

Local Plan Review

Publication Plan

Internal Space Standards Topic Paper

November 2022

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1. Introduction

- 1.1. The purpose of this topic paper is to provide background information on internal space standards in South Staffordshire, in relation to the proposed policy set out in the Council's draft Local Plan, specifically Policy HC12. The paper sets out the range of evidence and data used by the Council to formulate the requirements in the policy relating to internal space and provides the justification for the proposed approach.
- 1.2. The National Planning Policy Framework (NPPF) specifies that planning policies and decisions should ensure that developments 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. Policies may make use of the [nationally described space standard](#), where the need for an internal space standard can be justified (paragraph 130).
- 1.3. The Planning Practice Guidance (PPG) provides further detail on the options available to local authorities for setting internal space policies, and the requirements in order to do so. Where a local planning authority (or qualifying body) wishes to require an internal space standard, they should only do so by reference in their Local Plan to the nationally described space standard. It also states that authorities should take account of the following areas:
 - Need – evidence should be provided on the size and type of dwellings currently being built in the area
 - Viability – the impact on development viability should be considered, along with affordability of properties
 - Timing – consideration should be given to whether a transitional period is required to allow for developers to factor additional costs into land acquisitions

2. Background

- 2.1. The size of new build properties has been the subject of much research and commentary in recent years. In their 2015 report, Space standards for homes, RIBA reported that many people still feel that new build homes are too small. A data collection exercise highlighted that outside London, an average 3 bedroom property is 4m² smaller than the nationally described space standard. In the West Midlands specifically, this average property is over 7m² smaller than the standard; the third largest shortfall across the country.
- 2.2. Before introducing the nationally described space standard in 2015, the government carried out an impact assessment of the proposed Housing Standards Review implementation. The assessment set out a range of social benefits of implementing space standards, as follows:

- Willingness to pay – supporting a general aspiration amongst home buyers for more space
- Improved cohesion within family units – including improved space for socialising, solitary activities and more flexibility in use of rooms
- General health and wellbeing – reduction in stress within families and mitigation of the effects of overcrowding, particularly relating to mental health
- As an adjunct to higher density development – compensating for any reductions in public amenity space where higher densities are permitted
- Reducing the risk of market failure – increasing market appeal of properties so that they remain desirable housing options into the future
- Reducing anti-social behaviour – reducing the risk of displacing children and young adults into the external environment and falling into patterns of anti-social behaviour
- Adaptability and Inclusion – greater potential for adaptation to meet specialist needs, sitting alongside technical standards on accessibility in Building Regulations.

2.3. All of the above benefits would apply to South Staffordshire to varying degrees. Of particular note would be the benefits relating to general health and wellbeing and adaptability inclusion, given the district's ageing population and increasing incidence of both physical and mental health problems and disabilities over the plan period.

2.4. The Council has therefore set out a requirement in Policy HC12, for all properties to meet the nationally described space standard. The evidence supporting the need, viability and transitional arrangements for this policy are set out further below.

3. Need

3.1. The Council's existing policy on space standards (Policy EQ11) in the adopted Core Strategy (2012) requires development to comply with a set of standards set out in Appendix 6 of the strategy. This sets out a range of qualitative factors to take into consideration, as well as minimum overall floorspace figures for a range of property sizes.

3.2. A Written Ministerial Statement was made in 2015, which confirmed that the system of housing standards was to be streamlined. As part of this, the government confirmed that any existing Local Plan policies relating to internal space should be interpreted by reference to the nearest equivalent new national standard. The introduction of the nationally described space standard came shortly after this statement in 2015.

3.3. In light of this statement, the Council has considered that the Core Strategy policy on internal space should be interpreted by reference to the nationally described space standard. As such, the Council has negotiated with developers on a site by site basis to secure as many properties as possible which meet this minimum standard.

