

Research Findings

1. Summary

- 1.1. The data indicates that most market and affordable homes failed to comply with the NDSS, performing poorly against most of the metrics.
- 1.2. Most market and affordable homes failed to meet at least one of the measured NDSS metrics. Overall market homes performed similar to 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. Nearly 90% of the number of house types studied failed at least one NDSS metric as measured by both number of house types and by number of schemes studied, with 95% of affordable homes found to be non-compliant as a proportion of the number of schemes studied.

Table 1: Total proportion of NDSS Non-Compliance

| Housing Category | Percentage of non-compliant homes by number of house types studied | Percentage of non-compliant homes by number of schemes studied |
|------------------|--|--|
| Market Homes | 89% | 92% |
| Affordable Homes | 87% | 95% |
| All homes | 88% | 93% |

- 2.3. Table 2 shows performance against GIA and shows that both market and affordable homes performed poorly, lower than the NDSS metric by 4% and 11% respectively as measured over the number of house types studied and similar as measured by number of schemes studied.

Table 2: GIA Performance

| Housing Category | GIA as percentage of NDSS (average) by number of house types studied | GIA as percentage of NDSS (average) by number of schemes studied |
|------------------|--|--|
| Market Homes | 96% | 97% |
| Affordable Homes | 89% | 88% |
| All homes | 92% | 92% |

2.4. Table 3 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 over 85% of the selected homes failed and 95% of the affordable homes failed as a proportion of the number of schemes studied.

Table 3: Proportion of Non-Compliant Bedrooms

| Housing Category | Percentage of non-compliant homes (bedroom area or width NDSS metric) by number of house types studied | Percentage of non-compliant homes (bedroom area or width NDSS metric) by number of schemes studied |
|------------------|--|--|
| Market Homes | 86% | 88% |
| Affordable Homes | 87% | 95% |
| All homes | 86% | 91% |

2.5. The total number of housing schemes studied by year are set out in Table 4 below.

Table 4: Total Housing Schemes Studied

| Year | Market Homes | Affordable Homes | Total |
|--------------|--------------|------------------|-----------|
| 2015 | 4 | 4 | 8 |
| 2016 | 2 | 1 | 3 |
| 2017 | 1 | 1 | 2 |
| 2018 | 1 | 1 | 2 |
| 2019 | 6 | 5 | 11 |
| 2020 | 1 | 1 | 2 |
| 2021 | 2 | 2 | 4 |
| 2022 | 2 | 2 | 4 |
| 2023 | 1 | 1 | 2 |
| 2024 | 6 | 1 | 7 |
| Total | 26 | 19 | 45 |

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

Table 5 Total Bedrooms Studied

| Year | Market Bedrooms | Affordable Bedrooms | Total |
|------|-----------------|---------------------|-------|
| 2015 | 20 | 27 | 47 |
| 2016 | 18 | 5 | 23 |
| 2017 | 10 | 5 | 15 |
| 2018 | 4 | 2 | 6 |
| 2019 | 23 | 17 | 40 |
| 2020 | 8 | 5 | 13 |

| | | | |
|--------------|------------|------------|------------|
| 2021 | 11 | 15 | 26 |
| 2022 | 7 | 22 | 29 |
| 2023 | 3 | 9 | 12 |
| 2024 | 26 | 4 | 30 |
| Total | 130 | 111 | 241 |

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 / ward.

