

Cotswold District Council

Nationally Described Space Standards Evidence Paper

March 2017



COTSWOLD
DISTRICT COUNCIL

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1.1 In the Written Ministerial Statement of March 2015¹, the Government gave Local Authorities the option to set technical standards for new housing, which are additional technical requirements exceeding the minimum standards required by building regulations. One of these optional standards is the Nationally Described Space Standard (NDSS)². This aims to ensure properties have a minimum internal floorspace area as seen in the table below:

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

1.2 The Council has considered whether there is a case for requiring these standards for new homes within the District as prescribed in the Housing Optional Standards NPPG of March 2015³, which states:

“Local planning authorities will need to gather evidence to determine whether there is a need for additional standards in their area and justify setting appropriate policies in the Local Plans. National guidance states that where LPAs are to include these additional standards, they need to provide evidence to justify why this is considered necessary.

- need – evidence should be provided on the size and type of dwellings currently being built in the area, to ensure the impacts of adopting space standards can be properly assessed, for example, to consider any potential impact on meeting demand for starter homes.
- viability – the impact of adopting the space standard should be considered as part of a plan’s viability assessment with account taken of the impact of potentially larger dwellings on land supply. Local planning authorities will also need to consider impacts on affordability where a space standard is to be adopted.

¹ Written Statement to Parliament : Planning Update March 2015

² Technical Housing Standards – Nationally Described Space Standard, DCLG March 2015

³ NPPG Housing: Optional Technical Standards, DCLG March 2015

- timing – there may need to be a reasonable transitional period following adoption of a new policy on space standards to enable developers to factor the cost of space standards into future land acquisitions.”

2. Need

2.1 This is demonstrated in the tables in Appendix A, which show the planning applications from 2011/12 to 2015/16 for market dwellings, at District and Parish level.

2.2 Affordable Housing is not shown, as it is known that 100% of schemes will not meet the NDSS, as they were required to meet the smaller size standard in the 2007 Affordable Housing SPD. It is essential to adopt NDSS as no other standards, including those in the 2007 SPD, are allowed.

2.3 Whilst just over two thirds of schemes (68%) have met the NDSS these figures are skewed by 4 and 5 bed dwellings where (91%) and (100%) meet or exceed the NDSS. For 1 bed dwellings only 45% meet or exceed the NDSS, for 2 beds it is 47% and for 3 beds only 32% meet or exceed the NDSS.

2.4 Cotswold District Council places great importance on the quality of life of its residents and schemes falling below the NDSS can have a significant negative impact. The adoption of the NDSS will aid the delivery of this aim and allow the implementation of Local Plan Policy.

3. Viability

3.1 The Cotswold District Council Whole Plan and CIL Viability Assessment (April 2016)⁴ considered the NDSS, including the modelling and additional costs in the outputs. The viability of future housing growth proposed in the Local Plan has, therefore, been assessed based on the NDSS being introduced.

4. Transition Period.

It is proposed that these standards will come into effect 12 months after the adoption of the Local Plan. This will give sufficient time for developers to factor in any additional costs.

⁴ Cotswold District Council Whole Plan and CIL Viability Assessment (April 2016) HDH Planning and Development

Appendix A Planning applications from 2011/12 to 2015/16 for market dwellings, at District and Parish level.

	1	2	3	4	5	Total	NDSS
Cotswold District	33	112	149	602	236	1132	More
	13	24	101	9	0	147	95%
	28	103	211	50	0	392	Less
	74	239	461	661	236	1671	Total
NDSS 100% compliant by bed size	45%	47%	32%	91%	100%	68%	
NDSS 95% compliant by bed size	18%	10%	22%	1%	0%	9%	
All within 95%	62%	57%	54%	92%	100%	77%	