- 3.4. As recommended by the PPG, the Council has sought to establish the size and type of dwellings that are currently being provided in South Staffordshire. An audit has been carried out to assess compliance of new housing with the nationally described space standard. The majority of development in recent years has been delivered through sites allocated through the Council's Site Allocations Document (2018). All site allocations from this document which have been granted full planning permission up to 31 March 2022 have therefore been assessed to provide a good indication of compliance across the district. This also results in a range of property types, bedroom numbers and tenures being assessed to highlight any patterns or specific issues which need to be addressed. The results of the audit are shown in Appendix A, with red highlighting indicating a failure to meet individual elements of the standard.
- 3.5. A total of 190 property types were assessed, across 13 schemes in the district. In summary, the audit illustrates the following:
- Only 25% of property types meet the standard in full, meaning that 75% fail to meet at least one element of the standard. This equates to 947 dwellings which do not meet the standard in some way.
 - 32 property types fail the overall total floorspace requirement, equating to 17% of all types, with an average shortfall of 4.8m²
 - Over a third (38%) of property types include at least one bedroom which fails to meet either the required area and/or width
 - 59% of property types fail to meet the built-in storage requirements
 - 68 property types (36%) fail on at least two elements of the standard (a combination of total floorspace, bedroom areas/widths or built-in storage)
 - One and two bedroom homes most commonly fail the standard, with 35 and 32% respectively falling below the required total floorspace, compared to 11 and 2% for three and four bedroom homes.
 - On schemes where the market and affordable housing has discrete property types, there is a noticeable difference between tenures. 13% (9 of 70) of market property types fail the total floorspace requirements, compared to 31% (12 of 39) of affordable types. This equates to 124 of 263 affordable dwellings (nearly half) that do not meet the standard.
- 3.6. The findings of the space standards audit highlight the varying success the Council has had to date in applying the nationally described space standard as an interpretation of existing standards in the Core Strategy (2012). There is very much a lack of consistency across the district in properties meeting the standard, with some property types meeting all requirements. Failure of others to comply with the standard is a result of shortfalls across a range of the requirements, including total floorspace, bedroom areas, bedroom widths and built-in storage.
- 3.7. Consistency of standard of properties is important to ensure that homes have the same benefit to residents wherever they choose to live across the district, and

whatever their property requirements. The ageing population and health problems that accompany this are a significant issue to address, therefore the Council is seeking to ensure housing plays a key role in this in all areas of South Staffordshire. Setting out a clear policy requiring all properties to meet the nationally described space standard will contribute to meeting this aim. On the point of consistency, adopting the national standard with well-established requirements also provides clarity to developers, and equity between housebuilders.

- 3.8. In terms of property types for older people, the audit highlighted significant floorspace shortfalls in bungalows, but particularly maisonette properties or similar. Of those that failed the total floorspace requirements, the average shortfall for bungalows was 3m² and 4.5m² for maisonettes. Through Policy HC4, the Council requires all major development to contribute to meeting the needs of older people and other single storey accommodation (as an alternative to bungalows) is listed as an option to developers. Clearly, should properties significantly fail to meet the nationally described standard for this property type, there is a risk that these properties will be wholly unsuitable for this group of the community, and the Council risks not being able to suitably meet their housing needs over the plan period. A universal requirement for the nationally described space standard is therefore also required to safeguard provision of suitable homes for this significant proportion of the district's population.
- 3.9. Failure to meet the standard also appears to be more heavily weighted to properties with fewer bedrooms. Taking total floorspace as an example, 35% and 32% of 1 and 2 bedroom property types respectively fail on this element of the standard. This contrasts with just 11 and 2% of 3 and 4 bedroom homes. This variation is even more stark when considering the number of properties overall that this relates to, equating to 45% of 1 bedroom dwellings and 40% of 2 bedroom dwellings, compared to only 13% of 3 bedroom homes and 1% of 4 bedroom homes. Reflecting the need highlighted in the Housing Market Assessment, the Council's proposed housing mix policy (Policy HC1) confirms a requirement for development to contribute to better balancing the housing market, particularly by increasing the number of 2 and 3 bedroom homes. In this context then, it is important to ensure smaller homes in particular are built to an adequate standard, as a large number of them will be provided over the plan period.
- 3.10. Turning to tenure, an important objective of the Council's housing and design policies is to ensure that all properties are tenure-neutral (e.g. see Policy HC3). This means that properties are built to and appear as the same standard, both inside and outside. A key element of this is internal space provision. Whilst a small number of sites and housebuilders use the same pool of property types for both the market and affordable housing provision, a large number use completely separate designs for these two tenures. Within the audit sample, of those that fall into the latter category, there are clear differences of property standards between tenures, despite providing the same number of bedrooms. This is summarised in the table below, with the percentages of property types failing to meet each element given in brackets.

