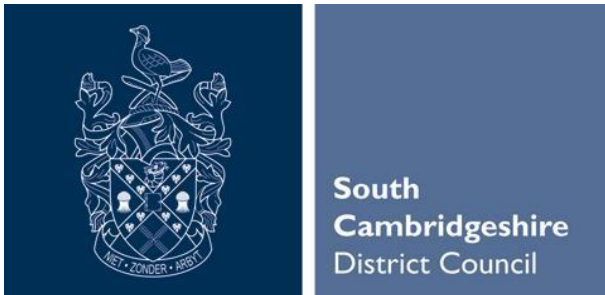


**RD/H/810**



# **Evidence for Residential Space Standards in South Cambridgeshire**

South Cambridgeshire District Council

September 2016



## **National Policy and Guidance**

1. The **Written Ministerial Statement (25 March 2015)**<sup>1</sup> introduced a new approach for the setting of technical standards for new housing, including setting out a new national space standard for new dwellings that can be required by local planning authorities.
2. Guidance on the new approach is set out in **Planning Practice Guidance**<sup>2</sup>: local planning authorities wishing to require an internal space standard should include a policy in their Local Plan referring to the national space standard. Justification for requiring internal space standards should be provided, taking account of the following:
  - 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.
  - viability – the impact of adopting the space standard should be considered as part of a plan’s viability assessment with account taken of the impact of potentially larger dwellings on land supply. Local planning authorities will also need to consider impacts on affordability where a space standard is to be adopted.
  - timing – there may need to be a reasonable transitional period following adoption of a new policy on space standards to enable developers to factor the cost of space standards into future land acquisitions.
3. The requirements of the national space standard are set out in ‘**Technical housing standards – nationally described space standard**’<sup>3</sup>.

## **Background**

4. The provision of sufficient space within new homes is an important element of good design and new homes should provide sufficient space for basic daily activities and needs.
5. Policy H/11 of the South Cambridge Local Plan<sup>4</sup>, as submitted in March 2014, sets a requirement for new homes to meet a residential space standard based on the Homes and Communities Agency (HCA) space standards used for affordable homes, to ensure that there is sufficient space, privacy and storage facilities to ensure their long term sustainability and usability. There was strong support for the inclusion of a policy relating to residential space standards, when the Council consulted on options in Summer 2012<sup>5</sup>.
6. In reviewing the implications of the Written Ministerial Statements on the Council’s submitted Local Plan, the Council concluded<sup>6</sup> that the policy would need to be reviewed and additional work would need to be undertaken including to assess whether there was evidence to justify a policy requiring new homes to meet the national space

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<sup>1</sup> RD/Gov/200

<sup>2</sup> RD/NP/020, section: Housing – Optional Technical Standards, subsection: Internal Space Standards

<sup>3</sup> RD/H/820

<sup>4</sup> RD/Sub/SC/010

<sup>5</sup> Draft Final Sustainability Appraisal Report (RD/Sub/SC/060), Annex A, Chapter 7, page A603

<sup>6</sup> ‘Proposed Modifications arising from the Governments Written Ministerial Statements’ (RD/MC/100), pages 19-20

standard. The Council committed to feed this additional work into the examination at the appropriate stage.

7. The new national space standards are not significantly different from those proposed by the Council in Policy H/11. In summary, the new national standard includes smaller minimum gross internal floor areas for some flats (1 storey dwellings), but larger minimum gross internal floor areas for houses (2 or 3 storeys), and larger minimum bedroom sizes than those included in Policy H/11.

## **Evidence**

### **(a) Need**

8. To determine whether the proposed national space standards were already being met on new developments within South Cambridgeshire, the Council has measured the gross internal area, bedroom sizes, built-in storage space, and ceiling heights of 115 new homes across 36 approved developments within the district.

## **Methodology**

9. The developments assessed include schemes of two or more dwellings on the edge of Cambridge [Trumpington Meadows and Orchard Park], at new settlements [Cambourne], and within or on the edge of a variety of villages across the settlement hierarchy. Where several similar schemes have been permitted within the same village, only one development has been assessed. All the developments assessed have detailed planning permission, and therefore have approved floorplans for each dwelling. Schemes of one new dwelling have not been assessed, as it is considered that in most cases these are bespoke dwellings for a known individual or household.
10. The developments have been selected using existing information and are a sample of planning permissions for schemes that have been submitted and approved between 2007 and 2016. The following sources of information have been used to select the sample of developments to be assessed:
  - schemes completed in 2014-2016 and assessed by the Council against the Building for Life standard (these are developments of 10 or more dwellings);
  - schemes of 2 or more dwellings permitted by the Council or allowed on appeal on 'five year supply' sites between February 2013 and July 2016; and
  - schemes of 2-9 dwellings that were under construction as at March 2015.
11. For each development, each different dwelling size and type has been measured to ensure that the different requirements of the national space standards could be considered. Detailed information on the measurements recorded for each development assessed is included in Appendix 1.
12. The measurements have been taken from electronic versions of approved floorplans and therefore there is a small level of imprecision in the measurements. Many of the developments do not have approved section plans and therefore measurements of ceiling heights have not been possible for many dwellings. To take account of this, only those dwellings which are more than 5% below the relevant standard are not considered to meet that specific element of the standard.

