REM	72	2fl - 3b5p											10.6	3.1	7.3	2.6	4.8	1.9							No
18/0865/REM	73	2fl - 4b7p											15.9	4.5	11.1	3.7	5.5	2.3	11.2	3.3					No
18/0865/REM	74	2fl - 4b7p											15.9	4.5	11.1	3.7	5.5	2.3	11.2	3.3					No
18/0865/REM	75	2fl - 3b5p											8.8	2.8	7.3	2.7	5.8	1.8							No
18/0865/REM	76	2fl - 3b5p											12.5	3	9.3	3	6.8	2.2							No
18/0865/REM	77	2fl - 3b5p											8.8	2.8	7.3	2.7	5.8	1.8							No
18/0865/REM	78	2fl - 4b7p											15.7	3.9	11.9	3.4	6.9	2.8	8.9	3.3					No
18/0865/REM	79	2fl - 4b7p											14.1	3.5	9.6	3	6	2.7	10.6	3.9					No
18/0865/REM	80	2fl - 4b7p											15.7	3.9	11.9	3.4	6.9	2.8	8.9	3.3					No
18/0865/REM	81	2fl - 4b7p											14.1	3.5	9.6	3	6	2.7	10.6	3.9					No
18/0865/REM	82	2fl - 4b7p											15.7	3.9	11.9	3.4	6.9	2.8	8.9	3.3					No
19/0901/FUL	1	2fl - 3b5p											11.7	4.5	10.7	2.6	5.4	2							No
19/0901/FUL	2	2fl - 3b5p											11.7	4.5	10.7	2.6	5.4	2							No
19/0901/FUL	3	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	4	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	5	2fl - 3b5p											11.7	4.5	10.7	2.6	5.4	2							No
19/0901/FUL	6	2fl - 3b5p											11.7	4.5	10.7	2.6	5.4	2							No
19/0901/FUL	7	2fl - 4b6p											9.3	3.7	10.6	2.8	5.3	2.3			6	2.3			No
19/0901/FUL	8	2fl - 4b6p											9.3	3.7	10.6	2.8	5.3	2.3			6	2.3			No
19/0901/FUL	9	2fl - 3b5p											11.7	4.5	10.7	2.6	5.4	2							No
19/0901/FUL	10	2fl - 3b5p											11.7	4.5	10.7	2.6	5.4	2							No
19/0901/FUL	11	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	12	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	13	2fl - 4b6p											9.3	3.7	10.6	2.8	5.3	2.3			6	2.3			No
19/0901/FUL	14	2fl - 4b6p											9.3	3.7	10.6	2.8	5.3	2.3			6	2.3			No
19/0901/FUL	15	2fl - 3b5p											11.7	4.5	10.7	2.6	5.4	2							No
19/0901/FUL	16	2fl - 3b5p											11.7	4.5	10.7	2.6	5.4	2							No
19/0901/FUL	17	2fl - 4b6p											9.3	3.7	10.6	2.8	5.3	2.3			6	2.3			No
19/0901/FUL	18	2fl - 4b6p											9.3	3.7	10.6	2.8	5.3	2.3			6	2.3			No
19/0901/FUL	19	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	20	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	21	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	22	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	23	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	24	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	25	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	26	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	27	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	28	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	29	2fl - 4b6p											9.3	3.7	10.6	2.8	5.3	2.3			6	2.3			No
19/0901/FUL	30	2fl - 4b6p											9.3	3.7	10.6	2.8	5.3	2.3			6	2.3			No
19/0901/FUL	31	2fl - 3b5p											11.7	4.5	10.7	2.6	5.4	2							No
19/0901/FUL	32	2fl - 3b5p											11.7	4.5	10.7	2.6	5.4	2							No
19/0901/FUL	33	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	34	2fl - 2b4p											13.6	4.4	10.1	2.									

National Space Standard Value		99	108	103	112	121	130	116	125	134	129	138	11.5	2.75	11.5	2.55	7.5	2.15	11.5	2.55	7.5	2.15	11.5	2.55	NDSS Compliant
App ref	Plot (AH = Yellow)	Storeys	3										Double/Twin Room	Master Double/Twin Width	Double/Twin Room Floorspace	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room Floorspace	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room Floorspace	Secondary Double/Twi n Width	
		Bedrooms	4			5			6			Floorspace	Width	Floorspace	Width	Floorspace	Width	Floorspace	Width	Floorspace	Width				
		Bedspaces	5	6	5	6	7	8	6	7	8	7	8												
19/0901/FUL	58	1fl - 2b3p											10.1	3.6			8	2.3							No
19/0901/FUL	59	1fl - 2b3p											10.1	3.6			8	2.3							No
19/0901/FUL	60	2fl - 3b5p											11.7	4.5	10.7	2.6	5.4	2							No
19/0901/FUL	61	2fl - 3b5p											11.7	4.5	10.7	2.6	5.4	2							No
19/0901/FUL	62	2fl - 3b5p											11.7	4.5	10.7	2.6	5.4	2							No
19/0901/FUL	63	2fl - 3b5p											11.7	4.5	10.7	2.6	5.4	2							No
19/0901/FUL	64	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	65	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	66	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	67	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	68	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	69	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	70	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	71	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	72	2fl - 4b6p											9.3	3.7	10.6	2.8	5.3	2.3			6	2.3			No
19/0901/FUL	73	2fl - 4b6p											9.3	3.7	10.6	2.8	5.3	2.3			6	2.3			No
19/0901/FUL	74	2fl - 3b5p											11.7	4.5	10.7	2.6	5.4	2							No
19/0901/FUL	75	2fl - 3b5p											11.7	4.5	10.7	2.6	5.4	2							No
19/0901/FUL	76	2fl - 4b6p											9.3	3.7	10.6	2.8	5.3	2.3			6	2.3			No
19/0901/FUL	77	2fl - 4b6p											9.3	3.7	10.6	2.8	5.3	2.3			6	2.3			No
19/0901/FUL	78	2fl - 3b5p											11.7	4.5	10.7	2.6	5.4	2							No
19/0901/FUL	79	2fl - 3b5p											11.7	4.5	10.7	2.6	5.4	2							No
19/0901/FUL	80	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	81	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	82	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	83	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	84	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	85	2fl - 3b5p											11.7	4.5	10.7	2.6	5.4	2							No
19/0901/FUL	86	2fl - 3b5p											11.7	4.5	10.7	2.6	5.4	2							No
19/0901/FUL	87	2fl - 3b5p											11.7	4.5	10.7	2.6	5.4	2							No
19/0901/FUL	88	2fl - 3b5p											11.7	4.5	10.7	2.6	5.4	2							No
19/0901/FUL	89	1fl - 2b3p											10.1	3.6			8	2.3							No
19/0901/FUL	90	1fl - 2b3p											10.1	3.6			8	2.3							No
19/0901/FUL	91	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	92	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	93	2fl - 3b5p											11.7	4.5	10.7	2.6	5.4	2							No
19/0901/FUL	94	2fl - 3b5p											11.7	4.5	10.7	2.6	5.4	2							No
19/0901/FUL	95	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	96	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	97	2fl - 3b5p											11.7	4.5	10.7	2.6	5.4	2							No
19/0901/FUL	98	2fl - 3b5p											11.7	4.5	10.7	2.6	5.4	2							No
19/0901/FUL	99	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	100	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	101	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	102	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	103	2fl - 3b5p											11.7	4.5	10.7	2.6	5.4	2							No
19/0901/FUL	104	2fl - 3b5p											11.7	4.5	10.7	2.6	5.4	2							No
19/0901/FUL	105	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	106	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	107	2fl - 2b4p											13.6	4.4	10.1	2.2									No
19/0901/FUL	108	2fl - 2b4p																							

