

## Research Findings

### 1. Summary

- 1.1. The data indicates that most affordable homes failed to comply with the NDSS, performing poorly against most of the metrics.
- 1.2. For market homes, there is a patchwork of performance. Most market homes failed to meet at least one of the measured NDSS metrics but overall performed better than affordable homes. Where metrics were exceeded however, in most instances this was only marginal.
- 1.3. Information of the selected developments can be found in Appendix 1. Due to limitations in data availability and the suitability of the layouts, not all layouts within the selected developments may have been included or assessed as part of the study.

### 2. Detailed Findings

- 2.1. These are the key indicators used in this research:
  - Overall percentage of non-NDSS compliant homes
  - Gross Internal Area (GIA) performance measured as a percentage of the NDSS metric
  - Overall percentage of non-compliant bedrooms (measuring bedroom width and bedroom GIA as a percentage of the NDSS metric)
  - Number of homes and bedrooms studied by year
- 2.2. Table 1 below shows the total proportion of NDSS non-compliance of the selected home schemes. It identifies the proportion of the homes that failed at least one NDSS metric. More than three-quarters of the schemes failed at least one NDSS metric. More than 90% of the affordable homes failed to comply with at least one NDSS metric.

**Table 1: Total proportion of NDSS Non-Compliance**

Housing Category	Percentage of non-compliant homes
Market Homes	70.09%
Affordable Homes	91.53%
All homes	77.27%

- 2.3. Table 2 below depicts performance against GIA and shows that both market and affordable homes performed poorly, lower than the NDSS metric by 4% and 9% respectively.

**Table 2: GIA Performance**

Housing Category	GIA as percentage of NDSS (average)
Market Homes	96.03%
Affordable Homes	90.59%
All homes	93.81%

2.4. Table 3 below shows how bedrooms performed against the NDSS and shows failure against either bedroom area or width. For both market and affordable homes, there was greater compliance overall with this metric, but nearly 60% of the selected homes failed.

**Table 3: Proportion of Non-Compliant Bedrooms**

Housing Category	Percentage of non-compliant homes (bedroom area or width NDSS metric)
Market Homes	57.26%
Affordable Homes	62.71%
All homes	59.09%

2.5. The total housing scheme studies broken down by year are included below in Table 4 below.

**Table 4: Total Housing Schemes Studied**

Year	Market Homes	Affordable Homes	Total
2016	23	36	59
2017	20	29	49
2018	0	8	8
2019	68	31	99
2020	54	0	54
2021	76	52	128
2022	7	0	7
2023	46	58	106

2.6. Table 5 shows the total number of bedrooms studied by year.

**Table 5 Total Bedrooms Studied**

Year	Market Bedrooms	Affordable Bedrooms	Total
2016	67	70	137
2017	72	74	146
2018	0	22	22
2019	198	64	262
2020	132	0	132
2021	246	133	379
2022	25	0	25
2023	154	104	258

2.7. As shown by Table 4 and Table 5, there were variations in the amount of suitable data available between different years and parish. Most notably, there were absences of suitable data in 2018 for market bedrooms, 2020 and 2022 for affordable bedrooms respectively.

## Appendix 1: Data for Chorley Selected Home Schemes

**Table 6 2016: Market Homes Data**

GIA	NDSS GIA Standard	Percentage of NDSS GIA Standard	Number of Homes Approved	Bedroom	Bedroom Width	NDSS Bedroom Width	Percentage of NDSS Bedroom Width Standard	Bedroom Floor Area	NDSS Floor Area Standard	Percentage of NDSS Bedroom Floor Area Standard
<b>Development 1: Leatherlands Farm Moss Lane, Whittle-Le-Woods, Chorley, PR6 7DD (Planning Ref: 16/00509/FULMAJ) (Parish: Whittle-Le-Woods)</b>										
124.7	124	101%	6	Bedroom 1	3.21	2.75	117%	13.37	11.5	116%
				Bedroom 2	3.38	2.55	133%	12.45	11.5	108%
				Bedroom 3	2.91	2.55	114%	9.10	11.5	79%
				Bedroom 4	2.9	2.55	114%	8.58	11.5	75%
159	128	124%	5	Bedroom 1	3.32	2.75	121%	15.32	11.5	133%
				Bedroom 2	3.21	2.55	126%	13.03	11.5	113%
				Bedroom 3	3.24	2.55	127%	11.37	11.5	99%
				Bedroom 4	2.84	2.55	111%	9.99	11.5	87%
				Bedroom 5	3.27	2.55	128%	11.20	7.5	149%
<b>Development 2: Crown Stage And Theatre Services Ltd, Brock Mill Brock Road, Chorley, PR6 0DB (Planning Ref: 16/00857/FULMAJ) (Parish/Ward: Chorley Town)</b>										
45.5	50	91%	6	Bedroom 1	3.18	2.75	116%	11.7	11.5	102%
72	79	91%	6	Bedroom 1	5.63	2.75	205%	14.6	11.5	127%
				Bedroom 2	5.63	2.55	221%	11.6	11.5	101%