13. Measurements have been collected for some large dwellings (5 bedroom dwellings with 9 or 10 persons occupancy) where there is no national space standard for the gross internal area or built-in storage area. For these dwellings 'no standard' is recorded in the data in Appendix 1, and a conclusion cannot be made on whether these dwellings meet these specific national space standards. Comparisons to standards relating to the floorspace and width of bedrooms within these dwellings can however still be assessed.

## **Results**

14. **Overall**: The majority of new homes assessed were considered to meet or exceed the national space standards in terms of gross internal area, floorspace of the double (or twin) bedroom(s), and widths of double (or twin) bedroom(s) and single bedroom(s) (see Appendix 2, Figure 1). However there were some new homes within the sample assessed that failed to meet these standards: 24% of all dwellings measured had a gross internal area less than the national standard and 40% had a double (or twin) bedroom smaller than the national standard.
15. The majority of new homes assessed did not meet the national space standards in terms of floorspace of the single bedroom(s) and built-in storage requirements for the whole dwelling: 54% of single bedrooms were smaller than the national standard and 55% of all dwellings measured had less built-in storage space for the whole dwelling than the national standard (see Appendix 2, Figure 1).
16. **Tenure (market vs affordable)**: The majority of market dwellings assessed were considered to meet or exceed the national space standards in terms of gross internal area, floorspace of the bedroom(s), and widths of bedroom(s) (see Appendix 2, Figure 2). However some market dwellings failed to meet these standards: 15% of market dwellings measured had a gross internal area less than the national standard, and 47% of double (or twin) bedrooms and 45% of single bedrooms measured had a floorspace below the national standard.
17. A higher percentage of affordable dwellings do not meet the national standards. This is due to the new national space standard setting a larger minimum gross internal floor area for houses and larger minimum bedroom sizes than those set by the Homes and Communities Agency standard that has been previously applied to affordable dwellings permitted. A larger percentage of affordable dwellings meet or exceed the national built-in storage requirements.
18. **Settlement Hierarchy**: The majority of new homes in developments assessed across the settlement hierarchy were considered to meet or exceed the national space standards in terms of gross internal area, floorspace of the double (or twin) bedroom(s), and widths of bedroom(s) (see Appendix 2, Figure 3). However, some new homes failed to meet the standards: 37% of dwellings measured in developments at Rural Centres had a gross internal area less than the national standard, and over 40% of dwellings assessed in developments at Rural Centres, Minor Rural Centres and Group Villages had double (or twin) bedrooms smaller than the national standard.

19. The majority of new homes assessed in developments on the edge of Cambridge, Rural Centres and Minor Rural Centres fail to meet the national space standards in terms of floorspace of the single bedroom(s); however in Infill Villages the majority of new homes assessed were considered to meet or exceed this standard (see Appendix 2, Figure 3).
20. **Development size:** The majority of dwellings assessed on major sites (10 or more dwellings) were considered to meet or exceed the national space standards in terms of gross internal area, floorspace of the double (or twin) bedroom(s), and widths of double (or twin) bedroom(s) (see Appendix 2, Figure 4). However some dwellings on these developments failed to meet these standards: 31% of dwellings measured on major developments had a gross internal area less than the national standard, and 44% had a double (or twin) bedroom smaller than the national standard.
21. On smaller developments (2-9 dwellings), the majority of dwellings assessed were considered to meet or exceed the national space standards in terms of gross internal area, floorspace of the double (or twin) bedroom(s) and single bedroom(s), and widths of double (or twin) bedroom(s) (see Appendix 2, Figure 4). However some dwellings on these developments failed to meet these standards: 9% of dwellings measured on smaller developments had a gross internal area less than the national standard, and 31% of double (or twin) bedrooms and 31% of single bedrooms measured had a floorspace below the national standard.

## **Conclusion**

22. In light of the levels of new development that do not meet the national space standards, the Council therefore considers that there is a clear justification and need in South Cambridgeshire for a policy requiring all new homes to meet or exceed the national space standards. There are no identified local circumstances in South Cambridgeshire which would justify why the national space standards could not be delivered on developments in the district. Additionally, given the level of new development anticipated within South Cambridgeshire over the plan period, and the pressures on each of these schemes to deliver sustainable developments, it is important to set a minimum standard for their internal floorspace, built-in storage, and bedroom floorspaces and widths to ensure that high quality new homes are delivered.

