

DRAFT NORTH WEST LEICESTERSHIRE LOCAL PLAN 2020 - 2040

TOPIC PAPER - SPACE STANDARDS FOR NEW HOMES



1 INTRODUCTION

- 1.1 The [Nationally Described Space Standard](#) (NDSS) forms part of a wider housing standards review package that was announced by the government on 27 March 2015. The purpose of the NDSS was to rationalise the many differing standards previously used by local authorities into a simpler, streamlined system.
- 1.2 The NDSS deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the gross internal [floor] area (GIA) of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.
- 1.3 The NDSS is not part of the Building Regulations. Local planning authorities have the option of setting a planning policy requirement for space standards in new homes, but this needs to be justified by evidence.

2 THE NATIONALLY DESCRIBED SPACE STANDARD

- 2.1 The NDSS sets the following minimum gross internal areas (GIA). The minimum standards are dependent upon the number of bedrooms, the configuration of double/twin and single bedrooms (and the resultant number of bedspaces/people) and the number of storeys.

Table 1: Minimum gross internal floor areas and storage (m2) (DCLG, March 2015)

No. of bedrooms (b)	No. of bed spaces (persons) (p)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39			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	

- 2.2 The NDSS accounts for homes between one and three storeys as well as different configurations of double/twin (2p) and single (1p) bedrooms, “[allowing] not only for the different combinations of bedroom size, but also for varying amounts of additional living,

dining, kitchen and storage space; all of which are related to the potential occupancy “(paragraph 5). The NDSS makes clear that (paragraph 6):

“Relating internal space to the number of bedspaces is a means of classification for assessment purposes only when designing new homes and seeking planning approval (if a local authority has adopted the space standard in its Local Plan). It does not imply actual occupancy, or define the minimum for any room in a dwelling to be used for a specific purpose other than in complying with this standard.”

2.3 The GIA in the NDSS is not adequate for wheelchair housing (Part M(3) of the Building Regulations) (paragraph 9).

2.4 NDSS compliant housing needs to meet the following technical requirements (paragraph 10):

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

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 bedroom) 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 solely 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

3 NATIONAL PLANNING POLICY CONTEXT

3.1 The [National Planning Policy Framework](#) (NPPF) states 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” (paragraph 130f). Footnote 49 confirms that planning policies may “make use of the nationally described space standard, where the need for an internal space standard can be justified.”

3.2 The government’s Planning Practice Guidance (PPG) provides further detail on internal space standards in the section on [Housing: Optional Technical Standards](#). The PPG confirms that:

- Where a local planning authority wishes to require an internal space standard, they should only do so by reference in their Local Plan to the nationally described space standard (Reference ID: 56-018-20150327).
- Local planning authorities need to provide justification for requiring internal space policies (Reference ID: 56-020-20150327).
 - **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.
 - **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.
- The space standard has not been incorporated into the Building Regulations so establishing compliance and any enforcement action rests with the local planning authority (Reference ID: 56-021-20150327).

4 EXISTING LOCAL PLANNING POLICIES

4.1 There is no reference to internal space standards in the adopted [North West Leicestershire Local Plan](#) (March 2021)¹.

4.2 The [North West Leicestershire Good Design Supplementary Planning Document](#) (2017) provides supplementary guidance for applicants on the Council’s design aspirations for new development. Section 12 focuses on architectural quality and provides some guidance on internal space:

¹ This is the Partial Review, which updated Policy S1 and its supporting text only. The previous Local Plan was adopted in November 2017.

- Buildings should be designed internally to ensure that spaces are fit for their intended purpose with adequate internal space for their intended purpose (paragraph 12.2).
- The Council will encourage applicants to provide furnished internal floor plans to demonstrate that homes and the rooms within them are fit for purpose. Rooms should be furnished with those items of furniture that would be reasonably expected to be found within a particular room to enable it to fulfil its intended purpose (12.3).
- Homes should be designed to suit the needs of the maximum number of occupants that could live within a home. For example, a home with two double bedrooms and one single bedroom would be deemed as having a maximum of five occupants (12.4).
- Internal layout plans should demonstrate that there is sufficient space within the home for the following activities:
 - (The maximum number of) occupants to sit together in the living room (12.4.1)
 - (The maximum number of) occupants to sit around a table together (12.4.2).
 - A space to allow work at a desk to be undertaken without disturbance, i.e. located away from the kitchen or living room. This may be provided by creating space for a desk and chair on a first floor landing or providing space within a bedroom or separate dining room (if provided) (12.4.3).
- Applicants must demonstrate that homes offer sufficient internal storage space to enable residents to store items conveniently and out of sight when not in use, for example and as a minimum, one vacuum cleaner, one bucket and mop, shoes and coats (12.5).

4.3 The SPD does not identify any quantifiable space standards, as the Planning Practice Guidance is clear that this should only be done in a Local Plan (see paragraph 3.2 above). The SPD is currently being updated and there should be consistency between it and the Local Plan on the matter of space standards.

5 DEVELOPMENT STRATEGY AND POLICY OPTIONS CONSULTATION (REGULATION 18) (JANUARY 2022)

5.1 This consultation took place between January and March 2022 and sought views on the introduction of the NDSS in North West Leicestershire.

5.2 Prior to the consultation, officers undertook an initial assessment of floorspace from a small sample of dwellings against the NDSS. The findings were reported to the Council's [8 September 2021 Local Plan Committee](#).

5.3 The initial assessment:

- was based upon 19 house types across 5 different developments;
- looked at developments in three different settlements; and
- in some cases, derived the GIA by deducting 10% from the Gross External Area (GEA).