**Table 7: 2017 Market Homes Data**

GIA	NDSS GIA Standard	Percentage of NDSS GIA Standard	Number of Homes Approved	Bedroom	Bedroom Width	NDSS Bedroom Width	Percentage of NDSS Bedroom Width Standard	Bedroom Floor Area	NDSS Floor Area Standard	Percentage of NDSS Bedroom Floor Area Standard
<b>Development 1: St Bedes Parish Hall, Brownley Street, Clayton-Le-Woods, Chorley, PR6 7JF (Planning Ref: 17/00016/FULMAJ) (Parish: Clayton -Le-Woods)</b>										
83.6	84	100%	2	Bedroom 1	3.38	2.75	123%	11.51	11.5	100%
				Bedroom 2	2.79	2.15	130%	7.81	7.5	104%

GIA	NDSS GIA Standard	Percentage of NDSS GIA Standard	Number of Homes Approved	Bedroom	Bedroom Width	NDSS Bedroom Width	Percentage of NDSS Bedroom Width Standard	Bedroom Floor Area	NDSS Floor Area Standard	Percentage of NDSS Bedroom Floor Area Standard
				Bedroom 3	1.91	2.15	89%	7.31	7.5	97%
110.37	115	96%	2	Bedroom 1	2.94	2.75	107%	13.84	11.5	120%
				Bedroom 2	3.087	2.55	121%	15.44	11.5	134%
				Bedroom 3	2.79	2.55	109%	11.33	11.5	99%
				Bedroom 4	2.21	2.15	103%	5.84	7.5	78%
<b>Development 2: Mind Chorley, South Ribble And Blackburn 208 Stump Lane, Chorley, PR6 0AT (Planning Ref: 17/00616/FULMAJ) (Parish/Ward: Chorley Town)</b>										
64.14	79	81%	2	Bedroom 1	2.92	2.75	106%	10.55	11.5	92%
				Bedroom 2	2.4	2.55	94%	9.73	11.5	85%
71.24	93	77%	2	Bedroom 1	2.4	2.75	87%	9.98	11.5	87%
				Bedroom 2	2.4	2.55	94%	8.49	11.5	74%
<b>Development 3: Land Surrounding 89 Euxton Lane, Euxton (Planning Ref: 17/00356/REMAJ) (Parish: Euxton)</b>										
103.7	106	98%	12	Bedroom 1	2.98	2.75	108%	10.63	11.5	92%
				Bedroom 2	2.5	2.55	98%	10.5	11.5	91%
				Bedroom 3	2.68	2.15	125%	7.98	7.5	106%
				Bedroom 4	1.93	2.15	90%	5.3	7.5	71%

**Table 8: 2019 Market Homes Data**

GIA	NDSS GIA Standard	Percentage of NDSS GIA Standard	Number of Homes Approved	Bedroom	Bedroom Width	NDSS Bedroom Width	Percentage of NDSS Bedroom Width Standard	Bedroom Floor Area	NDSS Floor Area Standard	Percentage of NDSS Bedroom Floor Area Standard
<b>Development 1: Land Adjoining Cuerden Residential Park Nell Lane, Cuerden (Planning Ref: 19/00417/FULMAJ) (Parish: Clayton -Le-Woods)</b>										
75.82	93	82%	3	Bedroom 1	2.57	2.75	93%	11.46	11.5	100%
				Bedroom 2	2.57	2.55	101%	8.92	11.5	78%
				Bedroom 3	2.29	2.15	107%	5.56	7.5	74%
122.43	115	106%	11	Bedroom 1	3.29	2.75	120%	16.71	11.5	145%
				Bedroom 2	3.05	2.55	120%	13.21	11.5	115%
				Bedroom 3	3.29	2.55	129%	12.04	11.5	105%