## **(b) Viability**

23. The Viability Study<sup>7</sup> that considered the implications of the policies included in the South Cambridgeshire Local Plan<sup>8</sup>, as submitted in March 2014, which included Policy H/11, concluded that there is the potential to create viable residential schemes based on the Council's strategy as set out in the Local Plan.
24. Although the Council did not consult on proposed modifications to Policy H/11 in the public consultation undertaken in December 2015 – January 2016, the update to the

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<sup>7</sup> South Cambridgeshire Local Plan Submission & Community Infrastructure Levy Preliminary Draft Charging Schedule Consultation Viability Study (RD/T/220), paragraph 14

<sup>8</sup> Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010)

viability study<sup>9</sup> did consider the implications of requiring the national space standards on viability. The study concluded that:

*“If the previously recommended affordable housing policies and CIL rates are maintained, alongside the inclusion of optional elements of national strategy (e.g. nationally described space standards) viability is certainly no worse and would not, in our opinion, jeopardise development coming forward across the City or District”<sup>10</sup>.*

25. The council therefore considers that a policy requiring new homes to meet or exceed the national space standards would not have an impact on the viability of proposed developments.

### **(c) Timing**

26. The South Cambridgeshire Local Plan<sup>11</sup>, as submitted in March 2014, includes Policy H/11 which sets out residential space standards. Questions relating to the introduction of residential space standards were subject to public consultation through the Issues and Options Report<sup>12</sup> in Summer 2012. Developers have therefore been aware for some time that the Council intends to introduce internal space standards for new dwellings. As such, no transitional provisions are necessary.

27. The Council therefore anticipate that the policy would be applied to all planning applications submitted after the policy is adopted, in the same way that any other new policies would be applied.

### **Conclusion and Proposed Modifications**

28. The Council has now undertaken additional work, and considers that there is a clear justification and need in South Cambridgeshire for a policy requiring new homes to meet the national space standard, and that this approach is viable.
29. Modifications therefore need to be made to Policy H/11 to update it to reflect the requirements of the national space standards. Detailed modifications are set out in Appendix 3.

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<sup>9</sup> Cambridge and South Cambridgeshire Local Plans Viability Update (November 2015) (RD/MD/090), pages 25-26

<sup>10</sup> Cambridge and South Cambridgeshire Local Plans Viability Update (November 2015) (RD/MD/090), page 5

<sup>11</sup> Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010)

<sup>12</sup> South Cambridgeshire Issues and Options Report (RD/LP/030), pages 131-132

**Appendix 1: South Cambridgeshire Comparison of Developments with National Residential Space Standard – complete data set**



Appendix 1: South Cambridgeshire Comparison of Developments with National Residential Space Standard