5.4 Officers found that only six of the 19 house types were below the NDSS. It was recommended that the Council continue to pursue a policy on NDSS, but that this would need to be informed by a larger survey of planning approvals and would need to be viability tested at a later stage.

5.5 Members at the 8 September 2021 Local Plan Committee resolved that subject to the outcome of a future consultation and consideration of a whole planning viability assessment, a policy on space standards should be included in the Local Plan.

5.6 Before the wider survey was carried out, the Council carried out the [Development Strategy and Policy Options](#) (January 2022) consultation and sought views on the following options:

- **Option 1** – Do not include a policy on NDSS and future developments would continue to meet the mandatory space standards required through Building Regulations.
- **Option 2** – Consider applying space standards to developments of a certain size or tenure, where achieving the standards is less likely to impact on the viability of the development. The Council will test the NDSS through its Local Plan Viability Assessment, which will include testing a number of alternative development sizes and site typologies in different settlements in the settlement hierarchy.
- **Preferred Option** – Include a policy that applies to all new dwellings, and which clarifies that this includes conversions and subdivision of existing buildings. This option reflects the council's position that the NDSS should be the minimum standards and would see higher internal space standards than if the Local Plan Review stays silent on this matter. The impact of these standards on viability will need to be assessed through the Local Plan Viability Assessment

5.7 Some proposed policy wording was put forward as part of the consultation:

Policy XX: Space Standards

Gross internal floor areas for all new residential developments, including conversions, will be required to meet the Nationally Described Space Standards, as a minimum, as set out in the Technical Housing Standards Nationally Described Space Standard, or successor.

5.8 The consultation responses were summarised and reported to the Council's [16 March 2023 Local Plan Committee](#). The majority of responses on the issue of space standards were from developers, who highlighted several concerns with a policy requiring all residential

development to comply with the NDSS. The concerns were focused on viability, impact on customer choice and affordability, sufficiency of the evidence base and a policy transition period.

5.9 The report to Local Plan Committee addressed these concerns as follows:

- **Viability** – a policy requiring residential development to accord with the NDSS should be tested as part of a whole plan viability assessment at Regulation 19 stage. A Viability Assessment of the whole plan will be undertaken in accordance with guidance and will be prepared to ensure that “*policies are realistic and the total cost of all relevant policies is not of a scale that will make the plan undeliverable*” (Planning Practice Guidance, Reference ID: 61-039-20190315).
- **Impact on customer choice and affordability** – The NDSS allows for different combinations of single and double/twin bedrooms (or ‘bedspaces’) to be reflected in the minimum GIA. These means there is a variation in floorspace requirements for homes with the same number of bedrooms, which gives developers flexibility, allows customer choice and should be reflected in the sales value. For example, the minimum standard for a two storey, three-bedroom home varies between 84 m2 (four bedspaces) and 102 m2 (six bedspaces). Further examples are provided in Appendix B.
- **Sufficiency of evidence base** - More work to justify the need for a policy requiring the NDSS is being undertaken by officers. The gross internal floor areas of a wider range of sites and locations than was previously presented to this committee at its meeting on 8 September 2021 has been assessed. This is so that any future policy on NDSS is underpinned by a robust evidence base. Whilst this work is still ongoing, to date officers have found that one, two and three-bedroom homes are more likely to be below the minimum NDSS than four or five-bedroom homes. In officers’ opinion, there is sufficient evidence to support the requirement for NDSS than from the information previously presented to this committee.
- **Transition period** – the Council's intention to introduce NDSS into the Local Plan was first presented at Local Plan Committee on 8 September 2021, with the Regulation 18 Local Plan consultation following in January 2022. The fact that there is still some time before the Local Plan is adopted is considered to be a sufficient transition period. Officers have found an example where a Local Plan Inspector considered the period between 2018 (when the Council first made their intention to introduce space standards clear) and the publication of the Inspector’s Report in 2021 as a sufficient transition period.

6 UPDATED EVIDENCE

6.1 Officers agree that more work to justify the need for the NDSS policy is required. An analysis has been undertaken of recently published Local Plan Inspector’s Reports, to ascertain what Inspectors have concluded is a sufficient evidence base.

- 6.2 In Doncaster², an assessment was undertaken of 246 dwellings across 47 sites predominantly approved in the previous five years. The Inspector considered that this amounted to a “reasonable sample” and that the LPA’s proposed NDSS policy was “justified by adequate, proportionate and up to date evidence about need...”
- 6.3 In Hambleton³, the LPA provided evidence on the compliance of 22 major developments. The Local Plan Inspector concluded that “whilst 100% of homes have recently met the NDSS, in 2017/18 only 65% of new homes met the standards. The policy requirement is therefore justified in seeking to ensure that developments create places which promote health and well-being, with a high standard of amenity for existing and future users in accordance with paragraph 130 of the Framework.”
- 6.4 In North Hertfordshire⁴, 75 dwellings across 10 sites (where 48% of the homes assessed met the NDSS) was considered by the Inspector to amount to clear evidence of need.