Parish (market dwellings)	1	2	3	4	5	Total	NDSS	NDSS compliant by site	NDSS within 95% by site	Below 95% NDSS by site	NDSS non- compliant by site
Andoversford	0	1	6	12	4	23	More				
	0	0	2	0	0	2	95%				
	0	4	17	4	0	25	Less				
	0	5	25	16	4	50	Total	46%	4%	50%	54%
NDSS compliant by bed size	0%	20%	24%	75%	100%						
Beverstone	0	1	4	2	0	7	More				
	0	0	0	0	0	0	95%				
	0	0	0	0	0	0	Less				
	0	1	4	2	0	7	Total	100%	0%	0%	0%
NDSS compliant by bed size	0%	100%	100%	100%	0%						
Bourton-on-the-Water	1	1	10	50	10	72	More				
	0	0	4	0	0	4	95%				
	0	5	58	3	0	66	Less				
	1	6	72	53	10	142	Total	51%	3%	46%	49%
NDSS compliant by bed size	100%	17%	14%	94%	100%						
Chipping Campden	0	20	0	0	0	20	More				
	0	0	0	0	0	0	95%				
	0	0	0	0	0	0	Less				
	0	20	0	0	0	20	Total	100%	0%	0%	0%
NDSS compliant by bed size	0%	100%	0%	0%	0%						
Cirencester	15	30	39	114	44	242	More				
	10	13	62	0	0	85	95%				
	11	57	15	3	0	86	Less				
	36	100	116	117	44	413	Total	59%	21%	21%	42%
NDSS compliant by bed size	42%	30%	34%	97%	100%						
Cowley	0	0	6	0	2	8	More				
	0	0	0	0	0	0	95%				
	0	0	7	0	0	7	Less				
	0	0	13	0	2	15	Total	53%	0%	47%	47%
NDSS compliant by bed size	0%	0%	46%	0%	100%						
Fairford	0	3	13	33	3	52	More				
	0	0	8	6	0	14	95%				
	0	4	20	11	0	35	Less				
	0	7	41	50	3	101	Total	51%	14%	35%	49%
NDSS compliant by bed size	0%	43%	32%	66%	100%						
Kempford	0	1	6	5	0	12	More				
	0	2	0	0	0	2	95%				
	0	0	4	0	0	4	Less				
	0	3	10	5	0	18	Total	67%	11%	22%	33%
NDSS compliant by bed size	0%	33%	60%	100%	0%						
Mickleton	0	0	17	38	19	74	More				
	0	0	0	0	0	0	95%				
	0	0	0	0	0	0	Less				
	0	0	17	38	19	74	Total	100%	0%	0%	0%
NDSS compliant by bed size	0%	0%	100%	100%	100%						
Moreton-in-Marsh	1	7	11	75	51	145	More				
	1	1	8	3	0	13	95%				
	1	14	45	0	0	60	Less				
	3	22	64	78	51	218	Total	67%	6%	28%	34%
NDSS compliant by bed size	33%	32%	17%	96%	100%						
South Cerney	0	0	20	68	31	119	More				
	0	0	0	0	0	0	95%				
	0	0	0	0	0	0	Less				
	0	0	20	68	31	119	Total	100%	0%	0%	0%
NDSS compliant by bed size	0%	0%	100%	100%	100%						
Southrop	1	14	0	0	0	15	More				
	0	0	0	0	0	0	95%				
	0	0	0	0	0	0	Less				
	1	14	0	0	0	15	Total	100%	0%	0%	0%
NDSS compliant by bed size	100%	100%	0%	0%	0%						
Tetbury	13	26	7	14	7	67	More				
	1	0	1	0	0	2	95%				
	0	0	2	8	0	10	Less				
	14	26	10	22	7	79	Total	85%	3%	13%	16%
NDSS compliant by bed size	93%	100%	70%	64%	100%						
Upper Rissington	2	3	5	147	47	204	More				
	15	8	15	0	0	38	95%				
	1	16	45	21	0	83	Less				
	18	27	65	168	47	325	Total	63%	12%	26%	38%
NDSS compliant by bed size	11%	11%	8%	88%	100%						