Storeys	Designed Occupancy (p = person)	Dwelling Type	Development Scheme/Address	Site size (number of dwellings)	Site (Major/ Small Sites)	Unit/Plot No. used for assessment	Markers/ Affordable (M / A)	Application Ref	Village Hierarchy	A1. Gross Internal Area			A2. Built-in Storage Area			B. Bedroom Requirement	C. Single Bedroom Requirement			D. Double (or twin) Bedroom Floorspace Requirement		E. Double (or twin) Bedroom width requirement		I. Ceiling Height			
										Nationally Described Space Standard (baseline): Gross Internal Floor Area (m²)	Comparison of Gross Internal Floor Area as % of Nationally Described Space Standard	Internal Floor, Pass/ Fail	Internal storage, floor area (m²)	Nationally Described Space Standard (baseline): Internal Storage Floor Area (m²)	Comparison of Internal Storage Floor Area as % of Nationally Described Space Standard		Storage, Pass/ Fail	Internal floor area (m²) of Smallest Single Bedroom	Nationally Described Space Standard (baseline): Single Bedroom Floor Area (7.5 m²)	Comparison of Gross Internal Floor Area as % of Nationally Described Space Standard	Single Bedroom, Pass/ Fail	Is the room at least 2.15m wide?	Internal floor area (m²) of Smallest Double (or Twin) Bedroom		Nationally Described Space Standard (baseline): Double (or Twin) Bedroom Floor Area (11.5 m²)	Comparison of Gross Internal Floor Area as % of Nationally Described Space Standard	Double Bedroom Pass/ Fail
1 storey	2p	1 bed	SCA Packaging Ltd, Villa Road, Histon	72	Major Site	Plot 1, Ha 4A	A	S/0809/12/FL	Rural Centre	44.82	50	89.6%	>=100%	2.20	146.7%	>=100%	n/a	n/a	n/a	n/a	11.56	11.5	100.5%	>=100%	Yes	n/a	No section provided
1 storey	2p	1 bed	Gills Hill Farm, Bourn	16	Major Site	Plot 2, Affor	A	S/1500/15/FL	Group Village	46.32	50	92.6%	>=90%<95%	2.65	176.7%	>=100%	n/a	n/a	n/a	n/a	13.67	11.5	118.9%	>=100%	Yes	n/a	No section provided
1 storey	2p	1 bed	West of Cody Road, Waterbeach	60	Major Site	Plot 21, R1C	A	S/0296/15/FL	Minor Rural Centre	52.12	50	104.2%	>=100%	0.66	44.0%	<90%	Yes	n/a	n/a	n/a	16.77	11.5	145.8%	>=100%	Yes	n/a	No section provided
1 storey	2p	1 bed	Parcel G, Orchard Park	16	Major Site	Plot 9	M	S/1923/11	Edge of Cambridge	60.23	50	120.5%	>=100%	0.00	0.0%	<90%	Yes	n/a	n/a	n/a	13.35	11.5	116.1%	>=100%	Yes	n/a	No section provided
1 storey	2p	1 bed	9 to 15 Cambridge Road, Linton	18	Major Site	Unit 6	A	S/2420/12/FL	Minor Rural Centre	46.34	50	92.7%	>=90%<95%	0.00	0.0%	<90%	Yes	n/a	n/a	n/a	12.33	11.5	107.2%	>=100%	Yes	n/a	No section provided
1 storey	2p	1 bed	Lots1-5, Trumpington Meadows	29	Major Site	Plot 16, Block A	A	S/0160/11	Edge of Cambridge	45.95	50	91.9%	>=90%<95%	2.35	156.7%	>=100%	Yes	n/a	n/a	n/a	13.22	11.5	115.0%	>=100%	Yes	n/a	No section provided
1 storey	2p	1 bed	15 Robson Court, Waterbeach	30	Major Site	Type A, with	A	S/2064/12/FL	Minor Rural Centre	55.95	50	111.9%	>=100%	1.30	86.7%	<90%	Yes	n/a	n/a	n/a	15.76	11.5	137.0%	>=100%	Yes	n/a	No section provided
1 storey	2p	1 bed	Former EDF Depot & Training Centre, Ely Road, Milton	89	Major Site	Plot 7, Ap49	A	S/1388/12/RM	Group Village	45.02	50	90.0%	>=90%<95%	0.93	62.0%	<90%	Yes	n/a	n/a	n/a	11.66	11.5	101.4%	>=100%	Yes	n/a	No section provided
1 storey	3p	2 bed	SCA Packaging Ltd, Villa Road, Histon	72	Major Site	Plot 21, Ha 4A	A	S/0809/12/FL	Rural Centre	60.47	50	99.1%	>=95%<100%	1.93	96.5%	>=95%<100%	Yes	6.51	n/a	n/a	11.30	11.5	98.3%	>=95%<100%	Yes	n/a	No section provided
1 storey	3p	2 bed	22-46, May's Avenue, Balsham	11	Major Site	Plot 9	A	S/1699/11	Group Village	63.22	50	103.6%	>=100%	1.69	84.5%	<90%	Yes	7.54	n/a	n/a	10.77	11.5	93.7%	>=90%<95%	Yes	n/a	No section provided