GIA	NDSS GIA Standard	Percentage of NDSS GIA Standard	Number of Homes Approved	Bedroom	Bedroom Width	NDSS Bedroom Width	Percentage of NDSS Bedroom Width Standard	Bedroom Floor Area	NDSS Floor Area Standard	Percentage of NDSS Bedroom Floor Area Standard
				Bedroom 4	2.97	2.15	138%	9.00	7.5	120%
<b>Development 2: Alfreds Court, Market Street, Chorley (Planning Ref: 19/00145/FULMAJ) (Parish/Ward: Chorley Town)</b>										
29	50	58%	1	Bedroom 1	3.41	2.75	124%	13	11.5	113%
48	70	69%	2	Bedroom 1	2.65	2.75	96%	12	11.5	104%
				Bedroom 2	1.63	2.15	76%	10	7.5	133%
<b>Development 3: Land 10M South Of 21 Dunrobin Drive, Euxton (Planning Ref: 18/01211/FULMAJ) (Parish: Euxton)</b>										
53.62	50	107%	10	Bedroom 1	2.99	2.75	109%	13.69	11.5	119%
70.3	79	89%	4	Bedroom 1	2.78	2.75	101%	12.27	11.5	107%
				Bedroom 2	2.78	2.55	109%	12.01	11.5	104%
82.69	93	89%	26	Bedroom 1	2.94	2.75	107%	10.74	11.5	93%
				Bedroom 2	2.58	2.55	101%	9.82	11.5	85%
				Bedroom 3	2.48	2.15	115%	6.39	7.5	85%
122.34	106	115%	11	Bedroom 1	3.58	2.75	130%	13.77	11.5	120%
				Bedroom 2	3.53	2.55	138%	12.28	11.5	107%
				Bedroom 3	2.97	2.15	138%	11.11	7.5	148%
				Bedroom 4	2.43	2.15	113%	7.47	7.5	100%

**Table 9: 2020 Market Homes Data**

GIA	NDSS GIA Standard	Percentage of NDSS GIA Standard	Number of Homes Approved	Bedroom	Bedroom Width	NDSS Bedroom Width	Percentage of NDSS Bedroom Width Standard	Bedroom Floor Area	NDSS Floor Area Standard	Percentage of NDSS Bedroom Floor Area Standard
<b>Development 1: Land Bounded By Town Lane (To The North) And Lucas Lane (To The West) Town Lane, Whittle-Le-Woods (Planning Ref: 19/00830/REMMAJ) (Parish: Whittle-Le-Woods)</b>										
63.15	79	80%	8	Bedroom 1	3.35	2.75	122%	12.931	11.5	112%
				Bedroom 2	2.49	2.55	98%	9.6114	11.5	84%
72.79	84	87%	4	Bedroom 1	3.17	2.75	115%	16.04	11.5	139%
				Bedroom 2	2.75	2.15	128%	9.9	11.5	86%

GIA	NDSS GIA Standard	Percentage of NDSS GIA Standard	Number of Homes Approved	Bedroom	Bedroom Width	NDSS Bedroom Width	Percentage of NDSS Bedroom Width Standard	Bedroom Floor Area	NDSS Floor Area Standard	Percentage of NDSS Bedroom Floor Area Standard
				Bedroom 3	2.22	2.15	103%	6.44	7.5	86%
122.44	115	106%	4	Bedroom 1	3.29	2.75	120%	16.71	11.5	145%
				Bedroom 2	3.05	2.55	120%	13.21	11.5	115%
				Bedroom 3	3.29	2.55	129%	12.04	11.5	105%
				Bedroom 4	2.97	2.15	138%	9.00	7.5	120%
177.07	128	138%	2	Bedroom 1	4.3	2.75	156%	22.45	11.5	195%
				Bedroom 2	3.23	2.55	127%	13.19	11.5	115%
				Bedroom 3	3.42	2.55	134%	12.48	11.5	109%
				Bedroom 4	3.08	2.55	121%	10.69	11.5	93%
				Bedroom 5	2.18	2.15	101%	8.40	7.5	112%
<b>Development 2: Playing Field To Rear Of Houses Greenside, Euxton (Planning Ref: 19/00361/FULMAJ) (Parish/Ward: Euxton)</b>										
50.26	50	101%	8	Bedroom 1	3	2.75	109%	9.6	11.5	83%
67.3	79	85%	14	Bedroom 1	2.65	2.75	96%	10.6	11.5	92%
				Bedroom 2	2.8	2.55	110%	8.4	11.5	73%
80.08	93	86%	14	Bedroom 1	2.3	2.75	84%	9.66	11.5	84%
				Bedroom 2	2.3	2.55	90%	8.28	11.5	72%
				Bedroom 3	2.15	2.15	100%	6.34	7.5	85%