	2 bedroom homes		3 bedroom homes	
	Market	Affordable	Market	Affordable
No. of property types	17	18	26	7
Average total floorspace (m²)	70	67	95	91
Fail on total floorspace	7 (41%)	6 (33%)	2 (8%)	2 (29%)
Average shortfall (m²)	5.6	4	5	1.5
Fail on any bed area/width	4 (24%)	7 (39%)	11 (42%)	3 (43%)
Fail on built-in storage	7 (41%)	12 (67%)	19 (73%)	4 (57%)
Fail on 3 or more elements of standard	2 (12%)	3 (17%)	3 (12%)	3 (43%)

Figure 1: Internal Space Audit by Size and Tenure

- 3.11. Interestingly, the pattern of shortfalls between tenures varies depending on the number of bedrooms provided. For 2 bedroom homes, more affordable property types fail elements of the standard, with the exception of the total floorspace requirement, where 41% of market property types fail, compared to only 33% of affordable property types. Whilst affordable 2 bedroom homes are on average 3m² smaller than market equivalents, market property types fail to meet the total floorspace requirement by a greater amount (an average 5.6m² shortfall, compared to 4m² for affordable properties).
- 3.12. Conversely, for 3 bedroom homes, the only element of the standard in which affordable property types perform better than market types is the built-in storage requirement, with 57% failing compared to 73% respectively (although both are considerable figures). Similar to 2 bedroom homes, affordable properties are on average 4m² smaller than market homes, but of those that do fail the total floorspace requirement, market homes show a more significant shortfall of 5m² compared to 1.5m² for affordable homes.
- 3.13. The above analysis clearly demonstrates a significant lack of consistency both ways between tenures. It is clear therefore that an up to date policy requiring the nationally described space standard will be vital in tackling this issue, and make a strong contribution to the Council’s aim of creating tenure-neutral communities.
- 3.14. Linked to this is the impact of property standards on Registered Provider appetite to purchase affordable homes provided through developer obligations. In the past, the Council has been made aware of providers declining invitations to bid for affordable homes, due to their design and lack of sufficient internal space. Affordable housing delivery through site allocations and developer obligations is a vital tool for the Council in meeting local affordable housing need, particularly given that windfall development opportunities in which providers could build properties to a more acceptable standard are limited (due to Green Belt constraints). The absence of a policy requiring internal space standards across the board would therefore place significant unnecessary risk on the delivery of affordable housing in the district.

4. Viability

- 4.1. In accordance with the PPG, the Council's Local Plan Viability Study tested all of the Council's policy requirements on a range of site typologies, as well as specific sites providing additional infrastructure, in order to assess the viability of policies and sites. This included a requirement for all properties to meet the nationally described space standard.
- 4.2. The study concluded that this policy requirement, alongside others such as affordable housing (varying levels), housing mix, sustainable construction etc. would not render development unviable. The Council is therefore confident that the requirement for all properties to meet the nationally described space standard is viable in South Staffordshire.

5. Timing

- 5.1. The Council has considered whether any transitional arrangements should be put in place to allow time for developers to take this policy requirement into consideration for land acquisitions. A transitional period is not deemed necessary given the length of time the Council has been pursuing implementation of the national standard where this has been possible.
- 5.2. The Council has sought compliance with the nationally described space standard in the years following the 2015 Ministerial Statement, which has given a clear indication to developers with interests in the district that this is a priority for the Council and South Staffordshire's housing stock. The intention to formalise this requirement through a policy in the new Local Plan has also been in the public domain since 2018. The Issues and Options document (2018) noted this approach as an option for addressing internal space, and the Council's desire to proceed with the policy was confirmed through the Preferred Options consultation in 2021. It is therefore considered that the development industry has had sufficient warning to build this into agreements and land acquisitions in the district.
- 5.3. Notwithstanding the above, it is noted from the internal space audit that the majority of failures to meet the standard related to bedroom areas and widths, and storage provision, often alongside compliance with the overall floorspace requirement. 110 property types (58%) meet the total floorspace requirement but fail on bedroom measurements or storage. It is suggested then that many amendments to standard property types for example, will not necessarily require changes which affect land take; many will only require tweaks to internal layouts. Any resulting impact on costs should therefore be fairly minimal. Given this and all of the above, the Council has concluded that a transition period for the internal space policy will not be required.