Appendix 1: Data for Preston Selected Home Schemes

Table 6 2015: Market Homes Data

| GIA (sq.m.) | NDSS GIA Standard (sq.m.) | Percentage of NDSS GIA Standard | Number of Homes Approved | Bedroom | Bedroom Width (m) | NDSS Bedroom Width (m) | Percentage of NDSS Bedroom Width Standard | Bedroom Floor Area (sq.m.) | NDSS Floor Area Standard (sq.m.) | Percentage of NDSS Bedroom Floor Area Standard |
|--|---------------------------|---------------------------------|--------------------------|-----------|-------------------|------------------------|---|----------------------------|----------------------------------|--|
| Development 1: Connemara, Lightfoot Green Lane, Fulwood, PR4 0AP (Planning Ref: 06/2015/0546) [Parish: Woodplumpton / Ward: Preston Rural North (pre 2019)] | | | | | | | | | | |
| 70.70 | 93 | 76% | 19 | Bedroom 1 | 2.9 | 2.75 | 105% | 8.9 | 11.5 | 77% |
| | | | | Bedroom 2 | 2.3 | 2.55 | 90% | 6.6 | 11.5 | 57% |
| | | | | Bedroom 3 | 1.8 | 2.15 | 84% | 4.2 | 7.5 | 56% |
| 110.55 | 115 | 96% | 20 | Bedroom 1 | 3.32 | 2.75 | 120% | 14.1 | 11.5 | 123% |
| | | | | Bedroom 2 | 2.96 | 2.55 | 116% | 13.5 | 11.5 | 117% |
| | | | | Bedroom 3 | 2.80 | 2.55 | 110% | 9.8 | 11.5 | 85% |
| | | | | Bedroom 4 | 1.90 | 2.15 | 88% | 5.4 | 7.5 | 72% |
| Development 2: Land at Maxy House Farm, Sandy Lane, PR4 0LE (Planning Ref: 06/2015/0610) [Parish: Woodplumpton / Ward: Preston Rural North (pre 2019)] | | | | | | | | | | |
| 87.61 | 102 | 86% | 14 | Bedroom 1 | 3.2 | 2.75 | 116% | 10.8 | 11.5 | 94% |
| | | | | Bedroom 2 | 2.8 | 2.55 | 110% | 9.3 | 11.5 | 81% |
| | | | | Bedroom 3 | 2.7 | 2.55 | 106% | 8.3 | 11.5 | 72% |
| Development 3: Land adjacent to Cottam between Cottam Way, Lea Road and Lancaster Canal, Cottam Hall (Planning Ref: 06/2015/0243) [Parish: Lea and Cottam / Ward: Lea (pre 2019)] | | | | | | | | | | |
| 78.63 | 93 | 84% | 20 | Bedroom 1 | 2.6 | 2.75 | 94% | 9.1 | 11.5 | 79% |
| | | | | Bedroom 2 | 2.6 | 2.55 | 102% | 7.5 | 11.5 | 65% |
| | | | | Bedroom 3 | 2.1 | 2.15 | 82% | 6.5 | 7.5 | 87% |
| Development 4: Land to North of Eastway and South of Durton Lane (Planning Ref: 06/2015/0968) [Parish: Broughton-in-Amounderness / Ward: Preston Rural East (pre 2019)] | | | | | | | | | | |
| 115.02 | 115 | 100% | 21 | Bedroom 1 | 3.1 | 2.75 | 113% | 12.3 | 11.5 | 107% |
| | | | | Bedroom 2 | 2.8 | 2.55 | 110% | 11.4 | 11.5 | 99% |
| | | | | Bedroom 3 | 3.1 | 2.55 | 121% | 10.8 | 11.5 | 94% |

| | | | | | | | | | | |
|-------|----|-----|----|-----------|-----|------|------|------|------|------|
| | | | | Bedroom 4 | 2.6 | 2.15 | 121% | 8.6 | 7.5 | 115% |
| 88.02 | 93 | 95% | 20 | Bedroom 1 | 3.3 | 2.75 | 120% | 12.0 | 11.5 | 104% |
| | | | | Bedroom 2 | 2.8 | 2.55 | 110% | 7.7 | 11.5 | 67% |
| | | | | Bedroom 3 | 2.3 | 2.15 | 107% | 6.3 | 7.5 | 84% |