National Space Standard Value		99	108	103	112	121	130	116	125	134	129	138	11.5	2.75	11.5	2.55	7.5	2.15	11.5	2.55	7.5	2.15	11.5	2.55	NDSS Compliant
App ref	Plot (AH = Yellow)	Storeys	3										Double/Twin Room	Master Double/Twin Width	Double/Twin Room Floorspace	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room Floorspace	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room Floorspace	Secondary Double/Twi n Width	
		Bedrooms	3		4	5	6	7	8	6	7	8	7	8											
		Bedspaces	5	6	5	6	7	8	6	7	8	7	8												
21/0455/FUL	10	1fl - 2b4p											11.5	2.8	9.4	2.8									No
21/0455/FUL	11	1fl - 2b4p											10.1	4.4	8.5	3.2									No
21/0455/FUL	12	1fl - 2b4p											10.1	4.4	8.5	3.2									No
16/0459/FUL	1	2fl - 3b5p											10.1	3.9	11.3	4.5	7.2	2							No
16/0459/FUL	2	2fl - 3b5p											10.1	3.9	11.3	4.5	7.2	2							No
16/0459/FUL	3	2fl - 3b5p											10.1	3.9	11.3	4.5	7.2	2							No
16/0459/FUL	4	2fl - 3b5p											10.1	3.9	11.3	4.5	7.2	2							No
16/0459/FUL	5	2fl - 2b4p											11	3.8	14.2	2.3									No
16/0459/FUL	6	2fl - 2b4p											11	3.8	14.2	2.3									No
16/0459/FUL	7	1fl - 2b3p											14.1	4.7			7.75	2.5							Yes
16/0459/FUL	8	1fl - 2b3p											14.1	4.7			7.75	2.5							Yes
16/0459/FUL	9	1fl - 1b2p											13.8	4.6											No
16/0459/FUL	10	1fl - 1b2p											13.8	4.6											No
16/0459/FUL	11	1fl - 2b3p											14.1	4.7			7.75	2.5							Yes
16/0459/FUL	12	1fl - 2b3p											14.1	4.7			7.75	2.5							Yes
21/0111/FUL	1	1fl - 2b3p											12	4.3			7.5	2.5							Yes
21/0111/FUL	2	1fl - 2b3p											12	4.3			7.5	2.5							Yes
21/0111/FUL	3	1fl - 2b3p											12	4.3			7.5	2.5							Yes
21/0111/FUL	4	1fl - 2b3p											12	4.3			7.5	2.5							Yes
21/0111/FUL	5	1fl - 3b4p											11.8	3.9			16.4	4.5			9	2.8			Yes
21/0111/FUL	6	1fl - 2b3p											12.6	4.5			11	3.6							Yes
21/0111/FUL	7	1fl - 3b4p											11.8	3.9			16.4	4.5			9	2.8			Yes
21/0111/FUL	8	1fl - 3b4p											11.8	3.9			16.4	4.5			9	2.8			Yes
21/0111/FUL	9	1fl - 2b3p											12.6	4.5			11	3.6							Yes
21/0111/FUL	10	1fl - 3b4p											11.8	3.9											

National Space Standard Value		99	108	103	112	121	130	116	125	134	129	138	11.5	2.75	11.5	2.55	7.5	2.15	11.5	2.55	7.5	2.15	11.5	2.55	NDSS Compliant
App ref	Plot (AH = Yellow)	Storeys	3										Double/Twin Room	Master Double/Twin Width	Double/Twin Room Floorspace	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room Floorspace	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room Floorspace	Secondary Double/Twi n Width	
		Bedrooms	3			4			5			6		Floorspace		Floorspace									
		Bedspaces	5	6	5	6	7	8	6	7	8	7	8												
19/0801/FUL	40	2fl - 2b4p											12.3	3.4	13.2	2.9									No
19/0801/FUL	41	2fl - 2b4p											12.3	3.4	13.2	2.9									No
19/0801/FUL	42	2fl - 2b4p											12.3	3.4	13.2	2.9									No
19/0801/FUL	43	2fl - 2b4p											12.3	3.4	13.2	2.9									No
19/0801/FUL	44	2fl - 2b4p											12.3	3.4	13.2	2.9									No
19/0801/FUL	45	2fl - 2b4p											12.3	3.4	13.2	2.9									No
19/0801/FUL	46	2fl - 2b4p											12.3	3.4	13.2	2.9									No
19/0801/FUL	47	2fl - 2b4p											12.3	3.4	13.2	2.9									No
19/0801/FUL	48	2fl - 2b4p											12.3	3.4	13.2	2.9									No
19/0801/FUL	49	2fl - 2b4p											12.3	3.4	13.2	2.9									No
19/0801/FUL	50	2fl - 3b5p											11.5	3.9	11.1	2.6	7.4	2.5							No
19/0801/FUL	51	2fl - 3b5p											11.5	3.9	11.1	2.6	7.4	2.5							No
19/0801/FUL	52	2fl - 3b5p											11.5	3.9	11.1	2.6	7.4	2.5							No
19/0801/FUL	53	2fl - 3b5p											11.5	3.9	11.1	2.6	7.4	2.5							No
19/0801/FUL	54	2fl - 2b4p											12.3	3.4	13.2	2.9									No
19/0801/FUL	55	2fl - 2b4p											12.3	3.4	13.2	2.9									No
19/0801/FUL	56	2fl - 2b4p											12.3	3.4	13.2	2.9									No
19/0801/FUL	57	2fl - 2b4p											12.3	3.4	13.2	2.9									No
19/0801/FUL	58	2fl - 2b4p											12.3	3.4	13.2	2.9									No
19/0801/FUL	59	2fl - 2b4p											12.3	3.4	13.2	2.9									No
19/0801/FUL	60	2fl - 3b5p											11.5	3.9	11.1	2.6	7.4	2.5							No
19/0801/FUL	61	2fl - 3b5p											11.5	3.9	11.1	2.6	7.4	2.5							No
19/0801/FUL	62	2fl - 2b4p											12.3	3.4	13.2	2.9									No
19/0801/FUL	63	2fl - 2b4p											12.3	3.4	13.2	2.9									No
19/0801/FUL	64	2fl - 2b4p											12.3	3.4	13.2	2.9									No
19/0801/FUL	65	2fl - 2b4p											12.3	3.4	13.2	2.9									No
19/0801/FUL	66	2fl - 2b4p											12.3	3.4	13.2	2.9									No
19/0801/FUL	67	2fl - 2b4p											12.3	3.4	13.2	2.9									No
19/0801/FUL	68	2fl - 2b4p											12.3	3.4	13.2	2.9									No
19/0801/FUL	69	2fl - 2b4p											12.3	3.4	13.2	2.9									No
19/0801/FUL	70	2fl - 2b4p											12.3	3.4	13.2	2.9									No
19/0801/FUL	71	2fl - 2b4p											12.3	3.4	13.2	2.9									No
19/0801/FUL	72	2fl - 3b5p											11.5	3.9	11.1	2.6	7.4	2.5							No
19/0801/FUL	73	2fl - 3b5p											11.5	3.9	11.1	2.6	7.4	2.5							No
19/0801/FUL	74	2fl - 3b5p											11.5	3.9	11.1	2.6	7.4	2.5							No
19/0801/FUL	75	2fl - 3b5p											11.5	3.9	11.1	2.6	7.4	2.5							No
19/0801/FUL	76	2fl - 3b5p											11.5	3.9	11.1	2.6	7.4	2.5							No
19/0801/FUL	77	2fl - 3b5p											11.5	3.9	11.1	2.6	7.4	2.5							No
19/0801/FUL	78	2fl - 3b5p											11.5	3.9	11.1	2.6	7.4	2.5							No
19/0801/FUL	79	2fl - 3b5p											11.5	3.9	11.1	2.6	7.4	2.5							No
21/0184/REM	1	2fl - 4b6p											13.3	3.4	10.0	3.2	7.1	3.2			7.8	1.9			No
21/0184/REM	2	2fl - 3b5p											14.6	3.3	8.1	2.6			6.76	2.6					No
21/0184/REM	3	2fl - 3b6p											14.9	3.9	9.9	3			9.8	2.6					No
21/0184/REM	4	2fl - 3b6p											14.9	3.9	9.9	3			9.8	2.6					No
21/0184/REM	5	2fl - 3b6p											14.9	3.9	9.9	3			9.8	2.6					No
21/0184/REM	6	2fl - 3b6p											14.9	3.9	9.9	3			9.8	2.6					No
21/0184/REM	7	2fl - 3b5p											14.6	3.3	8.1	2.6			6.76	2.6					No
21/0184/REM	8	2fl - 4b6p											12.6	3.4	10.1	3.2	7.4	2.5			7.6	2.8			No
21/0184/REM	9	2fl - 4b6p											12.6	3.4	10.1	3.2	7.4	2.5			7.6	2.8			No
17/0589/FUL	1	1fl - 2b4p											16	3.8	12.4	4.6									Yes
17/0589/FUL	2	1fl - 1b2p																							