Appendix A – Internal Space Standards Audit

Scheme Address	Tenure	Property Type	Size	No. of units	Total floorspace	Bed 1		Bed 2		Bed 3		Bed 4		Bed 5		Storage			
						Area	Width	Area	Width	Area	Width	Area	Width	Area	Width				
Land off Pendeford Mill Lane, Bilbrook (18/00710/F UL)	Market	Billington	2b3p	3	71	12.8	3.1	8.7	3.0								1.0		
		Berry	2b3p	7	58	11.2	3.1	9.7	2.7									0.6	
		Chandler	2b3p	26	71	11.5	3.4	9.8	2.2									2.0	
		Heywood	3b4p	4	91	12.2	3.0	8.7	2.6	7.2	2.4							2.5	
		Marlowe	3b4p	10	108	19.6	3.7	11.3	2.6	9.2	2.7							3.0	
		Buxton	3b4p	6	84	12.0	3.0	9.5	2.4	7.8	2.5							2.1	
		Lawrence	3b4p	14	86	11.5	3.1	7.5	2.5	7.5	2.4							2.7	
		Brooke	4b7p	3	117	11.5	3.3	10.9	3.3	8.4	2.8	6.8	2.6					2.0	
		Skelton	4b5p	6	120	13.7	3.0	9.9	3.1	10.5	3.1	6.9	2.5					2.5	
		Shakespeare	4b8p	3	136	15.5	3.4	12.0	2.9	11.3	3.1	11.5	3.3					6.3	
		Harwood	4b7p	8	139	13.2	3.0	12.4	3.6	11.7	3.0	9.2	2.7					3.0	
		Darlton	4b5p	6	154	15.5	3.0	10.3	3.0	8.2	2.8	8.6	3.0					3.4	
		Morris	4b6p	2	130	18.8	4.0	12.8	3.2	8.8	2.8	7.0	2.3					3.5	
			Affordable	Tate	2b3p	2	58	11.3	3.1	8.7	2.7								1.0
				Savage	2b4p	12	79	13.6	3.3	13.0	2.8								2.0
				Sassoon	3b5p	9	93	12.6	3.2	12.8	2.6	8.0	2.7						3.2
Scurfield	4b6p			2	106	11.6	3.2	11.6	3.1	7.6	2.4	7.5	2.4				3.0		
Sargant GF	2b3p			1	61	11.9	3.5	9.4	2.9								2.0		
Sargant FF	2b3p			1	61	11.9	3.5	9.4	2.9								2.0		
Symons GF	1b2p			3	50	15.4	3.8										1.0		
Symons FF	1b2p			3	60	20.5	3.5										1.8		
Land at Watery Lane, Codsall	Market	Canford	2b3p	22	63	9.0	3.0	9.0	2.5								2.0		
		Yewdale	3b4p	4	85	11.6	3.0	8.4	2.8	6.3	2.1						0.6		
		Langdale	4b6p	10	140	16.8	3.4	14.5	3.0	9.4	3.0	8.3	2.7				2.3		

Scheme Address	Tenure	Property Type	Size	No. of units	Total floorspace	Bed 1		Bed 2		Bed 3		Bed 4		Bed 5		Storage
						Area	Width	Area	Width	Area	Width	Area	Width	Area	Width	
(16/00495/R EM)		Lindale	4b5p	8	118	13.7	3.5	9.8	2.7	9.5	2.7	5.6	2.6			1.6
		Shelford	4b6p	9	126	13.1	3.8	12.2	3.1	9.3	3.1	9.5	2.7			1.9
		Fakenham	4b7p	6	127	18.3	4.0	11.7	2.9	11.6	3.2	9.3	2.8			2.1
		Lavenham	5b7p	8	151	16.5	3.8	13.4	3.5	8.9	2.7	8.6	2.7	8.8	2.8	1.5
		Wilton	5b8p	18	162	18.9	3.3	15.8	3.3	8.6	2.4	9.3	2.9	15.8	3.5	2.3
		Crofton	3b5p	8	105	21.7	3.7	16.1	3.6	7.4	2.6					1.0
		Heydon	4b6p	15	153	15.4	3.9	11.2	3.2	9.0	2.8	8.2	2.1			2.0
Affordable		AA24	2b4p	35	74	12.0	2.5	14.9	3.2							1.0
		AA32	3b4p	23	83	14.3	3.1	9.7	2.7	6.0	1.9					1.1
		AA11	1b2p	10	55	9.0	2.6									1.0
		2b bungalow	2b3p	4	62	13.2	3.0	7.3	2.4							1.6
Land at Keepers Lane, Codsall (21/00068/R EM)	Market	Bungalow	2b4p	4	79	14.6	3.6	12.8	3.6							3.4
		Belmont	2b4p	4	70	15.1	3.5	13.1	3.2							1.8
		Bamford	2b4p	9	70	12.2	2.9	13.6	3.5							2.0
		Eaton	3b4p	5	94	13.6	3.3	11.2	3.1	6.9	2.4					1.6
		Parkton	3b5p	5	96	11.9	3.1	11.8	2.8	8.4	3.0					1.0
		Lawton	3b6p	2	102	14.5	3.7	11.0	3.3	11.7	3.0					3.0
		Kingwood	4b6p	5	142	20.2	2.8	12.3	3.4	9.5	2.5	9.7	2.8			5.3
		Applewood	4b6p	2	152	21.4	3.6	13.4	3.2	10.6	3.3	9.6	3.3			4.5
		Bridgeford	5b7p	3	175	23.0	3.8	10.4	2.8	12.3	3.3	10.5	3.1	8.0	2.8	10.0
		Affordable		2b bungalow	2b3p	3	68	13.5	3.5	10.8	2.9					
LTH2	2b4p			8	72	13.9	3.4	13.4	3.7							2.2
LTH3	3b4p			8	93	16.6	3.4	10.6	2.7	8.2	2.5					2.0
LTH4	4b6p			1	106	13.8	3.1	11.8	3.4	7.8	2.2	7.8	2.7			4.5
Maisonette	2b3p			6	59	12.8	3.4	10.7	2.9							1.0
Land off Engleton	Market	Type A	3b4p	2	96	19.0	3.3	10.9	3.3	8.7	2.4					0.0
		Type C	2b3p	14	71	13.7	3.0	10.5	2.6							1.3