1 storey	3p	2 bed	Parcel G, Orchard Park	16	Major Site	Plot 8	M	S/1923/11	Edge of Cambridge	65.01	50	106.6%	>=100%	0.87	43.5%	<90%	Yes	6.17	n/a	n/a	15.46	11.5	134.4%	>=100%	Yes	n/a	No section provided
1 storey	3p	2 bed	Land at the junction of Nelson Crescent & High Street, Longstanton	10	Major Site	Flat 2	M	S/1463/10	Group Village	66.10	50	108.4%	>=100%	2.11	105.5%	>=100%	Yes	7.75	n/a	n/a	13.82	11.5	120.2%	>=100%	Yes	n/a	No section provided
1 storey	3p	2 bed	13 Hurdleditch Road, Orwell	15	Major Site	Plot 3	M	S/2379/13/FL	Group Village	62.16	50	101.9%	>=100%	1.49	74.5%	<90%	Yes	7.38	n/a	n/a	11.27	11.5	98.0%	>=95%<100%	Yes	n/a	No section provided
1 storey	3p	2 bed	Lots1-5, Trumpington Meadows	29	Major Site	P17, Block D	A	S/0160/11	Edge of Cambridge	67.22	50	110.2%	>=100%	2.77	138.5%	>=100%	Yes	7.45	n/a	n/a	14.45	11.5	125.7%	>=100%	Yes	n/a	No section provided
1 storey	3p	2 bed	15 Robson Court, Waterbeach	30	Major Site	Type B1	A	S/2064/12/FL	Minor Rural Centre	60.56	50	99.3%	>=95%<100%	1.96	99.3%	>=95%<100%	Yes	9.58	n/a	n/a	12.95	11.5	112.6%	>=100%	Yes	n/a	No section provided
1 storey	3p	2 bed	Former EDF Depot & Training Centre, Ely Road, Milton	89	Major Site	Plot 8, Ap58	A	S/1388/12/RM	Group Village	59.44	50	97.4%	>=95%<100%	0.98	49.0%	<90%	Yes	8.89	n/a	n/a	12.24	11.5	106.4%	>=100%	Yes	n/a	No section provided
1 storey	4p	2 bed	Junction of Long Drive & Beech Road, Cottenham	47	Major Site	Plot 32, HA	A	S/2509/12/FL	Minor Rural Centre	68.46	50	97.8%	>=95%<100%	4.18	209.0%	>=100%	Yes	n/a	n/a	n/a	10.97	11.5	95.4%	>=95%<100%	Yes	n/a	No section provided
1 storey	4p	2 bed	16-18 Teversham Road, Fulbourn, Cambridgeshire, CB21 5EB	3	Small Site (<=9)	Unit 2	M	S/0857/14/FL	Rural Centre	125.47	50	179.2%	>=100%	0.00	0.0%	<90%	Yes	n/a	n/a	n/a	19.65	11.5	170.9%	>=100%	Yes	n/a	No section provided
1 storey	4p	2 bed	18, Gibraltar Lane, Swavesey, CAMBRIDGE, CB24 4RR	3	Small Site (<=9)	Plot 1	M	S/1775/14/RM	Group Village	63.86	50	91.2%	>=90%<95%	0.00	0.0%	<90%	Yes	n/a	n/a	n/a	7.79	11.5	67.7%	<90%	Yes	No	No section provided
1 storey	4p	2 bed	Land to r/o Blacksmith's Close, High Street, Babraham	11	Major Site	Plot 1	A	S/0474/11/FL	Infill Village	72.94	50	104.2%	>=100%	2.20	110.0%	>=100%	Yes	n/a	n/a	n/a	12.69	11.5	110.3%	>=100%	No	n/a	No section provided
1 storey	4p	2 bed	The Blue Lion, 2, Horningsea Road, Fen Ditton	13	Major Site	Plot 12	M	S/2194/11	Group Village	63.21	50	90.3%	>=90%<95%	1.21	60.5%	<90%	Yes	n/a	n/a	n/a	9.00	11.5	78.3%	<90%	Yes	n/a	No section provided
1 storey	4p	2 bed	Former EDF Depot & Training Centre, Ely Road, Milton	89	Major Site	Plot 8, Flat B	M	S/1388/12/RM	Group Village	74.03	50	105.8%	>=100%	2.36	118.0%	>=100%	Yes	n/a	n/a	n/a	10.29	11.5	89.5%	<90%	Yes	n/a	No section provided
1 storey	5p	3 bed	Land Adjacent, Meridian Court, Comberton Road, TOFT, CB23 2RY	3	Small Site (<=9)	Building C	M	S/0824/12/FL	Infill Village	177.11	50	205.9%	>=100%	1.78	71.2%	<90%	Yes	11.83	n/a	n/a	20.45	11.5	177.8%	>=100%	Yes	n/a	No section provided
1 storey	5p	3 bed	Land at the junction of Nelson Crescent & High Street, Longstanton	10	Major Site	Flat 1	M	S/1463/10	Group Village	87.94	50	102.3%	>=100%	1.65	66.0%	<90%	Yes	7.70	n/a	n/a	8.33	11.5	72.4%	<90%	Yes	n/a	No section provided
1 storey	6p	3 bed	16-18 Teversham Road, Fulbourn, Cambridgeshire, CB21 5EB	3	Small Site (<=9)	Unit 3	M	S/0857/14/FL	Rural Centre	156.32	50	164.5%	>=100%	0.00	0.0%	<90%	Yes	n/a	n/a	n/a	11.56	11.5	100.5%	>=100%	Yes	n/a	No section provided
2 storeys	2p	1 bed	West of Cody Road, Waterbeach	60	Major Site	Plot 19, R1A	A	S/0296/15/FL	Minor Rural Centre	50.28	50	86.7%	<90%	1.34	89.3%	<90%	Yes	n/a	n/a	n/a	12.76	11.5	111.0%	>=100%	Yes	n/a	No section provided