**Table 10: 2021 Market Homes Data**

GIA	NDSS GIA Standard	Percentage of NDSS GIA Standard	Number of Homes Approved	Bedroom	Bedroom Width	NDSS Bedroom Width	Percentage of NDSS Bedroom Width Standard	Bedroom Floor Area	NDSS Floor Area Standard	Percentage of NDSS Bedroom Floor Area Standard
<b>Development 1: The Strawberry Fields Digital Hub, Euxton Lane, Chorley, PR7 1PS (Planning Ref: 19/00904/REMAJ) (Parish/Ward: Chorley Town)</b>										
106.7	106	101%	4	Bedroom 1	2.8	2.75	102%	10.22	11.5	89%
				Bedroom 2	2.85	2.55	112%	8.84	11.5	77%
				Bedroom 3	2	2.15	93%	5.80	7.5	77%

GIA	NDSS GIA Standard	Percentage of NDSS GIA Standard	Number of Homes Approved	Bedroom	Bedroom Width	NDSS Bedroom Width	Percentage of NDSS Bedroom Width Standard	Bedroom Floor Area	NDSS Floor Area Standard	Percentage of NDSS Bedroom Floor Area Standard
				Bedroom 4	2	2.15	93%	5.80	7.5	77%
<b>Development 2: Land Adjoining Cuerden Residential Park, Nell Lane, Cuerden (Planning Ref: 20/00377/FULMAJ) (Parish/Ward: Clayton-Le-Woods)</b>										
59.75	70	85%	12	Bedroom 1	2.85	2.75	104%	11.69	11.5	102%
				Bedroom 2	2.2	2.55	86%	9.02	11.5	78%
73.52	84	88%	34	Bedroom 1	2.55	2.75	93%	11.84	11.5	103%
				Bedroom 2	2.3	2.15	107%	7.36	7.5	98%
				Bedroom 3	2.05	2.15	95%	5.52	7.5	74%
87.45	97	90%	26	Bedroom 1	3	2.75	109%	9.9	11.5	86%
				Bedroom 2	2.55	2.15	119%	7.77	7.5	104%
				Bedroom 3	2.2	2.15	102%	5.61	7.5	75%
				Bedroom 4	1.9	2.15	88%	5.13	7.5	68%

**Table 11: 2022 Market Homes Data**

GIA	NDSS GIA Standard	Percentage of NDSS GIA Standard	Number of Homes Approved	Bedroom	Bedroom Width	NDSS Bedroom Width	Percentage of NDSS Bedroom Width Standard	Bedroom Floor Area	NDSS Floor Area Standard	Percentage of NDSS Bedroom Floor Area Standard
<b>Development 1: Land Between Pear Tree Lane And School Lane, Pear Tree Lane, Euxton (Planning Ref: 22/00792/REMMAJ) (Parish/Ward: Euxton)</b>										
88.3	93	95%	3	Bedroom 1	3.08	2.75	112%	11.49	11.5	100%
				Bedroom 2	2.85	2.55	112%	10.73	11.5	93%
				Bedroom 3	1.92	2.15	89%	6.36	7.5	85%
103.7	106	98%	4	Bedroom 1	3.15	2.75	115%	11.40	11.5	99%
				Bedroom 2	2.6	2.55	102%	11.08	11.5	96%
				Bedroom 3	2.77	2.55	109%	8.52	7.5	114%
				Bedroom 4	2	2.15	93%	5.54	7.5	74%