Scheme Address	Tenure	Property Type	Size	No. of units	Total floorspace	Bed 1		Bed 2		Bed 3		Bed 4		Bed 5		Storage
						Area	Width	Area	Width	Area	Width	Area	Width	Area	Width	
Lane, Brewood (18/00991/F UL)		Type B	2b4p	2	79	21.3	3.6	11.6	2.7							4.0
		Type D	3b4p	5	91	10.9	3.0	10.0	3.0	8.6	2.7					2.0
		Type E	3b4p	9	96	13.6	3.0	9.6	2.9	8.0	2.5					1.5
		Type F	4b5p	4	117	13.4	2.9	10.6	2.7	8.2	2.6	6.9	2.2			2.7
		Type G	4b6p	3	134	14.0	3.3	11.6	3.0	9.4	3.0	9.0	2.9			1.7
		Type L	4b6p	4	190	12.9	3.4	15.3	3.3	10.9	3.0	9.8	3.0			2.3
	Affordable	Type H	2b3p	3	70	12.8	3.4	8.0	2.4							2.0
		Type J	3b5p	13	100	14.9	2.8	11.8	3.0	9.5	2.5					3.0
		Type K	2b3p	12	79	17.3	3.9	10.3	2.6							1.5
		Type M	1b2p	1	46	13.6	2.6									1.0
	Type N	1b2p	1	58	14.2	2.5									2.0	
Land off Saredon Road, Cheslyn Hay (19/00407/F UL)	Market/Affordable	1A (G)	1b2p	4	45	11.1	3.2									1.5
		1A (1)	1b2p	4	53	12.7	3.2									1.3
		F133	2b4p	27	73	12.0	3.1	12.9	3.0							1.9
		F134	2b3p	6	62	12.6	3.4	8.0	2.5							1.5
		F115	3b5p	1	86	12.3	3.4	13.3	3.4	6.4	2.2					3.0
		F131	3b4p	17	84	11.6	2.8	11.1	2.7	6.2	2.2					2.1
		F113	3b4p	5	84	12.1	2.9	9.7	2.9	6.0	2.1					2.3
		F119	4b5p	4	105	10.9	3.2	11.6	3.2	6.2	2.3	6.1	2.2			3.0
F106	4b6p	2	118	12.6	2.9	13.2	3.5	11.0	2.1	7.5	2.5			3.8		
Land at Landywood Lane, Great Wyrley (21/00631/F UL)	Market/Affordable	654	2b3p	6	61	13.3	3.4	7.3	2.2							1.6
		795	2b3p	2	74	15.3	3.5	11.2	2.4							1.4
		Larkspur	3b4p	3	81	10.5	2.9	7.8	2.7	6.0	2.2					2.8
		910	3b4p	10	85	14.9	2.9	9.4	3.0	6.2	1.9					2.0
		Briar	3b4p	1	91	12.4	3.4	10.5	2.9	5.2	2.2					2.8
		Compton	3b4p	1	93	11.8	2.8	10.8	3.4	6.5	2.2					2.0
		Boston	3b4p	4	96	12.4	2.8	11.7	2.7	5.8	2.2					2.5