Table 7: 2016 Market Homes Data

| GIA | NDSS GIA Standard (sq.m.) | 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 |
|--|---------------------------|---------------------------------|--------------------------|-----------|---------------|--------------------|---|--------------------|--------------------------|--|
| Development 1: (Grid Ref 521335), Land off Eastway, Fulwood [Planning Ref: 06/2016/0504] (Parish: None /Ward: Greyfriars (pre 2019)) | | | | | | | | | | |
| 77.1 | 93 | 83% | 28 | Bedroom 1 | 2.6 | 2.75 | 94% | 10.4 | 11.5 | 90% |
| | | | | Bedroom 2 | 2.6 | 2.55 | 102% | 8.2 | 11.5 | 71% |
| | | | | Bedroom 3 | 1.9 | 2.15 | 88% | 5.3 | 7.5 | 71% |
| 99.9 | 99 | 101% | 20 | Bedroom 1 | 3.1 | 2.75 | 113% | 12.1 | 11.5 | 105% |
| | | | | Bedroom 2 | 3.5 | 2.55 | 137% | 12.7 | 11.5 | 110% |
| | | | | Bedroom 3 | 2.2 | 2.15 | 102% | 9.5 | 7.5 | 127% |
| 113.8 | 115 | 99% | 14 | Bedroom 1 | 3.1 | 2.75 | 113% | 14.4 | 11.5 | 125% |
| | | | | Bedroom 2 | 2.7 | 2.55 | 106% | 12.0 | 11.5 | 104% |
| | | | | Bedroom 3 | 2.7 | 2.55 | 106% | 10.2 | 11.5 | 89% |
| | | | | Bedroom 4 | 2.3 | 2.15 | 107% | 5.1 | 7.5 | 68% |
| Development 2: Former Ridings Depot and land to north and south of, Whittingham Road, PR3 2AD (Planning Ref: 06/2016/0493) [Parish: Whittingham / Ward: Preston Rural North (pre 2019)] | | | | | | | | | | |
| 101.7 | 106 | 96% | 21 | Bedroom 1 | 4.0 | 2.75 | 145% | 14.6 | 11.5 | 127% |
| | | | | Bedroom 2 | 2.6 | 2.55 | 102% | 11.8 | 11.5 | 103% |
| | | | | Bedroom 3 | 2.6 | 2.15 | 121% | 8.9 | 7.5 | 119% |
| | | | | Bedroom 4 | 1.9 | 2.15 | 88% | 6.2 | 7.5 | 83% |
| 113.7 | 106 | 107% | 17 | Bedroom 1 | 3.0 | 2.75 | 109% | 11.7 | 11.5 | 102% |
| | | | | Bedroom 2 | 2.6 | 2.55 | 102% | 10.5 | 11.5 | 91% |
| | | | | Bedroom 3 | 3.0 | 2.15 | 139% | 9.6 | 7.5 | 128% |

| GIA | NDSS GIA Standard (sq.m.) | 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 | 2.6 | 2.15 | 121% | 9.3 | 7.5 | 124% |

Table 8: 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 |
|--|---|---------------------------------|--------------------------|-----------|---------------|--------------------|---|--------------------|--------------------------|--|
| Development 1: Land north of Maxy House Farm, Sandy Lane (Phase 2) (Planning Ref: 06/2017/0366) [Parish: Woodplumpton / Ward: Preston Rural North (pre 2019)] | | | | | | | | | | |
| 75.9 | 93 | 82% | 14 | Bedroom 1 | 3.02 | 2.75 | 110% | 11.5 | 11.5 | 100% |
| | | | | Bedroom 2 | 2.53 | 2.55 | 99% | 7.2 | 11.5 | 63% |
| | | | | Bedroom 3 | 1.85 | 2.15 | 86% | 5.1 | 7.5 | 68% |
| 94 | 115 | 82% | 18 | Bedroom 1 | 3.22 | 2.75 | 117% | 11.6 | 11.5 | % |
| | | | | Bedroom 2 | 2.62 | 2.55 | 103% | 9.0 | 11.5 | % |
| | | | | Bedroom 3 | 2.73 | 2.55 | 107% | 10.2 | 11.5 | % |
| | | | | Bedroom 4 | 2.49 | 2.15 | 116% | 7.3 | 7.5 | % |
| 102.1 | 90 (3 storey used for 2 and a half storeys) | 113% | 16 | Bedroom 1 | 4.86 | 2.75 | 177% | 34 | 11.5 | 296% |
| | | | | Bedroom 2 | 2.78 | 2.15 | 129% | 8.5 | 7.5 | 113% |
| | | | | Bedroom 3 | 2.82 | 2.15 | 131% | 8.2 | 7.5 | 109% |