Methodology

- 6.5 NWLDC officers undertook an assessment from a larger sample size. A summary of the methodology is as follows:
- The assessment looked at 340 house types over 44 developments; this is considered to be more than sufficient given what Local Plan Inspectors have deemed appropriate elsewhere;
 - Of the 340 house types assessed, 85 (25 %) were affordable⁵ and 255 (75% were open market dwellings. This is an appropriate mix given that the adopted Local Plan sets a requirement of between 20% and 30% for new housing on greenfield sites (Policy H4).
 - Of the 44 developments assessed, 27 (61%) comprised major developments (10 or more dwellings) and 17 (39%) were minor developments.
 - Developments were selected from a wide cross-section of:
 - locations across the district (from the Principal Town to the Sustainable Villages) and
 - developers (ranging from volume housebuilders, small and medium housebuilders and individuals)

² [Report on the Examination of the Doncaster Local Plan 2015-2035 \(The Planning Inspectorate, 30 June 2021\).](#)

³ [Report on the Examination of the Hambleton Local Plan \(The Planning Inspectorate, 19 January 2022\).](#)

⁴ [Report on the Examination of the North Hertfordshire Local Plan 2011-2031 \(The Planning Inspectorate, 8 September 2022\).](#)

⁵ ‘Affordable housing’ is defined in Annex 2: Glossary of the [National Planning Policy Framework](#) (page 64).

- Where a development was built by the same volume housebuilder as another already assessed, house types were **not** duplicated.
- The house types assessed were one, two, three and four bedrooms in size. Five bedroom homes were not assessed on the basis that they almost always provided nine or ten bedspaces, for which there is no minimum standard.
- The number of bedspaces in any given house type was determined using the information provided on the plans. Where this wasn't provided, officers made an assumption based on the size of the bedroom.
- The gross internal floorspace (GIA) for the whole dwelling was assessed against the NDSS minimum gross internal floor areas (Table 1 above):
 - Size of dwelling (number of bedrooms)
 - Tenure of dwelling (market or affordable)
- The GIA information provided with plans varied considerably; where no or limited GIA measurements were provided, officers measured them off the plans.⁶ Where measurements were only given in square feet, officers converted the measurements to square metres.
- Where the total GIA for a dwelling was not achieved, further investigation was made into the reasons why, by looking at:
 - The amount of built-in storage space provided.
 - The provision of and size of the bedrooms:
 - Did dwellings with two or more bedspaces have at least one double (or twin) bedroom?
 - Did single bedrooms have a floor area of at least 7.5m² and were they at least 2.15m wide?
 - Did double (or twin) bedrooms have a floor area of at least 11.5m²?
 - Were the primary double (or twin) bedrooms at least 2.75m wide and was every other double (or twin) bedroom at least 2.55m wide.

Findings

6.6 The full results of the development survey are at **Appendix A**.

6.7 The 340 house types assessed were made up of the mix shown in **Table 2**:

⁶ The previous assessment carried out by officers (referenced at paragraphs 5.2 to 5.4) applied a 10% discount to the gross external area (GEA) which could sometimes result in an overestimation of gross internal floor space.

Table 2: House types surveyed by size (number of bedrooms)

No. of bedrooms	House types surveyed (number)	House types surveyed (%)
1	32	9%
2	62	18%
3	116	34%
4	130	38%
TOTAL	340	

6.8 **Table 3** shows the proportion of homes which did not meet the minimum gross internal floor areas as specified in the NDSS ('the NDSS').

Table 3: House types (by number of bedrooms) which did not meet the NDSS minimum gross internal floor areas

No. of bedrooms	Homes surveyed (number)	Homes below NDSS (number)	Homes below NDSS (%)
1	32	20	63%
2	62	43	69%
3	116	81	70%
4	130	18	14%
TOTAL	340	162	48%

6.9 **Table 3** shows that of the house types assessed:

- 162 (48%) did not meet the NDSS.
- The majority of one, two and three bed house types did not meet the NDSS (between 63% and 70%).
- Only 14% of the four bed house types assessed were below the NDSS.

6.10 Of the 340 homes assessed, 85 (25%) were affordable. **Table 4** shows how these affordable homes performed against the NDSS.

Table 4: Affordable homes performance against the NDSS minimum gross internal floor areas

No. of bedrooms	Affordable homes surveyed (number)	Affordable homes – NDSS met (number)	Affordable homes – NDSS met (%)	Affordable homes – NDSS not met (number)	Affordable homes – NDSS not met (%)
1	24	5	21%	19	79%
2	37	4	11%	33	89%
3	23	0	0%	23	100%
4	1	0	0%	1	100%
TOTAL	85	9	11%	76	89%

6.11 **Table 4** shows that of the affordable housing assessed, the vast majority did not meet the NDSS. None of the three bed affordable homes met the NDSS. Only one four bed affordable home was assessed as four bed affordable homes are rarely provided.

6.12 **Table 5** shows how the 255 market homes assessed performed against the NDSS.

Table 5: Market homes performance against the NDSS minimum gross internal floor areas

No. of bedrooms	Market homes surveyed (number)	Market homes – NDSS met (number)	Market homes – NDSS met (%)	Market homes – NDSS not met (number)	Market homes – NDSS not met (%)
1	8	7	88%	1	13%
2	25	15	60%	10	40%
3	93	35	38%	58	62%
4	129	112	87%	17	13%
TOTAL	255	169	66%	86	34%

6.13 Whilst two thirds of the market homes assessed met or exceeded the NDSS, this is largely attributable to the number of four bed homes that were surveyed and which met the standard.

6.14 A high proportion of the one bed market homes assessed also exceeded the NDSS; all of these came from the same scheme; a conversion of an office to 11 one and two bed “luxury, high specification” apartments in Ashby de la Zouch⁷.

6.15 40% of the two bed homes did *not* meet the standards and there is a noticeable issue with three bed market homes *not* meeting the NDSS (62%).

6.16 The amount of built-in storage space, the GIA of the main bedroom and the GIAs of any additional bedrooms were also analysed across the 162 homes identified in **Table 3** that did not meet the NDSS.

6.17 **Table 6** shows the results of this analysis. In the case of the additional bedrooms, some three and four bedroom homes part met the standards (i.e. some bedrooms were above and some were below the NDSS). The 20 homes where the additional bedroom standards were not applicable (n/a) are the one bedroom homes.

⁷ 20/01022/PNO

Table 6: Reasons homes did not meet the NDSS minimum gross internal floor areas

	NDSS met (no.)	NDSS met (%)	NDSS not met (no.)	NDSS not met (%)	NDSS part met (no.)	NDSS part met (%)	NDSS n/a (no.)	NDSS n/a (%)
Storage	89	55%	73	45%				
Bedroom 1	100	62%	62	38%				
Additional bedrooms	20	12%	101	62%	21	13%	20	12%

- 6.18 Some homes did not meet the NDSS for more than one of the above reasons.
- 6.19 It was not always easy to tell from plans if the storage provided was built-in. Similarly, the amount of storage available under stairs was not always clear. This is the type of information that should be provided by applicants should the Council progress with a space standards policy.
- 6.20 Notwithstanding the above, 55% of the 162 homes which did not meet the NDSS minimum GIA **did** meet the requirements for built-in storage.
- 6.21 The primary bedroom of a home must be 11.5 m² and at least 2.75m wide. 62% of the 162 homes which did not meet the NDSS minimum GIAs **did** meet these requirements.
- 6.22 The main issue for homes not meeting the NDSS minimum gross internal floor areas was the sizes of additional bedrooms (at least 11.5m² / 2.55m wide for a double/twin and at least 7.5m² / 2.15m wide for a single). 62% of the 162 homes **did not** meet these standards for any of the additional bedrooms and 13% **part met** them (i.e. the third and/or fourth bedroom did not meet the NDSS).
- 6.23 Two distinct issues were found in homes failing to meet the minimum floorspace standards for additional bedrooms:
- Bedrooms shown as single were often smaller than the minimum floorspace standards (7.5m²); and
 - Bedrooms shown as double/twin often exceeded the standard for single rooms (7.5m²) but did not meet the standards for double/twin (11.5m²).
- 6.24 In the case of the latter, if bedrooms were appropriately marketed / shown on plans as single rather than twin/double, this *may* result in homes meeting the NDSS. For example, one of the three bedroom, two storey homes assessed had a gross internal floorspace of **91.7 m²**. The plans provided showed all three bedrooms as doubles, meaning the home had six bedspaces. Neither the second or third bedroom met the standards for double/twin rooms but exceeded the standards for singles. The home fails to meet the standard for a six bedspace home (**102 m²**) but exceed the standard for a four bedspace home (**84 m²**).

- 6.25 Notwithstanding the above, for affordable housing, it is worth noting that the Council's housing register often establishes a *need* for a higher number of bedspaces within a given size of property. By not addressing this need, this would prevent the Council from being able to allocate properties in line with the adopted [Allocations Policy](#). The Council's housing team also notes that registered providers do not have the appetite for properties with fewer bedspaces, stating to us that "*Whilst the market for s106 units is less competitive than previously it is practically non-existent where unit sizes fall below the larger household sizes; where smaller properties are provided, on site affordable units may be lost.*" A requirement for affordable homes with a higher (or maximum) number of bedspaces for the size of dwelling may be justifiable and evidence will be worked up as we progress the Local Plan.

7 CONSIDERATIONS FOR THE NEW LOCAL PLAN

- 7.1 When assessing a range of housing developments with planning permission in North West Leicestershire, there is evidence to suggest that the majority of one, two and three bed homes do not meet the minimum gross internal floorspace standards as set out in the Nationally Described Space Standards and that this affects the provision of both affordable and market housing.
- 7.2 The main reason that homes are not meeting the NDSS is the sizes of additional bedrooms, although the insufficient provision of built-in storage is also an issue.
- 7.3 In short, and based upon what Inspectors have deemed acceptable elsewhere, there is sufficient evidence to support a policy requiring *all new homes* to meet the Nationally Described Space Standards. This is subject to a viability test of the whole Local Plan once it has made more progress.
- 7.4 In carrying out this research, the discrepancy in information provided by applicants was evident. To prevent an increased workload on the Council's Development Management team, the Local Plan should outline the information required from applicants to demonstrate they have met the NDSS.

APPENDIX A: SPACE STANDARDS DEVELOPMENT SURVEY

Settlement Hierarchy Classification	Settlement	Development	Planning Application Reference	Date Approved	No. of Dwellings	Type	Bedrooms	Bedspaces (People)	Storeys	Housetype/ Reference	Tenure	National Space Standard (internal m2)	Meets NDSS?
Principal Town	Coalville	South East Coalville (Parcels F1 & F2)	21/00857/VCIM 18/00375/REMM	24/01/2022	360	Major	1	2	1	SF11 (GF)	Affordable	50	No
							1	2	2	SF11 (FF)	Affordable	58	No
							1	2	1	Type 58 (GF)	Affordable	50	No
							1	2	2	Type 59 (FF)	Affordable	58	No
							2	3	1	Bedale (B)	Affordable	61	No
							2	3	1	DWB21--7	Affordable	61	No
							2	4	2	SH50--7	Affordable	79	No
							2	4	2	Kenley - C	Market	79	No
							2	4	2	Type 50 (GF)	Affordable	79	No
							3	5	2	Type 52 (FF)	Affordable	93	No
							3	5	2	SH52--7	Affordable	93	No
							3	5	2	P341--7	Market	93	Yes
							3	5	2	SH55--7	Affordable	93	No
							3	5	2	Maidstone - C	Market	93	No
							3	5	2	Ellerton - C	Market	93	No
							3	5	2	Ennerdale Det - C	Market	93	No
							3	5	2	Moresby End - C	Market	93	No
							3	5	2	Lutterworth - C	Market	93	No
							3	5	2	Derwent - C	Market	93	No
							3	5	3	Kingsville - C	Market	99	Yes
							3	6	2	Denby - C	Market	102	No
							3	6	3	T310--7	Market	108	No
							3	6	3	T321--7	Market	108	Yes
							4	6	2	H403--7	Market	106	No
							4	7	2	H433--7	Market	115	Yes
							4	7	2	Kingsley (SH) - OC	Market	115	No
							4	7	2	Alderney - C	Market	115	No
							4	7	2	H469--7	Market	115	Yes
							4	7	2	H455--7	Market	115	Yes
							4	8	2	Kennford - 6x3	Market	124	No
		4	8	2	Hemsworth - 6x3	Market	124	No					
		4	8	2	Alnmouth - OC	Market	124	Yes					
		4	8	2	Radleigh (SH) - C	Market	124	No					
		4	8	2	H436--7	Market	124	Yes					
		4	8	2	H417--7	Market	124	Yes					
		4	8	2	H421--7	Market	124	Yes					
4	8	3	T427--7	Market	130	Yes							
4	8	3	Tayport - SP	Market	130	Yes							
4	8	3	Hounslow - SP	Market	130	Yes							
4	8	3	Hesketh - OC	Market	130	No							
South East Coalville (Parcel D1)	20/01436/REMM	24/09/2021	49	Major	2	4	2	Lancaster	Market	79	No		
					2	4	2	Dalia (Aff)	Affordable	79	Yes		
					3	5	2	Dalia	Market	93	No		
					3	5	2	Durham	Market	93	Yes		
					4	6	2	Leicester	Market	106	Yes		
					4	7	2	York	Market	115	Yes		
					4	7	2	Salisbury	Market	115	Yes		
					4	8	2	Chichester	Market	124	Yes		
4	8	2	Canterbury	Market	124	Yes							
South East Coalville	21/02227/REMM	25/05/2022	116	Major	1	2	2	Windermere	Affordable	58	No		

		(Parcel A3)				2	4	2	Daventry	Market	79	Yes			
						2	4	2	Patterdale	Affordable	79	No			
						2	4	1	Derwent	Affordable	70	No			
						2	4	2	Daresbury	Market	79	Yes			
						3	4	3	Melford	Market	90	Yes			
						3	4	2	Dalton	Market	84	Yes			
						3	4	2	Cotswold/Ryedale	Market	84	Yes			
						3	4	2	Capesthorpe	Market	84	Yes			
						3	5	2	Buxton	Affordable	93	No			
						3	5	2	Bramley	Affordable	93	No			
						3	5	2	Banstead	Market	93	Yes			
						3	5	2	Davenham	Market	93	No			
						4	6	2	Waddesdon	Market	106	Yes			
						4	6	2	Cranleigh	Market	106	Yes			
						4	7	2	Houghton	Market	115	Yes			
						4	7	2	Oxford	Market	115	Yes			
						4	7	2	Warwick	Market	115	Yes			
						4	8	2	Winster	Market	124	Yes			
				Land Off Greenhill Road Coalville	17/01326/REMM	04/04/2018	166	Major	1	2	2	Fenwick	Affordable	58	No
									2	4	2	Cranford+	Affordable	79	No
									3	5	2	Elston	Affordable	93	No
									2	4	2	Langford	Market	79	No
									3	5	2	Kilmington	Market	93	No
									3	5	2	Dalton	Market	93	No
									4	6	2	Glastonbury	Market	106	Yes
									4	7	2	Hartlebury	Market	115	Yes
									4	6	2	Oldbury	Market	106	Yes
									4	7	2	Rosebury	Market	115	Yes
									4	7	2	Tetbury	Market	115	Yes
									4	8	2	Westbury	Market	124	Yes
				Land To The Rear Of Jackson Street And Wentworth Road Coalville	19/00675/FULM	19/03/2020	130	Major	2	4	2	H68	Affordable	79	No
									1	2	1	Maisonette GF	Affordable	50	No
									1	2	1	B47	Affordable	50	No
									2	3	1	B57	Affordable	61	No
									3	5	2	Weaver	Affordable	93	No
							3	5	2	Grantham	Affordable	93	No		
							4	6	2	H97	Affordable	106	No		
		Greenacres Linford Crescent LE67 4QT	17/00023/FULM	08/09/2017	11	Major	1	2	1	Plot 1	Affordable	50	Yes		
							2	4	2	Plots 2-11	Affordable	79	Yes		
		Land At Scotlands Road Coalville LE67 3RD	17/01381/FULM	17/05/2018	14	Major	1	2	1	M42	Affordable	50	No		
							2	4	2	H68	Affordable	79	No		
							3	5	2	H82	Affordable	93	No		
		Park House 43 London Road LE67 3JB	19/02223/FUL	25/02/2021	8	Minor	1	2	1	N/A	Affordable	50	No		
							1	2	1	N/A	Affordable	50	Yes		
Key Service Centres	Ashby de la Zouch	Tudor Motors 175 Leicester Road New Packington	17/00542/FUL	21/08/2017	9	Minor	4	7	2	F	Market	115	Yes		
							4	7	3	E1, E2 & E3	Market	121	Yes		
								4	8	2	C	Market	124	Yes	
								4	8	3	D	Market	130	Yes	
				Holywell Spring Farm Burton Road Ashby De La Zouch LE65 2LP	15/00738/REMM & 16/00684/REMM (Phase 1)	24/11/2015	94	Major	2	4	2	SH24	Affordable	79	No
									2	4	2	SH28	Affordable	79	No
									3	5	2	SH34	Affordable	93	No
							3	5	2	DH302	Market	93	No		
							3	5	2	BGS-D	Market	93	No		