Scheme Address	Tenure	Property Type	Size	No. of units	Total floorspace	Bed 1		Bed 2		Bed 3		Bed 4		Bed 5		Storage
						Area	Width	Area	Width	Area	Width	Area	Width	Area	Width	
		1075	3b4p	2	100	12.4	3.0	11.3	3.4	9.2	2.6					3.8
		1420	3b4p	1	132	14.4	3.6	10.7	3.1	11.4	3.1					3.8
		Willow	4b5p	2	109	11.3	3.4	9.8	2.8	10.5	3.3	6.4	2.4			3.8
		Heywood	4b6p	3	134	13.2	3.3	11.8	3.5	10.0	2.7	9.9	3.2			3.0
		Ruskin	4b6p	2	141	14.3	3.2	11.9	3.0	9.2	2.9	9.5	2.8			3.0
		Blackwell	4b6p	1	151	15.7	3.7	12.8	3.4	10.4	2.9	9.7	2.7			5.5
		625	1b2p	2	58	17.5	3.2									3.0
		751	2b4p	8	70	12.1	3.1	12.5	3.0							2.0
		1142	4b6p	2	106	11.8	3.3	14.8	3.3	7.1	2.1	4.7	2.2			4.5
Land west of School Lane, Coven (18/00558/F UL)	Market	Type B	2b3p	4	79	22.0	2.7	11.4	3.8							4.6
		Type C	2b3p	9	71	13.8	3.2	10.3	2.6							1.2
		Type D1	3b4p	4	91	10.5	3.1	10.2	3.1	9.0	2.7					1.8
		Type D2	3b4p	1	92	10.5	3.0	10.1	3.0	7.7	2.7					1.7
		Type E1	3b4p	2	94	13.1	3.0	9.3	2.9	7.8	2.5					1.4
		Type E2	3b4p	3	94	12.8	3.0	9.1	2.9	7.7	2.5					1.4
		Type E3	3b4p	3	94	13.0	3.0	9.2	2.9	7.7	2.5					1.4
		Type F	4b5p	7	117	13.5	2.8	10.7	2.8	8.0	2.6	6.7	2.2			2.6
	Type G	4b6p	4	134	13.7	3.3	11.5	3.3	9.4	3.0	8.7	3.0			1.5	
	Affordable	Type H	2b3p	2	68	12.6	3.3	7.9	2.4							2.0
		Type J	3b5p	9	100	13.1	3.1	11.5	2.9	9.4	2.5					1.0
		Type K	2b3p	13	79	17.1	3.9	10.2	2.6							1.2
		Type M	1b1p	1	46	14.0	2.6									1.0
Type N		1b1p	1	58	14.0	2.5									2.2	
Land at Brinsford Lodge,	Market/ Affordable	Bungalow	2b3p	6	62	11.6	3.0	7.9	2.6							2.0
		Eden	2b3p	14	71	11.6	2.9	9.1	2.4							1.5
		Hollinwood	3b4p	7	88	14.0	2.8	10.8	2.3	9.3	2.4					1.8
		Midford	3b4p	6	92	13.9	3.1	9.2	2.5	9.0	2.4					2.8

Scheme Address	Tenure	Property Type	Size	No. of units	Total floorspace	Bed 1		Bed 2		Bed 3		Bed 4		Bed 5		Storage
						Area	Width	Area	Width	Area	Width	Area	Width	Area	Width	
Featherstone (19/00919/FUL)		Rydal	3b4p	7	102	13.0	3.2	10.1	2.9	8.8	2.6					3.1
		Derwent	4b5p	9	110	11.9	2.8	10.8	2.6	8.8	2.8	7.8	2.3			3.7
		Blakewater	4b5p	5	113	11.8	2.7	8.5	2.9	7.9	2.6	7.1	2.2			3.8
		Rusland	4b6p	5	122	13.0	3.1	11.8	2.7	8.4	2.4	7.6	2.7			2.5
		Rathay GF	1b2p	2	41	11.5	3.1									2.3
		Rathay FF	1b2p	2	51	13.0	3.0									1.5
		Arun	2b3p	7	71	13.8	3.1	11.0	2.7							2.3
		Bourne	3b4p	9	85	12.1	2.7	9.6	2.4	7.6	2.4					1.0
		Southwick	4b5p	2	105	11.7	2.8	8.0	2.6	9.0	3.0	7.6	2.3			2.0
Land off Hyde Lane (east), Kinver (19/00444/REM)	Market/Affordable	Windermere Special	2b3p	2	61	10.4	2.7	8.3	2.3							1.6
		Malham Special	2b3p	4	77	13.4	3.2	8.1	2.7							2.0
		Stafford	2b3p	2	86	17.0	3.3	10.0	3.2							1.5
		Whitley	3b4p	8	88	8.9	2.8	8.0	2.7	4.9	2.1					3.5
		Draycott Plus	2b3p	1	88	14.7	3.1	10.3	3.0							1.0
		Fenwick	3b4p	3	91	12.0	3.0	10.0	2.8	6.0	2.4					2.5
		Bramley Special	3b4p	1	97	19.7	3.4	10.0	2.9	5.9	2.4					2.8
		Alderley Special	3b4p	2	104	11.1	2.8	8.3	2.8	6.7	2.2					1.0
		Belvoir	3b4p	1	113	12.1	3.0	10.9	3.4	8.2	2.5	7.6	2.3			2.3
		Newark Special	3b5p	1	121	11.7	3.1	10.7	3.3	19.7	3.9					2.0
		Woodhall	4b5p	2	125	14.3	3.7	10.9	3.1	9.8	2.8	8.3	2.6			2.5
		Milburn	4b7p	1	131	14.9	3.8	13.2	3.2	12.7	2.5	9.6	2.8			2.3
		Bordesley	4b6p	3	139	16.1	3.9	14.9	3.8	9.8	2.7	9.4	2.7			0.8