Table 9: 2018 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 |
|--|-------------------|---------------------------------|--------------------------|-----------|---------------|--------------------|---|--------------------|--------------------------|--|
| Development 1: Land off Preston Road, Grimsargh, PR2 5JT [Planning Ref: 06/2018/1243] (Parish: Grimsargh / Ward: Preston Rural East (pre 2019)) | | | | | | | | | | |
| 131.2 | 115 | 114% | 17 | Bedroom 1 | 3.4 | 2.75 | 124% | 15.9 | 11.5 | 138% |
| | | | | Bedroom 2 | 2.8 | 2.55 | 110% | 11.7 | 11.5 | 102% |
| | | | | Bedroom 3 | 2.8 | 2.55 | 110% | 11.5 | 11.5 | 100% |
| | | | | Bedroom 4 | 2.3 | 2.15 | 107% | 7.1 | 7.5 | 95% |

Table 10: 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 |
|--|-------------------|---------------------------------|--------------------------|-----------|---------------|--------------------|---|--------------------|--------------------------|--|
| Development 1: Sandyforth Lane (Planning Ref: 06/2019/0565) (Parish: Woodplumpton / Ward: Greyfriars (pre 2019), Preston Rural North (pre 2019)) | | | | | | | | | | |
| 102.8 | 108 | 95% | 26 | Bedroom 1 | 4.1 | 2.75 | 149% | 25.6 | 11.5 | 223% |
| | | | | Bedroom 2 | 2.9 | 2.55 | 114% | 11.9 | 11.5 | 103% |
| | | | | Bedroom 3 | 2.8 | 2.55 | 110% | 12.3 | 11.5 | 107% |
| Development 2: Land north of Eastway and south of D'Urton Lane (Phase 2) (Planning Ref: 06/2019/1037) [Parish: Broughton-in-Amounderness / Ward: Preston Rural East (pre 2019)] | | | | | | | | | | |
| 89.2 | 93 | 96% | 22 | Bedroom 1 | 3.1 | 2.75 | 113% | 11.9 | 11.5 | 103% |
| | | | | Bedroom 2 | 2.7 | 2.55 | 106% | 9.4 | 11.5 | 82% |
| | | | | Bedroom 3 | 2.1 | 2.15 | 98% | 5.5 | 7.5 | 73% |
| 95.8 | 102 | 94% | 7 | Bedroom 1 | 2.8 | 2.75 | 102% | 11.2 | 11.5 | 97% |
| | | | | Bedroom 2 | 2.8 | 2.55 | 110% | 9.6 | 11.5 | 83% |
| | | | | Bedroom 3 | 2.6 | 2.55 | 102% | 8.5 | 11.5 | |
| Development 3: Land north of D'Urton Lane (Planning Ref: 06/2019/0908) [Parish: Broughton-in-Amounderness / Ward: Preston Rural East (pre-2019)] | | | | | | | | | | |
| 84.0 | 93 | 90% | 28 | Bedroom 1 | 2.6 | 2.75 | 94% | 10.0 | 11.5 | 87% |
| | | | | Bedroom 2 | 2.7 | 2.55 | 106% | 8.0 | 11.5 | 69% |