**Table 12: 2023 Market Homes Data**

GIA	NDSS GIA Standard	Percentage of NDSS GIA Standard	Number of Homes Approved	Bedroom	Bedroom Width	NDSS Bedroom Width	Percentage of NDSS Bedroom Width Standard	Bedroom Floor Area	NDSS Floor Area Standard	Percentage of NDSS Bedroom Floor Area Standard
<b>Development 1: Land South Of Parr Lane, Eccleston (Planning Ref: 22/00869/REMMAJ) (Parish: Eccleston)</b>										
141.36	121	117%	4	Bedroom 1	4.36	2.75	159%	27.28	11.5	237%
				Bedroom 2	3.14	2.55	123%	10.08	11.5	88%
				Bedroom 3	2.64	2.55	104%	9.88	11.5	86%
				Bedroom 4	2.5	2.15	116%	8.06	7.5	107%
185.51	128	145%	5	Bedroom 1	4.14	2.75	151%	18.94	11.5	165%
				Bedroom 2	2.86	2.55	112%	11.84	11.5	103%
				Bedroom 3	2.86	2.55	112%	10.20	11.5	89%
				Bedroom 4	2.79	2.55	109%	8.36	11.5	73%
				Bedroom 5	2.43	2.15	113%	6.94	7.5	93%
<b>Development 2: Former BAE Site Group 1 Parcel C1 And C2 Central Avenue, Buckshaw Village (Planning Ref: 20/01141/FULMAJ) (Parish/Ward: Euxton)</b>										
59.27	79	75%	9	Bedroom 1	2.51	2.75	91%	9.83	11.5	85%
				Bedroom 2	2.44	2.55	96%	9.54	11.5	83%
70.7	93	76%	4	Bedroom 1	2.95	2.75	107%	9.16	11.5	80%
				Bedroom 2	2.29	2.55	90%	6.43	11.5	56%
				Bedroom 3	1.77	2.15	82%	4.058	7.5	54%
<b>Development 3: Land To The East Of Sumner House, Dole Lane, Chorley (Planning Ref: 23/00402/FULMAJ) (Parish/Ward: Chorley Town)</b>										
50.1	50	100%	6	Bedroom 1	2.8	2.75	102%	11.48	11.5	100%
65.8	79	83%	2	Bedroom 1	2.4	2.75	87%	10.47	11.5	91%
				Bedroom 2	2.3	2.55	90%	10.16	11.5	88%
<b>Development 4: Land At Tincklers Lane, Tincklers Lane, Eccleston (Planning Ref: 22/00748/REMMAJ) (Parish/Ward: Eccleston)</b>										
82.73	93	89%	5	Bedroom 1	1.85	2.75	67%	10.95	11.5	95%
				Bedroom 2	1.85	2.55	73%	11.7	11.5	102%
				Bedroom 3	1.4	2.15	65%	6.43	7.5	86%
119.79	106	113%	7	Bedroom 1	3.41	2.75	124%	14.22	11.5	124%
				Bedroom 2	3.21	2.55	126%	11.65	11.5	101%
				Bedroom 3	3.13	2.55	123%	12.02	7.5	160%
				Bedroom 4	3.1	2.55	122%	10.14	7.5	135%

171.84	128	134%	6	Bedroom 1	4.18	2.75	152%	19.02	11.5	165%
				Bedroom 2	3.03	2.55	119%	10.15	11.5	88%
				Bedroom 3	3.24	2.55	127%	14.64	11.5	127%
				Bedroom 4	2.97	2.55	116%	9.95	11.5	87%
				Bedroom 5	2.4	2.55	94%	8.04	11.5	70%

**Table 13: 2016 Affordable Homes Data**

GIA	NDSS GIA Standard	Percentage of NDSS GIA Standard	Number of Homes Approved	Bedroom	Bedroom Width	NDSS Bedroom Width	Percentage of NDSS Bedroom Width Standard	Bedroom Floor Area	NDSS Floor Area Standard	Percentage of NDSS Bedroom Floor Area Standard
<b>Development 1: Grundys Farm, Clover Road, Chorley, PR7 2NL (Planning Ref: 16/00303/FULMAJ) (Parish/Ward: Chorley Town)</b>										
53.87	50	108%	6	Bedroom 1	2.83	2.75	103%	11.58	11.5	101%
64.3	79	81%	17	Bedroom 1	3.01	2.75	109%	9.54	11.5	83%
				Bedroom 2	2.43	2.55	95%	10.42	11.5	91%
79.41	93	85%	4	Bedroom 1	2.77	2.75	101%	11.5	11.5	100%
				Bedroom 2	2.77	2.55	109%	10.49	11.5	91%
				Bedroom 3	2.11	2.15	98%	5.85	7.5	78%
<b>Development 2: Leatherlands Farm Moss Lane, Whittle-Le-Woods, Chorley, PR6 7DD (Planning Ref: 16/00509/FULMAJ) (Parish: Whittle-Le-Woods)</b>										
55.76	70	80%	2	Bedroom 1	3.24	2.75	118%	12.61	11.5	110%
				Bedroom 2	2.72	2.15	127%	8	7.5	107%
67.5	70	96%	7	Bedroom 1	3.29	2.75	120%	14.62	11.5	127%
				Bedroom 2	2.49	2.55	98%	10.12	11.5	88%