National Space Standard Value			99	108	103	112	121	130	116	125	134	129	138	11.5	2.75	11.5	2.55	7.5	2.15	11.5	2.55	7.5	2.15	11.5	2.55	NDSS Compliant
App ref	Plot (AH = Yellow)	Storeys	3										Double/Twin Room	Master Double/Twin Width	Double/Twin Room Floorspace	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room Floorspace	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room Floorspace	Secondary Double/Twi n Width		
		Bedrooms	3		4		5		6		7		8		Floorspace	Width	Floorspace	Width	Floorspace	Width	Floorspace	Width	Floorspace	Width		
		Bedspaces	5	6	5	6	7	8	6	7	8	7	8													
13/11/0597P	10	3fl - 4b7p					127.8							18.3	7.1	13.3	4.3	6.4	2.2	13	4.2					No
13/11/0597P	11	2fl - 3b5p												10.9	3.4	10.5	3.1	5.5	2.1							No
13/11/0597P	12	2fl - 3b5p												10.9	3.4	10.5	3.1	5.5	2.1							No
13/11/0597P	13	3fl - 3b6p		111.4										19.47	5.9	13.3	3.1			13.5	3.6					Yes
13/11/0597P	14	3fl - 3b6p		111.4										19.47	5.9	13.3	3.1			13.5	3.6					Yes
13/11/0597P	15	3fl - 3b6p		111.4										19.47	5.9	13.3	3.1			13.5	3.6					Yes
13/11/0597P	16	3fl - 3b6p		111.4										19.47	5.9	13.3	3.1			13.5	3.6					Yes
13/11/0597P	17	2fl - 4b7p												13.7	3.8	10.9	4.2	5.5	2.4	9.9	2.9					No
13/11/0597P	18	3fl - 5b8p								173.2				23	4.8	11.8	3.2	10.7	3.7	11.8	3.2	8.7	2.9	12	3.6	Yes
13/11/0597P	19	2fl - 4b7p												13.7	3.8	10.9	4.2	5.5	2.4	9.9	2.9					No
13/11/0597P	20	2fl - 3b5p												10.9	3.4	10.5	3.1	5.5	2.1							No
13/11/0597P	21	2fl - 3b5p												10.9	3.4	10.5	3.1	5.5	2.1							No
13/11/0597P	22	3fl - 4b7p					127.8							18.3	7.1	13.3	4.3	6.4	2.2	13	4.2					No
13/11/0597P	23	3fl - 4b7p					127.8							18.3	7.1	13.3	4.3	6.4	2.2	13	4.2					No
13/11/0597P	24	2fl - 3b5p												12.6	3.5	10.6	2.8	9.5	2.5							No
13/11/0597P	25	3fl - 5b8p								173.2				23	4.8	11.8	3.2	10.7	3.7	11.8	3.2	8.7	2.9	12	3.6	Yes
13/11/0597P	26	2fl - 4b7p												12.2	3.3	11.5	3.9	7.5	2.6	11.5	3.1					Yes
13/11/0597P	27	2fl - 4b7p												13.7	3.8	10.9	4.2	5.5	2.4	9.9	2.9					No
13/11/0597P	28	2fl - 3b5p												12.6	3.5	10.6	2.8	9.5	2.5							No
13/11/0597P	29	2fl - 4b7p												13.7	3.8	10.9	4.2	5.5	2.4	9.9	2.9					No
13/11/0597P	30	3fl - 5b8p								173.2				23	4.8	11.8	3.2	10.7	3.7	11.8	3.2	8.7	2.9	12	3.6	Yes
13/11/0597P	31	3fl - 3b6p		111.4										19.47	5.9	13.3	3.1			13.5	3.6					Yes
13/11/0597P	32	3fl - 3b6p		111.4										19.47	5.9	13.3	3.1			13.5	3.6					Yes
13/11/0597P	33	2fl - 3b5p												12.6	3.5	10.6	2.8	9.5	2.5							No
13/11/0597P	34	3fl - 5b8p								173.2				23	4.8	11.8	3.2	10.7	3.7	11.8	3.2	8.7	2.9	12	3.6	Yes
13/11/0597P	35	2fl - 4b6p				107.8								11.6	3.4	9.3	3.4	7.4	3.4			6.8	2.2			No
13/11/0597P	36	3fl - 4b7p					127.8							18.3	7.1	13.3	4.3	6.4	2.2	13	4.2					No
13/11/0597P	37	3fl - 4b7p					127.8							18.3	7.1	13.3	4.3	6.4	2.2	13	4.2					No
13/11/0597P	38	2fl - 3b5p												10.9	3.4	10.5	3.1	5.5	2.1							No
13/11/0597P	39	2fl - 3b5p												10.9	3.4	10.5	3.1	5.5	2.1							No
13/11/0597P	40	2fl - 3b5p												12.6	3.5	10.6	2.8	9.5	2.5							No
13/11/0597P	41	3fl - 5b8p								173.2				23	4.8	11.8	3.2	10.7	3.7	11.8	3.2	8.7	2.9	12	3.6	Yes
13/11/0597P	42	2fl - 4b7p												12.2	3.3	11.5	3.9	7.5	2.6	11.5	3.1					Yes
13/11/0597P	43	2fl - 4b6p				107.8								11.6	3.4	9.3	3.4	7.4	3.4			6.8	2.2			No
13/11/0597P	44	2fl - 4b6p				107.8								11.6	3.4	9.3	3.4	7.4	3.4			6.8	2.2			No
13/11/0597P	45	2fl - 4b6p				107.8								11.6	3.4	9.3	3.4	7.4	3.4			6.8	2.2			No
13/11/0597P	46	2fl - 3b5p												12.6	3.5	10.6	2.8	9.5	2.5							No
13/11/0597P	47	2fl - 4b6p				107.8								11.6	3.4	9.3	3.4	7.4	3.4			6.8	2.2			No
13/11/0597P	48	3fl - 4b7p					127.8							18.3	7.1	13.3	4.3	6.4	2.2	13	4.2					No
13/11/0597P	49	3fl - 4b7p					127.8							18.3	7.1	13.3	4.3	6.4	2.2	13	4.2					No
13/11/0597P	50	2fl - 4b6p				107.8								11.6	3.4	9.3	3.4	7.4	3.4			6.8	2.2			No
13/11/0597P	51	2fl - 3b5p												12.6	3.5	10.6	2.8	9.5	2.5							No
17/0362/FUL	1	2fl - 5b8p												15.1	3.5	10.8	3	6.7	2.8	10.8	3			10.5	3.5	No
17/0362/FUL	2	2fl - 5b8p												14.6	3.3	11.7	3	9	3.2	9.3	3.5	7.2	2			No
17/0362/FUL	3	2fl - 5																								