Scheme Address	Tenure	Property Type	Size	No. of units	Total floorspace	Bed 1		Bed 2		Bed 3		Bed 4		Bed 5		Storage
						Area	Width	Area	Width	Area	Width	Area	Width	Area	Width	
		Hayfield	2b4p	7	76	13.7	2.6	11.6	2.6							2.8
		Banbury GF	2b3p	2	61	11.1	2.7	9.4	2.7							0.9
		Banbury FF	2b3p	2	62	9.2	2.7	8.5	2.7							0.5
		Glossop	3b4p	3	87	12.2	2.6	11.3	2.6	6.0	2.2					3.0
Land west of Wrottesley Park Road (south), Perton (19/00988/R EM)	Market/Affordable	A1	2b3p	74	72	13.9	3.1	11.0	2.7							1.3
		B1	3b5p	18	94	12.3	3.6	13.0	3.1	8.8	3.2					3.0
		B2	3b4p	10	93	11.7	3.1	10.1	3.1	6.1	2.2					2.5
		B3	3b4p	7	85	11.8	3.1	11.3	2.6	8.0	2.9					1.0
		B4	3b4p	41	84	12.6	2.7	8.8	2.5	7.6	2.6					2.2
		C1	4b6p	13	123	11.9	3.2	10.7	3.2	12.1	2.9	7.6	3.0			1.8
		C2	4b5p	4	115	12.9	3.2	10.5	2.9	8.8	2.6	7.6	3.1			1.7
		C3	4b6p	3	116	14.6	3.3	13.0	3.2	9.5	3.1	9.2	2.3			2.5
		C4	4b7p	17	118	12.2	3.4	11.8	3.1	12.0	3.1	10.3	3.1			6.0
		D1	2b3p	12	64	13.8	2.7	7.6	2.7							1.7
		D2	2b3p	10	64	11.7	3.0	8.9	3.0							0.5
		D3	3b5p	2	89	13.7	3.5	14.8	3.5	7.5	2.4					0.8
		D4	2b3p	9	80	13.6	3.0	7.7	3.0							1.0
Land off Ounsdale Road (south), Wombourne (18/00831/F UL)	Market/Affordable	Shenstone GF	1b2p	1	48	16.7	4.0									0.7
		Shenstone FF	1b2p	1	54	16.8	4.0									0.7
		Haywood	2b3p	1	58	9.9	2.6	8.8	2.6							0.7
		Sutton	2b3p	10	64	12.9	3.5	9.9	2.6							1.8
		Ledbury	2b3p	2	83	14.8	3.2	11.4	3.1							1.0
		Brocton	3b4p	4	81	11.7	3.4	8.0	2.6	5.7	2.1					1.0
		Finham	3b4p	1	86	12.1	3.2	9.0	2.8	7.1	2.0					2.0
		Chestall	3b4p	1	90	12.3	3.2	10.7	2.5	7.0	2.1					1.0
		Stonall	3b5p	6	108	19.7	3.6	15.0	3.1	8.6	2.8					1.3