**Table 14: 2017 Affordable Homes Data**

GIA	NDSS GIA Standard	Percentage of NDSS GIA Standard	Number of Homes Approved	Bedroom	Bedroom Width	NDSS Bedroom Width	Percentage of NDSS Bedroom Width Standard	Bedroom Floor Area	NDSS Floor Area Standard	Percentage of NDSS Bedroom Floor Area Standard
<b>Development 1: St James Bowling Club, Eaves Lane Chorley, PR6 0PX (Planning Ref: 17/00044/FULMAJ) (Parish/Ward: Chorley Town)</b>										
46.79	50	94%	2	Bedroom 1	2.94	2.75	107%	10.39	11.5	90%
72.56	79	92%	8	Bedroom 1	3.16	2.75	115%	12.13	11.5	105%

GIA	NDSS GIA Standard	Percentage of NDSS GIA Standard	Number of Homes Approved	Bedroom	Bedroom Width	NDSS Bedroom Width	Percentage of NDSS Bedroom Width Standard	Bedroom Floor Area	NDSS Floor Area Standard	Percentage of NDSS Bedroom Floor Area Standard
				Bedroom 2	2.79	2.55	109%	11.92	11.5	104%
91.47	93	98%	2	Bedroom 1	3.02	2.75	110%	14.93	11.5	130%
				Bedroom 2	2.92	2.55	115%	11.85	11.5	103%
				Bedroom 3	2.08	2.15	97%	7.81	7.5	104%
				<b>Development 2: Land Surrounding, 89 Euxton Lane, Euxton (Planning Ref: 17/00356/REMAJ) (Parish: Euxton)</b>						
60.4	70	86%	1	Bedroom 1	3	2.75	109%	10.29	11.5	89%
				Bedroom 2	2.57	2.15	120%	8.82	7.5	118%
74.24	84	88%	16	Bedroom 1	3.1	2.75	113%	10.44	11.5	91%
				Bedroom 2	2.21	2.15	103%	6.81	7.5	91%
				Bedroom 3	2.13	2.15	99.1%	4.54	7.5	61%

**Table 15: 2018 Affordable Homes Data**

GIA	NDSS GIA Standard	Percentage of NDSS GIA Standard	Number of Homes Approved	Bedroom	Bedroom Width	NDSS Bedroom Width	Percentage of NDSS Bedroom Width Standard	Bedroom Floor Area	NDSS Floor Area Standard	Percentage of NDSS Bedroom Floor Area Standard
<b>Development 1: Goodyear Business Park, Gorse Lane, Mawdesley (Planning Ref: 17/01097/REMAJ) (Parish: Mawdesley)</b>										
59.48	70	85%	2	Bedroom 1	3.4	2.75	124%	11.9	11.5	103%
				Bedroom 2	2	2.15	93%	6.8	7.5	91%
62.9	93	68%	6	Bedroom 1	2.6	2.75	95%	8.58	11.5	75%
				Bedroom 2	2.3	2.55	90%	6.44	11.5	56%
				Bedroom 3	1.9	2.15	88%	4.75	7.5	63%

**Table 16: 2019 Affordable Homes Data**

GIA	NDSS GIA Standard	Percentage of NDSS GIA Standard	Number of Homes Approved	Bedroom	Bedroom Width	NDSS Bedroom Width	Percentage of NDSS Bedroom Width Standard	Bedroom Floor Area	NDSS Floor Area Standard	Percentage of NDSS Bedroom Floor Area Standard
<b>Development 1: Land Adjoining Cuerden Residential Park, Nell Lane, Cuerden (Planning Ref: 19/00417/FULMAJ) (Parish: Clayton -Le-Woods)</b>										
55	50	110%	8	Bedroom 1	3.36	2.75	122%	21.67	11.5	188%
63.15	79	80%	13	Bedroom 1	3.35	2.75	122%	12.931	11.5	112%
				Bedroom 2	2.49	2.55	98%	9.6114	11.5	84%
72.79	93	78%	10	Bedroom 1	3.17	2.75	115%	16.04	11.5	139%
				Bedroom 2	2.75	2.55	108%	9.9	11.5	86%
				Bedroom 3	2.22	2.15	103%	6.44	7.5	86%