[illegible]

National Space Standard Value			99	108	103	112	121	130	116	125	134	129	138	11.5	2.75	11.5	2.55	7.5	2.15	11.5	2.55	7.5	2.15	11.5	2.55	NDSS Compliant									
App ref		Plot (AH = Yellow)	Storeys	3																			Double/Twin Room	Master Double/Twin Width	Double/Twin Room Floorspace		Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room Floorspace	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room Floorspace	Secondary Double/Twin Width
			Bedrooms	4						5						6			8	Floorspace															
			Bedspaces	5	6	5	6	7	8	6	7	8	7	8																					
23/0301/FUL	41	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4								No								
23/0301/FUL	42	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4								No								
23/0301/FUL	43	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4								No								
23/0301/FUL	44	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4								No								
23/0301/FUL	45	2fl - 2b4p												10.5	3	12.3	2.7										No								
23/0301/FUL	46	2fl - 2b4p												10.5	3	12.3	2.7										No								
23/0301/FUL	47	2fl - 2b4p												10.5	3	12.3	2.7										No								
23/0301/FUL	48	2fl - 2b4p												10.5	3	12.3	2.7										No								
23/0301/FUL	49	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4								No								
23/0301/FUL	50	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4								No								
23/0301/FUL	51	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4								No								
23/0301/FUL	52	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4								No								
23/0301/FUL	53	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4								No								
23/0301/FUL	54	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4								No								
23/0301/FUL	55	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4								No								
23/0301/FUL	56	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4								No								
23/0301/FUL	57	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4								No								
23/0301/FUL	58	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4								No								
23/0301/FUL	59	1fl - 2b3p												11.3	4			8.2	1.9								No								
23/0301/FUL	60	1fl - 2b3p												9.4	3.4			6.7	1.8								No								
23/0301/FUL	61	1fl - 2b3p												9.4	3.4			6.7	1.8								No								
23/0301/FUL	62	1fl - 2b3p												11.3	4			8.2	1.9								No								
23/0301/FUL	63	1fl - 2b3p												11.3	4			8.2	1.9								No								
23/0301/FUL	64	1fl - 2b3p												9.4	3.4			6.7	1.8								No								
23/0301/FUL	65	1fl - 2b3p												9.4	3.4			6.7	1.8								No								
23/0301/FUL	66	1fl - 2b3p												11.3	4			8.2	1.9								No								
23/0301/FUL	67	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4								No								
23/0301/FUL	68	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4								No								
23/0301/FUL	69	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4								No								
23/0301/FUL	70	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4								No								
23/0301/FUL	71	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4								No								
23/0301/FUL	72	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4								No								
23/0301/FUL	73	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4								No								
23/0301/FUL	74	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4								No								
23/0301/FUL	75	1fl - 2b4p												10.5	3.6			6.4	2.3								No								
23/0301/FUL	76	1fl - 2b4p												10.5	3.6			6.4	2.3								No								
23/0301/FUL	77	1fl - 2b3p												11.3	4			8.2	1.9								No								
23/0301/FUL	78	1fl - 2b3p												9.4	3.4			6.7	1.8								No								
23/0301/FUL	79	1fl - 2b3p												9.4	3.4			6.7	1.8								No								
23/0301/FUL	80	1fl - 2b3p												11.3	4			8.2	1.9								No								
23/0301/FUL	81	1fl - 2b3p												11.3	4			8.2	1.9								No								
23/0301/FUL	82	1fl - 2b3p												9.4	3.4			6.7	1.8								No								
23/0301/FUL	83	1fl - 2b3p												9.4	3.4			6.7	1.8								No								
23/0301/FUL	84	1fl - 2b3p												11.3	4			8.2	1.9								No								
23/0301/FUL	85	1fl - 2b3p												11.3	4			8.2	1.9								No								
23/0301/FUL	86	1fl - 2b3p												9.4	3.4			6.7	1.8								No								
23/0301/FUL	87	1fl - 2b3p												9.4	3.4			6.7	1.8								No								
23/0301/FUL	88	1fl - 2b3p												11.3	4			8.2	1.9								No								
23/0301/FUL	89	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4								No								
23/0301/FUL	90	2fl - 3b5p	</																																

National Space Standard Value			99	108	103	112	121	130	116	125	134	129	138	11.5	2.75	11.5	2.55	7.5	2.15	11.5	2.55	7.5	2.15	11.5	2.55	NDSS Compliant
Plot (AH = App ref)		Storeys	3										Double/Twin	Master	Double/Twin	Secondary		Single		Double/Twin	Secondary		Single	Double/Twin	Secondary	
		Bedrooms	3	4				5			6			Room	Double/Twin	Room	Double/Twin	Single Bed	Room	Double/Twin	Single Bed	Room	Double/Twin			
		Bedspaces	5	6	5	6	7	8	6	7	8	7	8	Floorspace	Width	Floorspace	Width	Single Bed Floorspace	Width	Floorspace	Width	Floorspace	Width	Floorspace	Width	
23/0301/FUL	114	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4							No
23/0301/FUL	115	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4							No
23/0301/FUL	116	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4							No
23/0301/FUL	117	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4							No
23/0301/FUL	118	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4							No
23/0301/FUL	119	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4							No
23/0301/FUL	120	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4							No
23/0301/FUL	121	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4							No
23/0301/FUL	122	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4							No
23/0301/FUL	123	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4							No
23/0301/FUL	124	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4							No
23/0301/FUL	125	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4							No
23/0301/FUL	126	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4							No
23/0301/FUL	127	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4							No
23/0301/FUL	128	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4							No
23/0301/FUL	129	2fl - 3b5p												10.7	3.6	9.6	2.4	6.5	2.4							No
22/0473/FUL	1	2fl - 4b7p												14.2	4.1	12.1	3.5	7.7	3.2							No
22/0473/FUL	2	2fl - 3b5p												12	4.3	10.8	2.6	6.4	2.2							No
22/0473/FUL	3	2fl - 3b5p												12	4.3	10.8	2.6	6.4	2.2							No
22/0473/FUL	4	2fl - 3b5p												12	4.3	10.8	2.6</									

National Space Standard Value			99	108	103	112	121	130	116	125	134	129	138	11.5	2.75	11.5	2.55	7.5	2.15	11.5	2.55	7.5	2.15	11.5	2.55	NDSS Compliant
App ref	Plot (AH = Yellow)	Storeys	3										Double/Twin Room	Master Double/Twin Width	Double/Twin Room Floorspace	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room Floorspace	Secondary Double/Twin Width	Single Bed Floorspace	Single Bed Width	Double/Twin Room Floorspace	Secondary Double/Twi n Width		
		Bedrooms	3		4			5			6		Floorspace													
		Bedspaces	5	6	5	6	7	8	6	7	8	7	8													
13/14/0528P	12	2fl - 3b5p												10.7	4.1	11.4	2.6	6.2	2.2							No
13/14/0528P	13	2fl - 3b5p												10.7	4.1	11.4	2.6	6.2	2.2							No
13/14/0528P	14	2fl - 3b5p												10.7	4.1	11.4	2.6	6.2	2.2							No
13/14/0528P	15	2fl - 3b5p												10.7	4.1	11.4	2.6	6.2	2.2							No
13/14/0528P	16	2fl - 2b4p												12.8	3.3	10.1	2.3									No
13/14/0528P	17	2fl - 2b4p												12.8	3.3	10.1	2.3									No
13/14/0528P	18	2fl - 2b4p												12.8	3.3	10.1	2.3									No
13/14/0528P	19	2fl - 2b4p												12.8	3.3	10.1	2.3									No
13/14/0528P	20	2fl - 2b4p												12.8	3.3	10.1	2.3									No
13/14/0528P	21	2fl - 2b4p												12.8	3.3	10.1	2.3									No
13/14/0528P	22	2fl - 3b5p												10.7	4.1	11.4	2.6	6.2	2.2							No
13/14/0528P	23	2fl - 3b5p												10.7	4.1	11.4	2.6	6.2	2.2							No
16/0650/FUL	1	1fl - 3b4p												10.7	3.6			7.6	2.3			7.6	2.9			No
16/0650/FUL	2	1fl - 2b3p												9.2	3.4	6.8	1.9									No
16/0650/FUL	3	1fl - 2b3p												9.2	3.4	6.8	1.9									No
16/0650/FUL	4	1fl - 3b4p												10.7	3.6			7.6	2.3			7.6	2.9			No
16/0650/FUL	5	2fl - 3b4p												10.8	4			9.9	2.4			5	1.9			No
16/0650/FUL	6	2fl - 3b4p												10.8	4			9.9	2.4			5	1.9			No
16/0650/FUL	7	2fl - 3b4p												10.8	4			9.9	2.4			5	1.9			No
16/0650/FUL	8	2fl - 3b4p												10.8	4			9.9	2.4			5	1.9			No
16/0650/FUL	9	2fl - 3b4p												10.8	4			9.9	2.4			5	1.9			No
16/0650/FUL	10	2fl - 3b4p												10.8	4			9.9	2.4			5	1.9			No
16/0650/FUL	11	1fl - 2b3p												9.2	3.4	6.8	1.9									No
16/0650/FUL	12	1fl - 3b4p												10.7	3.6			7.6	2.3			7.6	2.9			No
16/0650/FUL	13	2fl - 2b4p												14	3.1	9.6	3.5									No
16/0650/FUL	14	2fl - 2b4p												14	3.1	9.6	3.5									No
16/0650/FUL	15	2fl - 2b4p												14	3.1	9.6	3.5									No
16/0650/FUL	16	2fl - 2b4p												14	3.1	9.6	3.5									No
16/0650/FUL	17	2fl - 2b4p												14	3.1	9.6	3.5									No
16/0650/FUL	18	2fl - 2b4p												14	3.1	9.6	3.5									No
16/0650/FUL	19	2fl - 2b4p												14	3.1	9.6	3.5									No
16/0650/FUL	20	2fl - 2b4p												14	3.1	9.6	3.5									No
16/0650/FUL	21	2fl - 3b4p												12.9	4.7	12.9	2.8	7.5	2.4							Yes
16/0650/FUL	22	2fl - 3b4p												12.9	4.7	12.9	2.8	7.5	2.4							Yes
16/0650/FUL	23	2fl - 3b4p												12.9	4.7	12.9	2.8	7.5	2.4							Yes
16/0650/FUL	24	2fl - 3b4p												12.9	4.7	12.9	2.8	7.5	2.4							Yes
16/0650/FUL	25	2fl - 3b4p												12.9	4.7	12.9	2.8	7.5	2.4							Yes
16/0650/FUL	26	2fl - 3b4p												12.9	4.7	12.9	2.8	7.5	2.4							Yes
16/0650/FUL	27	2fl - 3b4p												12.9	4.7	12.9	2.8	7.5	2.4							Yes
16/0650/FUL	28	2fl - 3b4p												12.9	4.7	12.9	2.8	7.5	2.4							Yes
16/0650/FUL	29	2fl - 3b4p												12.9	4.7	12.9	2.8	7.5	2.4							Yes
16/0650/FUL	30	2fl - 3b4p												12.9	4.7	12.9	2.8	7.5	2.4							Yes
16/0650/FUL	31	2fl - 3b4p												12.9	4.7	12.9	2.8	7.5	2.4							Yes
16/0650/FUL	32	2fl - 3b4p												12.9	4.7	12.9	2.8	7.5	2.4							Yes
20/0842/FUL	113	1fl - 2b4p												11.4	2.8	14.3	3.6									No
20/0842/FUL	114	1fl - 2b4p												12.6	3.1	11.4	3.6									No
20/0842/FUL	115	1fl - 2b4p												11.6	2.8	14.0	3.6									Yes
20/0842/FUL	116	1fl - 2b4p												12.5	3.1	11.0	3.6									No
20/0842/FUL	117	1fl - 2b4p												11.6	2.8	14.3	3.6									

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Appendix 2

United Utilities Evidence of Need for Water Efficiency Standards

WATER EFFICIENCY IN NEW HOMES

Evidence to support adoption of the Building Regulations Optional Requirement for local authorities in North West England and the Midlands

Background

Water is essential for life - yet here in the UK (as in many regions across the world) the future availability of water is a concern. The area covered by Water Resources West is an area the Environment Agency has described as having ‘moderate water stress’; water scarcity/stress occurs when demand is high compared to the water that is available¹.

Population growth, climate change and environmental protection measures all put pressure on water resources and contribute to water stress in our region. On top of this, housing shortages mean that lots more housing is needed today and in the future. Hence, planning policy is a vital tool to help ensure long term sustainable management of water supplies, as well as helping protect our local rivers and wildlife. Achieving a balance between these conflicting demands is a challenge for us all.

Water Efficiency Standards for New Homes

The Code for Sustainable Homes was launched in 2006 to help reduce UK carbon emissions and create more sustainable homes; it was the national standard for use in the design and construction of new homes in the UK and is still referred to in older Local Plans. In 2015 it was withdrawn and some of its standards were consolidated into Building Regulations including the requirement for all new dwellings to achieve a water efficiency standard of 125 litres of water per person per day (l/p/d). In the same year, the Government updated Building Regulations Part G, introducing an ‘optional’ requirement of 110 l/p/day for new residential development, which should be implemented through local policy where there is a clear need based on evidence. (See [Appendix 1](#)).

In 2018, Welsh Government amended building regulations so that new builds are built to a standard of 110 l/p/d². In England however the standard of 110 l/p/d needs to be adopted as a local policy by each planning authority in its local plan before it can take effect.

In 2020, the government published a White Paper on future planning³ in England. The focus is on clear requirements and standard approaches. It clear that water will remain an important consideration and that “sustainable development” will be a key test.

The Need for Water Efficiency in New Homes

The Water Framework Directive (WFD) was adopted into UK Law in 2003. It was designed to change water management for the better by putting aquatic ecology at the heart of all management decisions. One of the most important features of the WFD is that it encourages public consultation, meaning everyone can have a say in what is needed to protect our water resources. It also takes into account the environmental, economic and social implications of any such investment/decisions.

Delivery of the WFD objectives in our region is set out in River Basin Management Plans for the Solway Tweed, North West, Dee, Severn and Humber River Basins. These documents highlight a number of issues that are affecting the achievement of the WFD objectives, one of these is the pressures from water supply. Thus, there are a variety of reasons why water efficiency is important for Local Authorities.

¹ [Water stressed areas – final classification](#), Environment Agency and Natural Resources Wales, July 2013

² [The Building \(Amendment\) \(Wales\) Regulations 2018](#)

³ [Planning for the future](#), Ministry of Housing, Communities and Local Government, August 2020

Local Authorities have a duty of care for communities and the environment and the reduction in water use can help to minimise the quantity of water taken from the environment as well as helping to control customer bills. There are some important factors to consider in this regard:

- The general Duty to Co-operate⁴ can also apply to water efficiency and, across the region, there are several examples of exemplar project partnerships between Local Authorities and water companies.
- The National Planning Policy Framework⁵ Section 2 requires strategic policies to make sufficient provision for water supplies. Section 14 of the NPPF concerns “Meeting the challenge of climate change, flooding and coastal change” and paragraph 149 make specific reference to water supply within this context. Paragraph 170 goes on to set out that planning policies and decisions should contribute to and enhance the natural and local environment including water. For reference we have included specific government guidance in relation to the optional standard in [Appendix 2](#).
- Local Authorities must “have regard to the River Basin Management Plans and any supplementary plans in exercising their functions” and this includes taking action on water efficiency.
- The production of mains water requires significant energy and chemical inputs and hence reducing demand for water can contribute significantly to reducing carbon emissions, especially where those savings are of hot water.

Why do we need to save water?

The areas covered by Water Resources West are classed as an area under ‘water stress’ by the Environment Agency (Table 1). While local planning authorities are encouraged to draw on this existing evidence to establish the need for possible action government makes clear that this should not be the only consideration⁶ – not least because current maps were not developed to establish areas where additional controls were required on new homes. A requirement for a higher water efficiency standard within a local plan should also follow on from consultation with the local water supplier and the Environment Agency. Additional reasons for the local need for action highlighted by the Environment Agency and the local water suppliers are set out below.

Table 1. Water Stress Classification for current and future scenarios¹ (L=low stress; M=moderate stress; S=serious stress). The four scenarios represent the range of pressures on water resources from climate change and future demands.

Water company area	Current Stress	Future Scenario 1	Future Scenario 2	Future Scenario 3	Future Scenario 4
Dwr Cymru Welsh Water	M	M	M	M	M
Severn Trent	M	M	M	M	M
South Staffs Water	M	M	M	M	M
United Utilities	M	M	M	M	M

⁴ [Section 110 of the Localism Act](#) sets out the ‘Duty to Co-operate’. It requires cooperation between local planning authorities and other public bodies to maximise the effectiveness of policies for strategic matters in Local Plans. Even if the formal duty is removed in future legislation, the August 2020 White Paper³ makes it clear that strategic, cross-boundary issues should still be considered in the context of sustainable development.

⁵ [National Planning Policy Framework](#), Ministry of Housing, Communities & Local Government, February 2019

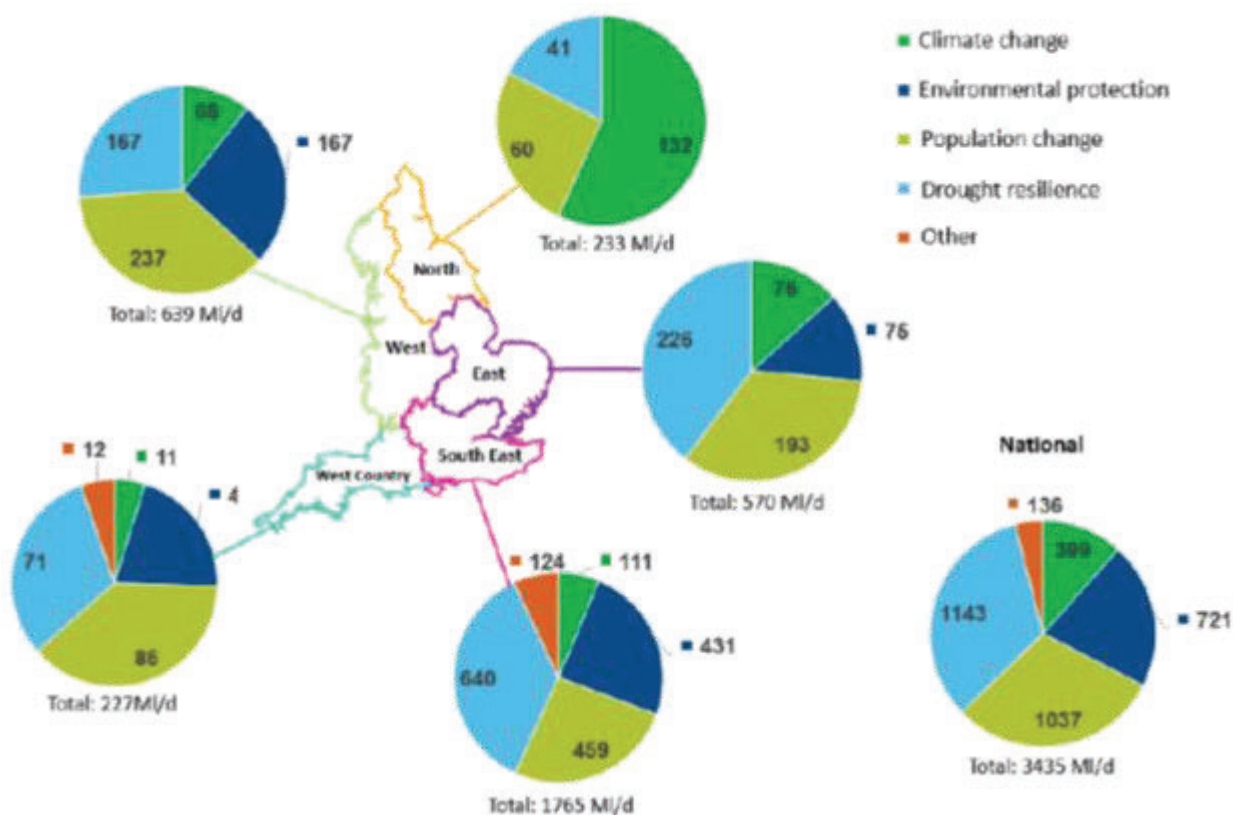
⁶ [Housing Standards Review Consultation](#), Department for Communities and Local Government, August 2013

In March 2020, the Environment Agency published the National Framework for Water Resources⁷. This identifies strategic water needs for England and its regions across all sectors up to and beyond 2050. The National Framework identifies that our region faces the second highest pressures on Water Resources. Significantly, the National Framework identifies that increased consumption, driven by population increases, is the largest driver of additional water need in the region. Increased public water supply drought resilience, increased protection for the environment and the impact of climate change reducing water availability of existing supplies also have impacts on water availability (Figure 1).

Based on the best available evidence the National Framework adopted a planning assumption of reducing average per capita consumption (PCC) to 110 l/p/d by 2050 nationally. Water Resources West's projections are broadly consistent with that, with average per capita consumption reducing to 111 l/p/d by 2050⁸. These projections are based on forecasts made for the water companies' 2019 WRMPs.

Even with these reductions in consumption, parts of our region will need new water resources to be developed⁸. If the planned reductions are not achieved then more significant and more costly water resources will need to be developed. It is therefore important the measures are taken across the region to support the achievement of the lower per capita consumption.