| 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 | 2.2 | 2.15 | 102% | 7.0 | 7.5 | 93% |
| 93.0 | 93 | 100% | 40 | Bedroom 1 | 3.0 | 2.75 | 109% | 12.0 | 11.5 | 104% |
| | | | | Bedroom 2 | 2.8 | 2.55 | 110% | 9.0 | 11.5 | 78% |
| | | | | Bedroom 3 | 2.6 | 2.15 | 121% | 7.0 | 7.5 | 93% |
| | | | | Development 4: Land at Inglewhite Road (Planning Ref: 06/2019/0169) [Parish: Whittingham / Ward: Preston Rural North (pre 2019)] | | | | | | |
| 77.3 | 93 | 83% | 39 | Bedroom 1 | 3.3 | 2.75 | 120% | 9.6 | 11.5 | 83% |
| | | | | Bedroom 2 | 2.5 | 2.55 | 98% | 9.0 | 11.5 | 78% |
| | | | | Bedroom 3 | 2.2 | 2.15 | 102% | 5.0 | 7.5 | 67% |
| Development 5: Keyfold Farm, 430 Garstang Road (Planning Ref: 06/2019/0040) [Parish: Broughton-in-Amounderness / Ward: Preston Rural East (pre 2019)] | | | | | | | | | | |
| 94.0 | 115 | 82 | 3 | Bedroom 1 | 3.2 | 2.75 | 116% | 11.8 | 11.5 | 103% |
| | | | | Bedroom 2 | 2.6 | 2.55 | 102% | 9.0 | 11.5 | 78% |
| | | | | Bedroom 3 | 2.5 | 2.55 | 98% | 10.0 | 11.5 | 87% |
| | | | | Bedroom 4 | 2.5 | 2.15 | 116% | 6.3 | 7.5 | 84% |
| Development 6: (Planning Ref: 06/2019/0856) (Ward: City Centre) | | | | | | | | | | |
| 50 | 50 | 100% | 39 | Bedroom 1 | 2.75 | 2.75 | 100% | 11.1 | 11.5 | 96% |

Table 11: 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 |
|---|-------------------|---------------------------------|--------------------------|-----------|---------------|--------------------|---|--------------------|--------------------------|--|
| Development 1: Former Whittingham Hospital – Phase 2 (Planning Ref: 06/2020/1118) (Parish: Whittingham / Ward: Preston Rural East) | | | | | | | | | | |
| 52.5 | 70 | 75% | 16 | Bedroom 1 | 2.7 | 2.75 | 98% | 10.0 | 11.5 | 87% |
| | | | | Bedroom 2 | 2.0 | 2.15 | 93% | 5.1 | 7.5 | 68% |
| 77.9 | 93 | 84% | 65 | Bedroom 1 | 3.4 | 2.75 | 124% | 11.5 | 11.5 | 100% |

| | | | | | | | | | | |
|------|----|------|---|-----------|-----|------|------|------|------|-----|
| | | | | Bedroom 2 | 2.5 | 2.55 | 98% | 10.0 | 11.5 | 87% |
| | | | | Bedroom 3 | 2.1 | 2.15 | 98% | 5.9 | 7.5 | 79% |
| 93.0 | 93 | 100% | 7 | Bedroom 1 | 3.0 | 2.75 | 109% | 11.3 | 11.5 | 98% |
| | | | | Bedroom 2 | 3.1 | 2.55 | 121% | 9.0 | 11.5 | 78% |
| | | | | Bedroom 3 | 2.1 | 2.15 | 98% | 7.4 | 7.5 | 99% |

Table 12: 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 |
|---|-------------------|---------------------------------|--------------------------|-----------|---------------|--------------------|---|--------------------|--------------------------|--|
| Development 1: Land at Tabley Lane, Parcel B (Planning Ref: 06/2021/0794) (Parish: Woodplumpton / Ward: Preston Rural North), Community Gateway Association scheme, minimum 30% affordable homes required, with exact amount to be identified at discharge of condition application stage. | | | | | | | | | | |
| 54 | 50 | 108% | 22 | Bedroom 1 | 2.7 | 2.75 | 98% | 13 | 11.5 | 113% |
| 101.5 | 93 | 109% | 20 | Bedroom 1 | 2.6 | 2.75 | 94% | 12.6 | 11.5 | 109% |
| | | | | Bedroom 2 | 3.2 | 2.55 | 125% | 11.8 | 11.5 | 103% |
| | | | | Bedroom 3 | 2.1 | 2.15 | 98% | 7.7 | 7.5 | 103% |
| Development 2: Sidgreaves Lane, Lea Road and Lancaster Canal – Cottam Phase 5; Plots 4, 6, 7, 16 and part of Plot 5 of outline planning permission site (Planning Ref: 06/2021/1022) (Parish: Lea and Cottam / Ward: Ingol and Cottam) | | | | | | | | | | |
| 77.1 | 93 | 83% | 32 | Bedroom 1 | 3.5 | 2.75 | 127% | 9.0 | 11.5 | 78% |
| | | | | Bedroom 2 | 1.6 | 2.55 | 63% | 9.2 | 11.5 | 80% |
| | | | | Bedroom 3 | 2.2 | 2.15 | 102% | 5.3 | 7.5 | 71% |
| 124.0 | 124 | 100% | 12 | Bedroom 1 | 3.7 | 2.75 | 134% | 14.6 | 11.5 | 127% |
| | | | | Bedroom 2 | 2.7 | 2.55 | 106% | 10.0 | 11.5 | 87% |
| | | | | Bedroom 3 | 2.8 | 2.55 | 110% | 11.0 | 11.5 | 96% |
| | | | | Bedroom 4 | 3.0 | 2.55 | 118% | 8.2 | 11.5 | 71% |