					3	5	2	DH349	Market	93	Yes
					3	6	2	DH309	Market	102	No
					3	6	2	BGS-C	Market	102	No
					3	6	2	DH31	Market	102	No
					3	6	2	DH317	Market	102	No
					3	6	2	DH33	Market	102	No
					4	6	2	D400M-2	Market	106	Yes
					4	7	2	DH415	Market	115	Yes
					4	7	2	DH400	Market	115	No
					4	7	2	DH402	Market	115	Yes
					4	7	2	DH410	Market	115	Yes
					4	7	2	DH418	Market	115	No
					4	8	2	DH430	Market	124	Yes
					4	8	2	DH431	Market	124	Yes
					4	8	2	DH404	Market	124	Yes
					4	8	2	DH412	Market	124	Yes
					4	8	2	DH429	Market	124	Yes
					4	8	2	DH45	Market	124	Yes
					4	8	2	DH451	Market	124	Yes
Land Between Burton Road And Moira Road Shellbrook Ashby De La Zouch Leicestershire	15/01191/REMM	05/08/2016	275	Major	1	2	1	Desford	Affordable	50	No
					1	2	1	Kettleby	Affordable	50	No
					2	3	1	Tunstall	Affordable	61	No
					2	4	2	Type B	Affordable	79	No
					3	5	2	Type D	Affordable	93	No
					3	5	2	Stokewood	Market	93	No
					3	5	2	Hambleton	Market	93	No
					3	5	2	Charnwood	Market	93	No
					2	4	2	Almond	Market	79	No
					3	5	2	Cherry	Market	93	No
					3	5	2	Willow	Market	93	No
					3	5	2	Hawthorn	Market	93	No
					3	6	2	Hazel	Market	102	No
					3	6	3	Larch	Market	108	No
					4	7	2	Whinfell	Market	115	No
					4	6	2	Winterfold	Market	106	Yes
					4	6	2	Sherwood	Market	106	Yes
					4	8	2	Wykeham	Market	124	Yes
					4	7	2	Laurieston	Market	115	Yes
					4	8	2	Swinley	Market	124	Yes
					4	6	3	Knighton	Market	112	Yes
					4	8	2	Aspen	Market	124	No
					4	7	2	Bidford	Market	115	Yes
4	7	3	Oak	Market	121	Yes					
4	7	2	Maple	Market	115	Yes					
4	8	2	Magnolia	Market	124	Yes					
4	8	2	Alder	Market	124	Yes					
4	8	2	Plane	Market	124	Yes					
Fallen Knight Hotel 14-18 Kilwardby Street Ashby De La Zouch Leicestershire LE65 2FQ	18/00286/FULM	04/04/2019	11	Major	2	4	1	Unit 4, 6, 9	Market	70	Yes
					2	4	1	Unit 5	Market	70	Yes
					2	4	1	Unit 8	Market	70	Yes
					2	4	2	Unit 10	Market	79	Yes
					2	4	2	Unit 11	Market	79	Yes
					3	6	3	Unit 2	Market	108	Yes

		York House Smisby Road Ashby de la Zouch Leicestershire LE65 2UG	20/01022/PNO	08/09/2020	11	Major	3	6	3	Unit 3	Market	108	Yes						
							4	8	3	Unit 1	Market	130	Yes						
							1	2	1	Flat 1	Market	50	Yes						
							1	2	1	Flat 2	Market	50	Yes						
							1	2	1	Flat 3	Market	50	Yes						
							1	2	1	Flat 6	Market	50	Yes						
							1	2	1	Flat 7	Market	50	Yes						
							1	2	1	Flat 8	Market	50	Yes						
							1	2	1	Flat 11	Market	50	Yes						
							2	4	1	Flat 4	Market	70	Yes						
							2	4	1	Flat 5	Market	70	Yes						
							2	4	1	Flat 9	Market	70	Yes						
							2	4	1	Flat 10	Market	70	Yes						
							Castle Donington	Land To The North Of Park Lane	21/00615/REMM	01/09/2021	125	Major	1	2	1	Hemsley GF	Affordable	50	No
													1	2	2	Hemsley FF	Affordable	58	Yes
													2	3	1	Bedale	Affordable	61	No
													2	4	2	Ripon	Affordable	79	No
													2	3	2	Rother	Market	70	No
													3	5	2	Dalton	Affordable	93	No
													3	4	2	Teme	Market	84	No
3	4	2	Meden	Market	84	No													
3	4	2	Dove	Market	84	Yes													
3	4	2	Dee	Market	84	Yes													
3	4	2	Nene	Market	84	Yes													
3	5	2	Lea	Market	93	Yes													
3	5	2	Swindale	Market	93	Yes													
3	5	3	Solway	Market	99	Yes													
3	6	3	Henmore	Market	108	Yes													
4	5	2	Blyth	Market	97	Yes													
4	5	2	Solent	Market	97	Yes													
4	5	2	Soar	Market	97	Yes													
4	5	2	Lowther	Market	97	Yes													
4	6	2	Denwick	Market	106	Yes													
4	5	2	Beamish	Market	97	Yes													
4	7	2	Gowan	Market	115	Yes													
4	6	2	Severn	Market	106	Yes													
4	5	2	Medway	Market	97	Yes													
4	7	2	Seaton	Market	115	Yes													
		Land At The Spittal Castle Donington Derby DE74 2NQ	16/00027/FULM	13/07/2016	13	Major	3	6	2	Type 3.1	Market	102	Yes						
							4	7	2	Type 4.2	Market	115	Yes						
		Land rear of 17 High Street DE74 2PP	20/01342/FUL	11/02/2021	1	Minor	4	8	2	N/a	Market	124	Yes						
		Harvey Court 41 Borough Street DE74	16/01429/FUL	08/03/2017	2	Minor	1	2	1	N/a	Market	50	No						
Local Service Centres	Ibstock	Land Adjoining Clare Farm Station Road Ibstock Leicestershire	16/01104/REMM	05/06/2017	142	Major	2	3	1	BG2	Affordable	61	Yes						
							2	4	2	205A	Affordable	79	No						
							2	4	2	Pemberton	Market	79	No						
							2	3	2	Hatton	Market	70	No						
							2	3	2	Fullerton	Market	70	Yes						
							3	5	2	302A	Affordable	93	No						
							3	5	2	Maplewood	Market	93	No						

Sustainable Villages	Kegworth					3	5	2	Lockwood	Market	93	No	
						3	5	2	Linwood	Market	93	No	
						3	5	2	Holmewood	Market	93	No	
						3	5	2	Hazelwood	Market	93	No	
						4	8	2	Stamford	Market	124	Yes	
						4	8	2	Oakwood	Market	124	Yes	
						4	8	3	Hemsworth	Market	130	Yes	
		56 Chapel Street LE67 6HE	15/00905/FUL 16/01193/REM	20/05/2016 01/02/2017	7	Minor	3	6	3	Plots 1, 2, 5 & 6	Market	108	No
							3	6	3	Plots 3 & 4	Market	108	Yes
							3	6	3	Plot 7	Market	108	No
		Westgate Station Road LE67 6JJ	16/01361/FULM	20/06/2018	13	Major	1	2	1	Type A	Affordable	50	No
							2	4	2	Type B	Affordable	79	No
							3	5	2	Type C	Affordable	93	No
		Land adj to 22 Orchard Street LE67	17/01127/FUL	02/10/2017	2	Minor	3	6	3	N/A	Market	108	Yes
	Kegworth	Slack & Parr Ltd Long Lane Kegworth Derby DE74 2FL	20/00998/VCIM Phase 2	26/01/2021	136	Major	3	5	2	Hatfield	Market	93	No
							3	5	2	Evesham	Market	93	No
							3	6	2	Chesham	Market	102	No
							3	6	2	Seaton	Market	102	No
							4	6	2	Romsey	Market	106	Yes
							4	7	2	Keswick	Market	115	Yes
							4	8	2	Marlborough	Market	124	Yes
							4	7	2	Dartford	Market	115	Yes
		4	8	2	Dorking	Market	124	Yes					
		118 Station Road Kegworth DE74 2FR	20/00688/REMM	05/03/2021	13	Major	1	2	2	A/A1	Affordable	58	No
							2	4	2	B	Affordable	79	No
	2						4	2	C	Affordable	79	No	
	3						5	2	D	Affordable	93	No	
	Land To The Rear Of 3-9 Borough Street DE74 2FF	17/00756/REM	22/08/2017	3	Minor	3	4	2	Plot 1	Market	84	Yes	
						3	4	2	Plot 2	Market	84	Yes	
						3	4	2	Plot 3	Market	84	No	
	45-47 Suthers Road Kegworth DE74 2DE	20/01064/FUL	16/09/2020	2	Minor	2	4	1	Plot 2	Market	70	Yes	
						3	5	1	Plot 1	Market	86	No	
Measham	Land adj. 16 Browning Drive DE12 7EE	18/00225/FUL	30/05/2018	1	Minor	3	5	2	N/A	Market	93	Yes	
	Land Adjoining Greenacres Bosworth Road Measham Derby	14/00445/FULM	25/08/2016	27	Major	2	4	2	Belmont	Market	79	No	
						3	5	2	Aldersbrook	Market	93	No	
						3	5	2	Lichfield A	Market	93	No	
						4	6	2	Barnsbury	Market	106	No	
						4	6	2	Bayswater	Market	106	No	
						4	6	2	Grangewood	Market	106	Yes	
						4	8	2	Oxford	Market	124	Yes	
	4	8	2	Sheringham A	Market	124	Yes						
29 And 33 Peggs Close DE12 7LJ	17/00781/FUL 19/02442/VCU	20/05/2020	5	Minor	3	6	3	Plots 1-3	Market	108	No		
					3	5	2	Plots 4 & 5	Market	93	No		
Sustainable Villages	Moir	Former Cresswell Coaches Site 3 Shortheath Road Moira Swadlincote	16/00116/FULM	01/09/2016	28	Major	1	2	1	Type C GF	Affordable	50	No
							1	2	1	Type C FF	Affordable	50	Yes
							1	2	1	Type D	Affordable	50	Yes
							2	4	2	Type A	Affordable	79	No