Figure 1. Extract from the National Framework⁷ showing how population growth results in Water Resources West having the second highest pressure on water resources in England. Numbers in the pie charts show the additional water needed by 2050 due to different drivers (in Ml/d).



⁷ [Meeting our future water needs: a national framework for water resources](#), Environment Agency, March 2020

⁸ [Initial Resource Position](#), Water Resources West, March 2020

Public concern also highlights the need to support water saving. Surveys⁹ of water users in North West England and the Midlands have shown that, while there is little general awareness of the issues, once informed 70% are concerned about water scarcity. In addition to running out of water, customers are worried about the potential impact on water bills, restrictions and wastage

Water Framework Directive requirements are set out in River Basin Management Plans. Water efficiency measures have a direct effect in reducing the abstraction from water bodies assessed in those plans. Abstraction in turn affects the hydrological regime of those water bodies. River Basin Management Plans for the Solway Tweed, North West, Dee, Severn and Humber River Basins identify that there are waterbodies within all those areas for which the hydrological regime does not support good status. In turn the hydrological regime can affect water quality, species and habitats.

Changes to the natural flow and level of water is identified as a significant water management issue. Reduced flow and water levels in rivers and groundwater caused by human activity (such as abstraction) can mean that there is not enough water for people to use and wildlife might not be able to survive. Reduced flow affects the health of fish and exaggerates the impacts of barriers such as weirs.

Table 2. WFD classification of waterbodies in 2015 River Basin Management Plans

River Basin District	Percentage of surface water bodies <u>not</u> achieving good ecological status or potential	Percentage of groundwater bodies <u>not</u> achieved good quantitative status
Solway Tweed ¹⁰	54% (305 out of 560)	28% (18 out of 64)
North West ¹¹	78% (480 out of 613)	11% (2 out of 18)
Humber ¹²	86% (839 out of 987)	25% (13 out of 51)
Severn ¹³	80% (604 out of 755)	21% (9 out of 42)
Dee ¹⁴	73% (68 out of 93)	0% (0 out of 5)

Summary of evidence on the need for the optional water efficiency standard

As we have seen above, there is a range of evidence on the water stress across the North West and the Midlands. This means there is a clear need for the 110 l/p/d water efficiency standard.

For inclusion in a local plan a local planning authority must be able to demonstrate at examination of the plan that the standard is required to address a clear need and as part of an approach to water efficiency that is consistent with a wider approach to water efficiency as set out in the local water undertaker's water resources management plan. We recommend that the following evidence is cited:

- The classification of moderate water stress for the water supplier in your area (Table 1)¹.
- The National Framework for water resources noting that Water Resources West faces the second highest pressures on water resources in England due largely to population growth⁷.
- The National Framework for water resources planning assumption of 110 l/p/d⁷.
- The consistency between these planned reductions in consumption between the National Framework, Water Resources West's plans and your water supplier's WRMP⁸.

⁹ [Customer Survey for Severn Trent, Thames Water and United Utilities](#), Verve, July 2018

¹⁰ [River basin management plan for the Solway Tweed river basin district: 2015 update](#), Environment Agency and Natural Scotland, 21 December 2015

¹¹ [River basin management plan, Part 1: North West river basin district](#), Environment Agency, December 2015

¹² [River basin management plan, Part 1: Humber river basin district](#), Environment Agency, December 2015

¹³ [River basin management plan, Part 1: Severn river basin district](#), Environment Agency, December

¹⁴ [Dee River Basin Management Plan 2015 – 2021, Proposed Summary](#), Natural Resources Wales and Environment Agency, October 2015

- High levels of public concern (70%) in the region, when informed about issues of water scarcity⁹.
- Reference to the WFD ecological status of water bodies in your River Basin District, with changes to flow and level recognised as a significant water management issue in the River Basin Management Plan (Table 2).

Water Companies

A consequence of the population and housing growth in our region has meant that water companies have been asked to accommodate the new growth, yet at the same time their abstraction licenses are being reduced. Therefore it is vital that water companies support and are supported in initiatives to help get 110 l/p/d in planning policies across local authorities in the region, to help meet their requirement to supply their customers. The water companies in Water Resources West are Dwr Cymru Welsh Water, Severn Trent, South Staffs and United Utilities.

In preparing your local plan you should consult with your local water supply company on specific local issues.

New Homes

The scale of new development that is needed across our region is immense - the Government aiming for delivery of 300,000 new homes a year across England¹⁵. Within Water Resources West's region we estimate that there will be 1.6 million new properties by 2050. Yet at the same time there is need to share the already scarce water resources - therefore the need for implementing at least 110 l/p/d into local plans and policies is apparent.

Impact on viability

The cost of installing water-efficient fittings to target a per capita consumption of 110l/d has been estimated as a one-off cost of £9 for a four bedroom house¹⁶. Research undertaken for the Welsh Government indicated potential annual savings on water and energy bills for householders of £24 per year as a result of such water efficiency measures¹⁷.

The Consumer Council for Water notes that the discretionary, tighter (building) standard of 110 l/p/d is something that should be pursued, also bearing in mind that saving water is not the only a driver of water efficiency¹⁸. This is because water efficiency could also have a positive effect on reducing energy bills, water bills of metered customers and carbon emissions.

The Greater London Authority carried out a survey of developers to test the viability of the 110 l/p/d standard. The results of this survey¹⁹ made it clear that those associated with the development industry did not consider that the proposed changes would have any impact on building.

Viability is also evidenced by the examples from other local authorities who have adopted the standard. South Worcestershire adopted the 110 l/p/d standard in its February 2016 local plan. The standard remains the preferred option for next local plan. See the case study below. Bromsgrove and Redditch councils cooperated to require the 110 l/p/d standard for certain developments in their plans which were adopted in January 2017. Another example is Nottingham City Council who adopted the 110 l/p/d standard for all new dwellings in January 2020.

¹⁵ [Planning for the Future](#), Ministry of Housing, Communities and Local Government, March 2020

¹⁶ [Housing Standards Review Cost Impacts](#), Department for Communities and Local Government, September 2014

¹⁷ [Advice on water efficient new homes for England](#), Waterwise, September 2018

¹⁸ [Response to Defra consultation on measures to reduce personal water use](#), Consumer Council for Water, October 2019

¹⁹ [Greater London Authority Housing Standards Review: Evidence Of Need](#), David Lock Associates, May 2015

Water efficiency is therefore not only viable but of positive economic benefit to both private homeowners and tenants.