2 storeys	2p	1 bed	Land adjacent to 22, Newton Road, Whittlesford, CAMBRIDGE, CB22 4PF	8	Small Site (<=9)	Plot 1	A	S/0761/14/FL	Group Village	58.18	50	100.3%	>=100%	2.06	137.3%	>=100%	Yes	n/a	n/a	n/a	14.26	11.5	124.0%	>=100%	Yes	n/a	No section provided
2 storeys	2p	1 bed	The Blue Lion, 2, Horningsea Road, Fen Ditton	13	Major Site	Plot 1	M	S/2194/11	Group Village	57.18	50	98.6%	>=95%<100%	3.13	208.7%	>=100%	Yes	n/a	n/a	n/a	10.92	11.5	95.0%	>=90%<95%	Yes	n/a	No section provided
2 storeys	2p	1 bed	312-322, Cambridge Road, Fulbourn	18	Major Site	Plot 2	A	S/1141/11	Rural Centre	49.97	50	86.2%	<90%	0.70	46.7%	<90%	Yes	n/a	n/a	n/a	9.29	11.5	80.8%	<90%	No	n/a	No section provided
2 storeys	3p	2 bed	SCA Packaging Ltd, Villa Road, Histon	72	Major Site	Plot 3, Mont	M	S/0809/12/FL	Rural Centre	68.24	50	97.5%	>=95%<100%	2.27	113.5%	>=100%	Yes	10.06	n/a	n/a	9.79	11.5	85.1%	<90%	Yes	n/a	No section provided
2 storeys	3p	2 bed	West of Cody Road, Waterbeach	60	Major Site	Plot 53, Bud	M	S/0296/15/FL	Minor Rural Centre	63.34	50	109.2%	>=100%	0.77	38.5%	<90%	Yes	6.84	n/a	n/a	12.33	11.5	107.2%	>=100%	Yes	n/a	No section provided
2 storeys	3p	2 bed	4, Old House Road, Balsham, CAMBRIDGE, CB21 4EF	3	Small Site (<=9)	Plot 1	A	S/2125/14/FL	Group Village	68.38	50	97.7%	>=95%<100%	1.76	88.0%	<90%	Yes	6.13	n/a	n/a	8.49	11.5	73.8%	<90%	Yes	n/a	No section provided
2 storeys	3p	2 bed	312-322, Cambridge Road, Fulbourn	18	Major Site	Plot 1	A	S/1141/11	Rural Centre	68.85	50	98.4%	>=95%<100%	0.68	34.0%	<90%	Yes	7.89	n/a	n/a	12.42	11.5	108.0%	>=100%	Yes	n/a	No section provided
2 storeys	3p	2 bed	Former EDF Depot & Training Centre, Ely Road, Milton	89	Major Site	Plot 85, Mont	M	S/1388/12/RM	Group Village	68.94	50	98.5%	>=95%<100%	2.27	113.5%	>=100%	Yes	10.38	n/a	n/a	9.85	11.5	85.7%	<90%	Yes	No	No section provided
2 storeys	3p	2 bed	Parcel UC3B, Cambourne	56	Major Site	Plot 141	A	S/0396/13/RM	Rural Centre	65.32	50	93.3%	>=90%<95%	1.56	78.0%	<90%	Yes	10.84	n/a	n/a	13.56	11.5	117.9%	>=100%	Yes	No	No section provided
2 storeys	4p	2 bed	SCA Packaging Ltd, Villa Road, Histon	72	Major Site	Plot 10, Nev	M	S/0809/12/FL	Rural Centre	69.28	50	87.7%	<90%	1.65	82.5%	<90%	Yes	n/a	n/a	n/a	9.35	11.5	81.3%	<90%	Yes	n/a	No section provided
2 storeys	4p	2 bed	Junction of Long Drive & Beech Road, Cottenham	47	Major Site	Plot 11, HA	A	S/2509/12/FL	Minor Rural Centre	76.36	50	96.7%	>=95%<100%	2.26	113.0%	>=100%	Yes	n/a	n/a	n/a	10.42	11.5	90.6%	>=90%<95%	Yes	No	No section provided
2 storeys	4p	2 bed	Gills Hill Farm, Bourn	16	Major Site	Plot 3, Affor	A	S/1500/15/FL	Group Village	74.80	50	94.7%	>=90%<95%	2.00	100.0%	>=100%	Yes	n/a	n/a	n/a	12.32	11.5	107.1%	>=100%	Yes	n/a	No section provided
2 storeys	4p	2 bed	4, Old House Road, Balsham, CAMBRIDGE, CB21 4EF	3	Small Site (<=9)	Plot 2	M	S/2125/14/FL	Group Village	73.62	50	93.2%	>=90%<95%	1.45	72.5%	<90%	Yes	n/a	n/a	n/a	6.59	11.5	57.3%	<90%	Yes	n/a	No section provided
2 storeys	4p	2 bed	Land adjacent to 22, Newton Road, Whittlesford, CAMBRIDGE, CB22 4PF	8	Small Site (<=9)	Plot 22	M	S/0761/14/FL	Group Village	76.62	50	97.0%	>=95%<100%	3.95	197.5%	>=100%	Yes	n/a	n/a	n/a	11.60	11.5	100.9%	>=100%	Yes	n/a	No section provided
2 storeys	4p	2 bed	22-46, May's Avenue, Balsham	11	Major Site	Plot 1	A	S/1699/11	Group Village	78.12	50	98.9%	>=95%<100%	2.14	107.0%	>=100%	Yes	n/a	n/a	n/a	13.11	11.5	114.0%	>=100%	Yes	n/a	No section provided
2 storeys	4p	2 bed	The Blue Lion, 2, Horningsea Road, Fen Ditton	13	Major Site	Plot 2	M	S/2194/11	Group Village	68.79	50	87.1%	<90%	1.56	78.0%	<90%	Yes	n/a	n/a	n/a	10.83	11.5					