	Derby DE12 6AL					3	5	2	Type B	Affordable	93	No
Ellistown	Land Between 208 And 212 Battram Rd	21/00028/VCI	02/09/2021	1	Minor	4	8	2	N/A	Market	124	Yes
Long Whatton	2 Smithy Lane LE12 5BE	18/00307/REM	02/05/2018	3	Minor	2	4	1	N/A	Market	70	Yes
Donisthorpe	Land At Acresford Road Donisthorpe Swadlincote Derby DE12 7PT	17/01186/REMM	23/01/2018	36	Major	4	6	2	Laurel	Market	106	No
						4	7	3	Worcester	Market	121	No
						4	7	2	Walton	Market	115	No
						4	8	2	Swarkstone	Market	124	Yes
Ravenstone	Land At Heather Lane Ravenstone	16/00855/REMM	10/05/2017	50	Major	1	2	1	Type J	Affordable	50	No
						2	3	1	Type K	Affordable	61	No
						2	3	1	Type L	Affordable	61	No
						2	4	2	Type I	Affordable	79	No
						3	5	2	Type H	Affordable	93	No
						3	5	2	Type F/F2	Market	93	No
						3	6	2	Type G2	Market	102	Yes
						4	6	2	Type D/D2/D3/D4	Market	106	Yes
						4	7	2	Type C	Market	115	Yes
Belton	9 Market Place LE12 9UH	18/00165/FUL	16/05/2018	1	Minor	3	6	1	N/A	Market	95	Yes
Breedon on the Hill	Priory Nursery Garden Centre Ashby Road Breedon On The Hill Derby DE73 8AZ	18/02198/FULM	17/12/2019	43	Major	2	4	2	AF-751	Affordable	79	No
						2	4	2	AF-725	Affordable	79	No
						3	5	2	AF-910	Affordable	93	No
						3	5	2	Iris	Market	93	No
						3	5	2	Boston	Market	93	Yes
						3	5	2	Briar V	Market	93	No
						3	5	2	Compton	Market	93	No
						3	6	2	H-3-1106	Market	102	Yes
						4	7	2	H-4-1468	Market	115	Yes
						4	7	2	Blackthorn	Market	115	Yes
						4	8	2	Sambourne	Market	124	Yes
						4	8	2	Honeysuckle	Market	124	Yes
						4	8	2	H-4 1668	Market	124	Yes
Oakthorpe	Home Farm 25 Main Street Oakthorpe Swadlincote Derby DE12 7RB	18/01383/REMM	13/09/2019	28	Major	1	2	2	H	Affordable	58	No
						2	3	1	G	Affordable	61	No
						2	4	2	J	Affordable	79	No
						2	4	2	N	Market	79	No
						3	5	2	K	Affordable	93	No
						3	5	2	L1/L2	Market	93	Yes
						4	8	2	A1/A2/A3	Market	124	Yes
						4	8	2	M1/M2	Market	124	Yes
						4	8	2	P	Market	124	Yes
						4	8	2	Q/Q1	Market	124	Yes
Blackfordby	Land On The East Side Of Butt Lane Blackfordby Derby	18/01006/REMM	19/10/2020	91	Major	2	4	2	Type L	Affordable	79	No
						3	5	2	Type M	Market	93	No
						3	5	2	Type S	Affordable	93	No
						3	5	2	Type AB	Affordable	93	No

						3	6	2	Type B	Market	102	No
						3	6	2	Type BC	Market	102	No
						3	6	2	Type C	Market	102	No
						3	6	2	Type H	Market	102	Yes
						4	6	2	Type Z	Market	106	Yes
						4	6	2	Sandringham	Market	106	Yes
						4	8	2	Lingfield	Market	124	Yes
Diseworth	9 Lady Gate Diseworth Derby DE74 2QF	16/01071/FUL 21/00078/VCI	30/05/2017	10	Major	2	4	2	Barn 2	Market	79	Yes
						3	6	2	Barn 3	Market	102	Yes
						3	5	2	Plot 5 & 6	Market	93	Yes
						4	7	2	Plots 3 & 7	Market	115	Yes
						4	8	1	Barn 1	Market	117	Yes
						4	8	2	Plot 1	Market	124	Yes
Swannington	65 St Georges Hill LE67 8QW	20/00691/FUL	05/06/2020	1	Minor	4	7	2	N/a	Market	115	Yes
Heather	Land North Of Sweystone Road Heather Leicestershire	17/01285/REMM	30/05/2018	34	Major	1	2	2	Astley	Affordable	58	No
						2	3	1	Thornton	Affordable	61	No
						2	4	2	Yarnton	Affordable	79	No
						2	4	2	Type B	Affordable	79	No
						3	5	2	Yarnton V1	Affordable	93	No
						3	5	2	Somerby	Market	93	No
						4	6	2	Laurel	Market	106	No
						4	6	2	Smithy	Market	106	Yes
						4	6	2	Willesley	Market	106	Yes
						4	7	2	Laughton	Market	115	Yes
						4	8	2	Weston	Market	124	Yes
						4	8	2	Spinney	Market	124	Yes
Newbold Coleorton	Land At Worthington Lane Newbold Leicestershire	19/02393/REMM	22/07/2020	16	Major	2	4	1	Plot 6	Affordable	70	Yes
						2	4	2	Plot 9	Affordable	79	No
						3	5	2	Plots 2, 3, 4 & 5	Market	93	No
						3	5	1	Plots 11 & 13	Market	86	Yes
						3	5	1	Plot 12	Market	86	Yes
						3	5	2	Plot 7 & 8	Affordable	93	No
						4	7	2	Plot 1 & 10	Market	115	Yes
Appleby Magna	Land Adjoining To 27 Botts Lane DE12 7AL	19/02478/FUL	17/02/2020	2	Minor	4	8	2	Plot 1	Market	124	Yes
						4	8	2	Plot 2	Market	124	Yes
Worthington	Land Off Manor Drive Worthington Leicestershire	20/01427/FUL 20/01416/FUL	22/12/2020	5	Minor	4	8	2	Unit 5	Market	124	Yes
						4	8	3	Unit 1	Market	130	Yes
						4	8	3	Unit 3 & 4	Market	130	Yes
Albert Village	Land To The North West Of 171 - 205 Occupation Road	18/01552/REM	19/10/2018	8	Minor	2	4	2	Plots 3 to 6	Market	79	No
						3	4	2	Plots 7 & 8	Market	84	No
						3	5	2	Plots 1 & 2	Market	93	No