Scheme Address	Tenure	Property Type	Size	No. of units	Total floorspace	Bed 1		Bed 2		Bed 3		Bed 4		Bed 5		Storage
						Area	Width	Area	Width	Area	Width	Area	Width	Area	Width	
		Wythall Special	4b5p	1	116	13.9	3.5	11.1	3.3	9.1	2.5	7.9	2.6			0.6
		Crofton	4b5p	1	114	14.5	3.1	8.5	2.6	7.3	2.7	5.7	2.2			1.5
		Rowington	4b5p	2	122	11.6	2.9	8.5	2.8	11.1	3.0	7.5	2.6			1.0
		Wootton	4b7p	1	126	16.9	4.1	15.0	3.3	12.3	3.2	10.2	3.2			0.5
Land north of Beggars Bush Lane, Wombourne (19/00212/R EM)	Market	MB201	2b3p	4	61	10.6	3.1	7.6	2.5							1.0
		X203	2b3p	12	64	11.7	2.9	11.2	2.7							2.0
		MB305	3b4p	3	91	13.3	3.4	8.4	2.4	10.9	3.0					2.0
		X305	3b4p	4	87	12.2	3.0	9.6	3.0	6.7	2.2					1.8
		M307	3b5p	4	101	14.7	3.1	11.6	3.2	7.5	2.3					1.6
		X308	3b5p	12	102	13.6	3.3	13.1	2.9	6.7	2.2					2.0
		X414	3b6p	3	127	16.1	3.4	11.4	3.2	10.0	2.5	8.6	2.5			1.7
		X415	4b7p	3	139	16.3	3.4	13.8	3.1	11.5	3.1	10.7	3.2			2.5
		X518	5b7p	5	168	18.4	3.7	13.2	2.9	8.6	3.0	8.9	2.1	8.0	2.9	2.1
	X520	5b8p	3	192	18.8	4.2	14.4	3.6	11.6	3.5	9.7	2.9	7.5	2.7	3.5	
	Affordable	1BF	1b2p	4	57	15.6	4.1									1.0
		2BF	2b3p	4	61	11.0	3.2	9.1	2.6							1.0
		SB201	2b3p	2	61	10.6	3.0	7.6	2.5							1.0
S241		2b3p	11	72	11.2	2.7	11.4	2.8							1.4	
S351		3b4p	12	85	10.9	2.5	9.8	2.2	7.6	2.3					1.6	
S461		4b5p	3	107	12.4	2.8	6.1	2.4	9.0	2.9	6.8	2.2			1.7	
Land north of Bridgnorth Road, Wombourne	Market	Billington	2b3p	2	71	13.1	3.2	9.0	2.9							2.5
		Barton	2b3p	2	82	12.8	3.2	9.1	2.5							2.5
		Berry	2b3p	2	58	11.3	3.1	9.7	2.8							0.7
		Chesterton	2b3p	14	68	12.5	3.0	9.0	2.9							2.8
		Byron	3b4p	4	79	8.6	2.9	9.0	2.7	7.2	2.1					2.5
		Lyttleton	3b4p	6	79	8.9	2.8	8.1	2.7	6.4	2.1					2.0

Scheme Address	Tenure	Property Type	Size	No. of units	Total floorspace	Bed 1		Bed 2		Bed 3		Bed 4		Bed 5		Storage
						Area	Width	Area	Width	Area	Width	Area	Width	Area	Width	
(18/00802/F UL)		Heywood	3b4p	12	91	12.4	2.9	9.0	2.7	7.6	2.5					3.0
		Marlowe	3b5p	6	108	20.3	3.6	11.6	2.7	9.4	2.7					4.3
		Brooke	4b5p	2	117	11.9	3.4	11.2	3.3	8.8	2.9	7.0	2.5			2.0
		Harwood	4b7p	2	139	13.4	3.1	12.6	3.6	11.5	3.0	9.4	2.8			5.3
		Morris	4b6p	9	130	18.5	3.2	12.7	3.2	9.1	2.9	7.0	2.3			4.9
	Affordable	Swift GF	1b2p	1	45	13.3	3.9									2.8
	Swift FF	1b2p	1	55	16.7	4.1										2.2
	Tate	2b3p	2	58	11.4	3.2	8.9	2.5								1.0
	Sinclair	2b3p	20	68	12.1	3.3	10.1	2.2								1.7
	Sorley	3b4p	14	82	10.6	2.8	11.0	2.3	7.3	2.6						3.4
Strand	4b5p	2	96	11.0	3.2	11.3	3.3	6.6	2.0	7.5	2.4				2.4	

Notes

1. Cells highlighted red indicate where the property type fails that element of the nationally described space standard.
2. The size of the property (i.e. the number of bedrooms and bedspaces) is calculated based on the approved plans, rather than how the property is advertised/marketed. For example, where a bedroom is shown as a double bedroom but only meets the minimum standards required to be classed as a single bedroom, it has been treated as a single bedroom, rather than a failure to meet the required standards for a double bedroom. This reflects the Council’s policy approach of requiring properties with a certain number of bedrooms, rather than bedspaces.
3. Some schemes have discrete market and affordable property types, whilst others have property types which function as both market and affordable homes. Any scheme with this crossover of tenure of at least one property type is marked as Market/Affordable in the Tenure column. This is to assist with accurate analysis of the data.