**Table 17: 2021 Affordable Homes Data**

GIA	NDSS GIA Standard	Percentage of NDSS GIA Standard	Number of Homes Approved	Bedroom	Bedroom Width	NDSS Bedroom Width	Percentage of NDSS Bedroom Width Standard	Bedroom Floor Area	NDSS Floor Area Standard	Percentage of NDSS Bedroom Floor Area Standard
<b>Development 1: The Strawberry Fields Digital Hub, Euxton Lane, Chorley PR7 1PS (Planning Ref: 19/00904/REMMAJ) (Parish/Ward: Chorley Town)</b>										
71.5	79	91%	23	Bedroom 1	4.85	2.75	176%	12.51	11.5	109%
				Bedroom 2	2.5	2.55	98%	8.63	11.5	75%
85.6	93	92%	29	Bedroom 1	2.8	2.75	102%	11.5	11.5	100%
				Bedroom 2	2.75	2.55	108%	8.8	11.5	77%
				Bedroom 3	2.2	2.15	102%	5.2	7.5	69%

**Table 18: 2023 Affordable Homes Data**

GIA	NDSS GIA Standard	Percentage of NDSS GIA Standard	Number of Homes Approved	Bedroom	Bedroom Width	NDSS Bedroom Width	Percentage of NDSS Bedroom Width Standard	Bedroom Floor Area	NDSS Floor Area Standard	Percentage of NDSS Bedroom Floor Area Standard
<b>Development 1: Land 120M East Of 27 Charter Lane, Charnock Richard (Planning Ref: 23/00583/FULMAJ) (Parish: Charnock Richard)</b>										
50.6	50	101%	5	Bedroom 1	3.05	2.75	111%	10.19	11.5	89%
62.58	70	89%	7	Bedroom 1	2.73	2.75	99%	13.6	11.5	118%
				Bedroom 2	2.45	2.15	114%	7.24	7.5	97%
81.07	93	87%	5	Bedroom 1	2.39	2.75	87%	10.55	11.5	92%
				Bedroom 2	2.39	2.55	94%	8.87	11.5	77%
				Bedroom 3	2.32	2.15	108%	7.11	7.5	95%
101.6	106	96%	2	Bedroom 1	3	2.75	109%	12.39	11.5	108%
				Bedroom 2	3	2.55	118%	9	11.5	78%
				Bedroom 3	2.1	2.15	98%	6.3	7.5	84%
				Bedroom 4	2.1	2.15	98%	5.25	7.5	70%
<b>Development 2: Land At Tincklers Lane, Tincklers Lane, Eccleston (Planning Ref: 22/00745/REMMAJ) (Parish/Ward: Eccleston)</b>										
55.37	50	111%	4	Bedroom 1	3	2.75	109%	12.75	11.5	111%
76.02	70	109%	10	Bedroom 1	3.43	2.75	125%	15.8	11.5	137%
				Bedroom 2	2.55	2.55	100%	12.06	7.5	161%
<b>Development 3: Former BAE Site Group 1 Parcel C1 And C2 Central Avenue, Buckshaw Village (Planning Ref: 20/01141/FULMAJ) (Parish/Ward: Euxton)</b>										
59.27	79	75%	9	Bedroom 1	2.51	2.75	91%	9.83	11.5	85%
				Bedroom 2	2.44	2.15	113%	9.54	7.5	127%
70.7	93	76%	2	Bedroom 1	2.95	2.75	107%	9.16	11.5	80%
				Bedroom 2	2.29	2.55	90%	6.43	11.5	56%
				Bedroom 3	1.77	2.15	82%	4.058	7.5	54%
<b>Development 4: Land South Of Parr Lane, Eccleston (Planning Ref: 22/00869/REMMAJ) (Parish: Eccleston)</b>										
49.84	50	100%	2	Bedroom 1	2.34	2.75	85%	9.43	11.5	82%
83.43	93	90%	4	Bedroom 1	2.57	2.75	93%	8.45	11.5	73%
				Bedroom 2	2.57	2.55	101%	8.08	11.5	70%
				Bedroom 3	2	2.15	93%	4.71	7.5	63%