Table 13: 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 |
|--|--|---------------------------------|--------------------------|-----------|---------------|--------------------|---|--------------------|--------------------------|--|
| Development 1: Land off Riversway and west of Dodney Drive, Lea (Planning Ref: 06/2022/1177) (Parish: Lea and Cottam / Ward: Lea and Larches) | | | | | | | | | | |
| 120.19 | 97 (4B5P on floorspace schedule but 4B7P illustrated on floorplan) | 124% | 25 | Bedroom 1 | 2.8 | 2.75 | 102% | 13.68 | 11.5 | 119% |
| | | | | Bedroom 2 | 2.3 | 2.55 | 90% | 9.69 | 11.5 | 84% |
| | | | | Bedroom 3 | 2.7 | 2.55 | 105% | 8.23 | 11.5 | 71% |
| | | | | Bedroom 4 | 2.6 | 2.15 | 121% | 7.80 | 7.5 | 104% |
| Development 2: Ingol Golf and Squash Club, Tanterton Hall Road, PR2 7BY (Planning Ref: 06/2022/0779) (Parish: Ingol and Tanterton / Ward: Cadley) | | | | | | | | | | |
| 75.1 | 84 | 89% | 10 | Bedroom 1 | 3.1 | 2.75 | 113% | 10.9 | 11.5 | 95% |
| | | | | Bedroom 2 | 2.1 | 2.15 | 98% | 6.8 | 7.5 | 91% |
| | | | | Bedroom 3 | 2.1 | 2.15 | 98% | 4.6 | 7.5 | 61% |

Table 14: 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 |
|---|-------------------|---------------------------------|--------------------------|-----------|---------------|--------------------|---|--------------------|--------------------------|--|
| Development 1: Land at the Junction of Moor Lane and Walker Street 'Portergate' (Planning Ref: 06/2023/0091) (Ward: City Centre) | | | | | | | | | | |
| 72 | 70 | 103% | 64 | Bedroom 1 | 2.7 | 2.75 | 98% | 13.8 | 11.5 | 120% |
| | | | | Bedroom 2 | 2.7 | 2.55 | 106% | 11.78 | 11.5 | 102% |
| 50 | 50 | 100% | 4 | Bedroom 1 | 2.7 | 2.75 | 98% | 14.50 | 11.5 | 126% |

Table 15: 2024 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 |
|---|-------------------|---------------------------------|--------------------------|-----------|---------------|--------------------|---|--------------------|--------------------------|--|
| Development 1: Land to the east of Tabley Lane and north of Tabley Green (Planning Ref: 06/2024/0271) (Parish: Woodplumpton / Ward: Preston Rural North) | | | | | | | | | | |
| 132.5 | 124 | 107% | 11 | Bedroom 1 | 3.62 | 2.75 | 132% | 13.7 | 11.5 | 119% |
| | | | | Bedroom 2 | 3.12 | 2.55 | 122% | 10.3 | 11.5 | 89% |
| | | | | