



Justification for applying the Nationally Described Space Standards in the TTV policy area as part of DEV10 implementation.

An analysis of 9 completed schemes has been used to provide justification for the application of Nationally Described Space Standards across the TTV policy area. Sample of schemes was taken from across SH & WD, and specifically within a range of development sizes and types, including throughout the settlement hierarchy.

A summary of the schemes, sizes and percentage of NDSS compliance is shown below:

Name of scheme	Quantum of development	% compliance with NDSS
Moorview, Marldon, SH	37 (13 AH)	64% above NDSS. <u>All</u> AH, 36% of homes, below NDSS
South of A379, Churchstow, SH	16 (13 AH)	25% above NDSS.
Town Farm, Blackawton, SH	50 (13 AH)	32% above NDSS
Woodland Rd, Ivybridge, SH	74 (22 AH)	42% above NDSS
Woolacombe Rd, Bere Alston, WD	17 – all AH	89% above NDSS
Baldwin Drive, Okehampton, WD	43 (17 AH)	39% above NDSS
Bonfire Hill, Salcombe, SH	44 (17 AH)	68% above NDSS – <u>All</u> dwellings below NDSS are AH
Follaton Oak, Totnes, SH	60 (30 AH)	46% above NDSS – All dwellings below NDSS are AH
Batheway Fields, North Tawton, WD	61 (24 AH)	43% above NDSS

Some trends emerge from the analysis of the samples;

2 and 3 bed housing, affordable and open market housing, is typically and consistently delivered under the space standards. 8 of the 9 samples deliver under the space standards for 2 and 3 bed housing. Overall, 64% of 2-bed dwellings were built below NDSS.

Affordable Housing provision is consistently delivered below the space standards across the sample size. Every sample, with one notable exception, delivers some or all affordable housing units below the NDSS. The one exception is Woollacombe rd in Bere Alston, which is identified as delivering two

1-bed units under threshold. However, this is a 100% AH scheme, with 15 of the 17 exceeding the NDSS. Also noteworthy is the Bonfire Hill scheme in the high value area of Salcombe, which delivers all but 3 of 17 affordable units below the NDSS, whereas the 27 open market units exceed the NDSS by an average of 80%.

Larger 3 and 4 bed housing is consistently delivered over standard, and many cases significantly above NDSS. Across the samples, only two schemes deliver any 4-bed units below threshold, amounting to only 11 dwellings out of the 70 4-beds from the samples, which equates to 15% of 4 bed dwellings being built below NDSS.

Justification can be established when looking at emerging trends and the evidence regarding changing demographic profile and dwelling stock across the TTV policy area. Justification should be considered against the backdrop of NPPF paragraph 50. Specifically:

“To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes)
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.”

The onus is on LPAs to ensure that a sufficient mix of housing is delivered that meets local housing needs. Policy DEV8 is a positive response to this requirement, because it identifies specific needs groups, including young families and older people looking to downsize. This is consistent with table 4.4 of the SHMA part 2, which identifies 2 and 3 bed properties as being most needed in the TTV policy area (31% and 34.7% respectively).

The SHMNA and ONS data clearly shows that demographic trends continue to see reductions in younger people and working age families, and an increase in older age groups. These demographic trends have led to specific needs groups being identified in DEV8, with particular intention to create favourable conditions to rebalance the demographic profile, increasing the resilience of our rural communities.

ONS data also shows that there is currently an imbalance of 4+ bed dwellings and detached dwellings when compared against the need identified in the SHMNA part 2 – identified future provision of 4+ bed units is 23%, with both SH & WD already having 4+ beds making up over 27% of current stock. This has contributed to a demographic imbalance also, with older age groups significantly over-represented, in part because they are more likely to be able to afford larger detached dwellings when compared to younger people and people with young families.

As part of the JLP evidence base, the plan viability assessment included the provisions of DEV10 and the impact of applying the NDSS across the PPA and TTV policy areas. It was shown that the

combined policy requirements of the plan, including DEV10 and the NDSS, did not represent a significant burden on the developer, nor would the combined policy requirements have an impact on site deliverability in either policy area.

By applying the NDSS in the TTV policy area the LPAs can;

- Ensure that new homes are built to an appropriate size that meets the specific needs of identified user groups, most specifically young families who are struggling to access suitably sized homes within the current dwelling stock. Of particular benefit will be the uplift in size of 2-bed dwellings across the policy area, which had been shown to consistently delivered in the samples below NDSS.
- Ensure that family homes of 2 and 3 bedrooms are adequately sized for families to use, and are less suited to weekend or holiday let accommodation. This will be achieved through the delivery of more spacious bedrooms and an adequate provision made for internal storage more suited to full-time residence and the retention of all of a families effects and belongings.
- Make provision for a more equitable use of land across housing types. The samples submitted as evidence show that 3 and 4 bed properties are routinely exceeding NDSS by a significant margin, while on the same scheme the 1 and 2-bed properties are consistently delivered under NDSS. This results in less attractive smaller dwellings, and more attractive and expensive larger dwellings, which does little to help redress an imbalance in housing stock or demographic profile.
- Intervene to prevent a long-term surplus of larger 3, 4 and 5 bed dwellings further skewing the dwelling mix across the TTV, and further reducing the ability of young families from accessing accommodation on the open market.
- Meet the requirements of NPPF paragraph 50 in the most effective manner, and accord with the requirements of the Written Ministerial Statement concerning the Nationally Described Space Standards.
- Require a housing mix, and housing size, more commensurate with identified need, and not let the market dictate what houses should be built over NDSS. Letting the market identify which houses are built over NDSS will only see more and more large 3 and 4 bed houses, which further perpetuates an existing imbalance in dwelling stock, and will further exacerbate affordability issues and weaken community resilience.