**Appendix 2: South Cambridgeshire Comparison of Developments with National Residential Space Standard – summary tables**

*Figure 1: Percentage of all dwellings measured meeting the national residential space standards*

	<b>Gross Internal Area</b>	<b>Built-In Storage</b>	<b>Double (or twin) Bedroom Floorspace</b>	<b>Single Bedroom Floorspace</b>
<b>Above standard (&gt;=100%)</b>	55%	32%	45%	36%
<b>Within 5% of the standard (&gt;=95%&lt;100%)</b>	18%	3%	15%	10%
<b>Below standard (&lt;95%)</b>	24%	55%	40%	54%
<b>No standard</b>	3%	10%	n/a	n/a

	<b>Principle Double (or twin) Bedroom Width</b>	<b>Other Double (or twin) Width</b>	<b>Single Bedroom Width</b>
<b>Yes</b>	96%	94%	82%
<b>No</b>	4%	6%	18%

*Figure 2: Percentage of market and affordable dwellings measured meeting the national residential space standards*

M = Market Dwellings; A = Affordable Dwellings

	<b>Gross Internal Area</b>		<b>Built-In Storage</b>		<b>Double (or twin) Bedroom Floorspace</b>		<b>Single Bedroom Floorspace</b>	
	<b>M</b>	<b>A</b>	<b>M</b>	<b>A</b>	<b>M</b>	<b>A</b>	<b>M</b>	<b>A</b>
<b>Above standard (&gt;=100%)</b>	73%	31%	20%	49%	41%	51%	45%	23%
<b>Within 5% of the standard (&gt;=95%&lt;100%)</b>	8%	33%	n/a	6%	12%	18%	9%	12%
<b>Below standard (&lt;95%)</b>	15%	37%	62%	45%	47%	31%	45%	65%
<b>No standard</b>	5%	n/a	18%	n/a	n/a	n/a	n/a	n/a

	<b>Principle Double (or twin) Bedroom Width</b>		<b>Other Double (or twin) Width</b>		<b>Single Bedroom Width</b>	
	<b>M</b>	<b>A</b>	<b>M</b>	<b>A</b>	<b>M</b>	<b>A</b>
<b>Yes</b>	98%	92%	97%	89%	83%	81%
<b>No</b>	2%	8%	3%	11%	17%	19%

Figure 3: Percentage of all dwellings measured meeting the national residential space standards by location in the settlement hierarchy

EoC = Edge of Cambridge; RC = Rural Centre; MRC = Minor Rural Centre; G = Group Village; I = Infill Village

	Gross Internal Area					Built-In Storage				
	EoC	RC	MRC	G	I	EoC	RC	MRC	G	I
<b>Above standard (&gt;=100%)</b>	83%	37%	56%	55%	70%	50%	16%	36%	38%	10%
<b>Within 5% of the standard (&gt;=95%&lt;100%)</b>	n/a	16%	24%	18%	20%	n/a	5%	4%	n/a	10%
<b>Below standard (&lt;95%)</b>	17%	37%	20%	25%	10%	50%	58%	60%	51%	60%
<b>No standard</b>	n/a	11%	n/a	2%	n/a	n/a	21%	n/a	11%	20%

	Double (or twin) Bedroom Floorspace					Single Bedroom Floorspace				
	EoC	RC	MRC	G	I	EoC	RC	MRC	G	I
<b>Above standard (&gt;=100%)</b>	83%	37%	40%	42%	70%	n/a	42%	36%	32%	60%
<b>Within 5% of the standard (&gt;=95%&lt;100%)</b>	17%	16%	12%	16%	10%	33%	n/a	n/a	18%	n/a
<b>Below standard (&lt;95%)</b>	n/a	47%	48%	42%	20%	66%	58%	64%	50%	40%

	Principle Double (or twin) Bedroom Width					Other Double (or twin) Width					Single Bedroom Width				
	EoC	RC	MRC	G	I	EoC	RC	MRC	G	I	EoC	RC	MRC	G	I
<b>Yes</b>	100%	89%	100%	96%	90%	100%	93%	89%	94%	100%	67%	67%	82%	87%	100%
<b>No</b>	n/a	11%	n/a	4%	10%	n/a	7%	11%	6%	n/a	33%	33%	18%	13%	n/a

Figure 4: Percentage of all dwellings measured meeting the national residential space standards by development size

M = Major Site (10 dwellings or more); S = Small Site (2-9 dwellings)