Water Calculator

The Water Calculator was developed to help provide a working example of the calculator used for part G of the building regulations. It uses the method set out in the 'Water Efficiency Calculator for New Dwellings'²⁰. The Water Calculator contains information on water consumption for hundreds of products, enabling quick and easy specification, without the hassle of gathering data from several product manufacturers. To access the water calculator visit: www.thewatercalculator.org.uk

Case study

South Worcestershire's current local plan was adopted, following examination, in February 2016²¹. It is a major sub-regional land use plan, prepared jointly by the three South Worcestershire Councils; Malvern Hills, Worcester City and Wychavon working together. Within the local plan, policy SWDP30c states that "for housing proposals, it must be demonstrated that the daily non-recycled water use per person will not exceed 110 l/p/d". The reasoned justification for this policy highlights the following factors:

- This policy is central to the council's response to the Framework, which advocates that local plans incorporate strategies to mitigate and adapt to climate change, in line with the objectives and provisions of the Climate Change Act 2008 over the longer term. This includes factors such as flood risk, water supply and changes to biodiversity.
- Without effective local planning and risk management, the consequences of climate change may also have a significant detrimental impact on budgets and service delivery. It may also compromise the Government's ability to meet the statutory requirements under the Climate Change Act 2008.
- Local planning authorities have a general responsibility not to compromise the achievement of United Kingdom compliance with the Water Framework Directive (WFD(68)) (Directive 2000/60/EC). More specifically, the local plan has to take into account the River Severn Basin Management Plan, which in itself is a requirement of the WFD. All surface water bodies need to achieve "good ecological status" by 2015.
- The Localism Act 2011 enables the UK government to require local authorities to pay if their inaction results in a failure to meet WFD requirements.
- The Localism Act 2011 also requires local planning authorities to co-operate on strategic cross-boundary matters, for example the provision of water supply infrastructure, water quality, water supply and enhancement of the natural environment. Consequently, there is a need for developers to engage positively with the local water supplier to ensure that all the necessary infrastructure is secured, so as to ensure that there is no deterioration in the quality or quantity of water of the receiving water body(ies) and to avoid delays in the delivery of development.
- The 2006 Natural Environment and Rural Communities (NERC) Act imposes a duty on local planning authorities to have regard to conserving biodiversity in carrying out all of their functions.
- The South Worcestershire Water Cycle Study looks at the level of planned growth and the ability of the infrastructure (i.e. water supply and waste water treatment) to accommodate it without adversely affecting the natural water cycle. It identifies an overall shortage in future water supplies that necessitates the delivery of minimum water efficiency targets.
- The effective management of water is considered critical in the pursuit of sustainable development and communities. It reduces the impact flooding can have on the community, maintains water quality and quantity and helps to enhance local amenity / property value and biodiversity through the provision of Green Infrastructure. Effective water management also reduces the movement of water and sewage, thereby reducing energy requirements. Development proposals incorporating grey

²⁰ Appendix A of [Approved Document G, The Building Regulations 2010](#), HM Government 2015 edition with 2016 amendments

²¹ [South Worcestershire Development Plan, Adopted](#), February 2016.

water recycling will therefore be supported and opportunities for the retrofitting of water efficiency measures will be encouraged.

The South Worcestershire Councils are currently preparing the next local plan. Following consultation its Preferred Options report²² was published in November 2019. In relation to water efficiency the preferred option is to require new dwellings to meet the tighter Building Regulations optional requirement of 110 l/p/d as per the adopted policy.

Recommendations

There is firm evidence in across the North West and the Midlands that clearly justifies the need for more stringent water efficiency targets for new residential development. Local Authorities should consider all the factors in their local plans and we strongly recommend they adopt 110 l/p/d for water efficiency using the suggested wording below:

All new residential development must achieve as a minimum the optional requirement set through Building Regulations for water efficiency that requires an estimated water use of no more than 110 litres per person per day.

Past experience has shown that successful adoption of 110l/p/d in local plans requires the following:

1. Significant engagement and consultation is required in developing local plans, including engagement with key stakeholders and public sector partners, responsible for delivering a range of services and infrastructure.
2. Recommend local plans are subject to public consultations (many people are concerned about water) and that where appropriate, comments from the public help shape the contents of this plan and helps with public buy-in.
3. Local plans should actively encourage the design of new buildings that minimise the need for energy and water consumption, use renewable energy sources, provide for sustainable drainage, support water re-use and incorporate facilities to recycling of waste and resources.
4. Local plans should have a positive approach to the adaptation of climate change –
 - by avoiding development in areas at greatest risk of flooding, and
 - promoting sustainable drainage, and
 - challenging water efficiency standards.

²²[South Worcestershire Development Plan Review, Preferred Options Consultation](#), November 2019.

Appendix 1. Extract from Part G of the Building Regulations

Extract from Part G of Building Regulations

Optional requirement

2.8 The optional requirement only applies where a condition that the dwelling should meet the optional requirement is imposed as part of the process of granting planning permission. Where it applies, the estimated consumption of wholesome water calculated in accordance with the methodology in the water efficiency calculator, should not exceed 110 litres/person/day.

2.9 The person carrying out the work must inform the **BCB** where the optional requirement applies.

2.10 As an alternative to calculating the water consumption (as paragraph 2.8), a fittings approach that is based on the water efficiency calculator methodology may be used.

2.11 Where the fittings approach is used, the water consumption of the fittings provided must not exceed the values in Table 2.2. If they do, the water efficiency calculator must be completed to demonstrate compliance. Similarly, where a shower is not to be provided or where a waste disposal unit, a water softener or water re-use is to be provided the water efficiency calculator must be completed.

2.12 Where the fittings approach is used, the notice given under regulation 37 should state "Less than 110 litres/person/day using fittings approach".

Table 2.2 Maximum fittings consumption optional requirement level

Water fitting	Maximum consumption
WC	4/2.6 litres dual flush
Shower	8 l/min
Bath	170 litres
Basin taps	5 l/min
Sink taps	6 l/min
Dishwasher	1.25 l/place setting
Washing machine	8.17 l/kilogram



Appendix 2 NPPF Planning Practice Guidance

Housing: optional technical standards, Water efficiency standards²³

Can local planning authorities require a tighter water efficiency standard in new dwellings?

In setting out how the planning system should contribute to the achievement of sustainable development, the National Planning Policy Framework and guidance makes clear this includes planning to provide the high quality housing required to meet the needs of present and future generations, and helping to use natural resources prudently. The Framework's policies expect local planning authorities to adopt proactive strategies to adapt to climate change that take full account of water supply and demand considerations. Early engagement between local planning authorities and water companies can help ensure the necessary water infrastructure is put in place to support new development. See [water supply guidance](#). The local planning authority may also consider whether a tighter water efficiency requirement for new homes is justified to help manage demand.

Paragraph: 013 Reference ID: 56-013-20150327

Revision date: 27 03 2015

What standard should be applied to new homes?

All new homes already have to meet the mandatory national standard set out in the Building Regulations (of 125 litres/person/day). 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 litres/person/day.

Paragraph: 014 Reference ID: 56-014-20150327

Revision date: 27 03 2015

How should local planning authorities establish a clear need?

It will be for a local planning authority to establish a clear need based on:

- existing sources of evidence.
- consultations with the local water and sewerage company, the Environment Agency and catchment partnerships. See [paragraph 003 of the water supply guidance](#)
- consideration of the impact on viability and housing supply of such a requirement.

Paragraph: 015 Reference ID: 56-015-20150327

Revision date: 27 03 2015

What are the existing sources of evidence?

Primary sources of evidence which might support a tighter water efficiency standard for new dwellings are:

- The Environment Agency [Water Stressed Areas Classification \(2013\)](#) which identifies areas of serious water stress where household demand for water is (or is likely to be) a high proportion of the current effective rainfall available to meet that demand.
- Water resource management plans produced by water companies.
- [River Basin Management Plans](#) which describe the river basin district and the pressure that the water environment faces. These include information on where water resources are contributing to a water body

²³ <https://www.gov.uk/guidance/housing-optional-technical-standards#water-efficiency-standards>

being classified as ‘at risk’ or ‘probably at risk’ of failing to achieve good ecological status, due to low flows or reduced water availability.

In addition to these primary data sources, locally specific evidence may also be available, for example collaborative ‘water cycle studies’ may have been carried out in areas of high growth.

Paragraph: 016 Reference ID: 56-016-20150327

Revision date: 27 03 2015

Where can I find out more about the water efficiency standard?

See further information on the [water efficiency standard](#).

Paragraph: 017 Reference ID: 56-017-20150327

Revision date: 27 03 2015