	Gross Internal Area		Built-In Storage		Double (or twin) Bedroom Floorspace		Single Bedroom Floorspace	
	M	S	M	S	M	S	M	S
<b>Above standard (&gt;=100%)</b>	41%	86%	38%	20%	44%	49%	28%	62%
<b>Within 5% of the standard (&gt;=95%&lt;100%)</b>	24%	6%	4%	n/a	13%	20%	11%	8%
<b>Below standard (&lt;95%)</b>	31%	9%	54%	57%	44%	31%	61%	31%
<b>No standard</b>	4%	n/a	5%	23%	n/a	n/a	n/a	n/a

	Principle Double (or twin) Bedroom Width		Other Double (or twin) Width		Single Bedroom Width	
	M	S	M	S	M	S
<b>Yes</b>	95%	97%	92%	97%	81%	86%
<b>No</b>	5%	3%	8%	3%	19%	14%

## Appendix 2: Proposed Modifications to Policy H/11: Residential Space Standards

Delete Policy H/11 (including Figure 10), the supporting text in paragraphs 7.40 and 7.41, and the definition of 'gross internal floor area' in the glossary. Replace with the following policy and supporting text.

### Policy H/11: Residential Space Standards

**New residential units will be permitted where their gross internal floor areas meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document.**

#### The standard requires that:

- a) the dwelling provides at least the gross internal floor area and built-in storage area set out in Figure 10;
- b) a dwelling with two or more bedspaces has at least one double (or twin) bedroom;
- c) in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m<sup>2</sup> and is at least 2.15m wide;
- d) in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m<sup>2</sup>;
- e) one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide;
- f) any area with a headroom of less than 1.5m is not counted within the gross internal area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m<sup>2</sup> within the gross internal area);
- g) any other area that is used solely for storage and has a head room of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all;
- h) a built-in wardrobe counts towards the gross internal area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m<sup>2</sup> in a double bedroom and 0.36m<sup>2</sup> in a single bedroom counts towards the built-in storage requirement;
- i) the minimum floor to ceiling height is 2.3m for at least 75% of the gross internal area.

**Figure 10: Minimum gross internal floor areas and storage (m<sup>2</sup>)**

<u>Number of bedrooms (b)</u>	<u>Number of bed spaces (persons)</u>	<u>1 storey dwellings</u>	<u>2 storey dwellings</u>	<u>3 storey dwellings</u>	<u>Built-in storage</u>
<u>1b</u>	<u>1p</u>	<u>39 (37)</u>			<u>1.0</u>
	<u>2p</u>	<u>50</u>	<u>58</u>		<u>1.5</u>
<u>2b</u>	<u>3p</u>	<u>61</u>	<u>70</u>		<u>2.0</u>
	<u>4p</u>	<u>70</u>	<u>79</u>		
<u>3b</u>	<u>4p</u>	<u>74</u>	<u>84</u>	<u>90</u>	<u>2.5</u>
	<u>5p</u>	<u>86</u>	<u>93</u>	<u>99</u>	

	<u>6p</u>	<u>95</u>	<u>102</u>	<u>108</u>	
<u>4b</u>	<u>5p</u>	<u>90</u>	<u>97</u>	<u>103</u>	<u>3.0</u>
	<u>6p</u>	<u>99</u>	<u>106</u>	<u>112</u>	
	<u>7p</u>	<u>108</u>	<u>115</u>	<u>121</u>	
	<u>8p</u>	<u>117</u>	<u>124</u>	<u>130</u>	
<u>5b</u>	<u>6p</u>	<u>103</u>	<u>110</u>	<u>116</u>	<u>3.5</u>
	<u>7p</u>	<u>112</u>	<u>119</u>	<u>125</u>	
	<u>8p</u>	<u>121</u>	<u>128</u>	<u>134</u>	
<u>6b</u>	<u>7p</u>	<u>116</u>	<u>123</u>	<u>129</u>	<u>4.0</u>
	<u>8p</u>	<u>125</u>	<u>132</u>	<u>138</u>	

**Notes:**

1. **Built-in storage areas are included within the overall gross internal areas and include an allowance of 0.5m<sup>2</sup> for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.**
2. **Gross internal areas for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bedspaces. Gross internal areas for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the gross internal area provided that all aspects of the space standard have been met.**
3. **Where a 1 bedroom 1 person flat has a shower room instead of a bathroom, the floor area may be reduced from 39m<sup>2</sup> to 37m<sup>2</sup>, as shown bracketed.**
4. **Furnished layouts are not required to demonstrate compliance.**
5. **Further details on how to apply the standard can be found in the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document.**

**7.40 The provision of sufficient space within new homes is an important element of good residential design and will ensure a reasonable level of residential amenity and quality of life, and that there is sufficient space, privacy and storage facilities to ensure the long term sustainability and usability of new homes. From time to time the Government may make changes to the nationally described space standards, development proposals should therefore meet or exceed the standards in place at the time of the planning application if these are different from those in Policy H/11.**

**7.41 Applicants should state the number of bedspaces/occupiers a home is designed to accommodate rather than simply the number of bedrooms.**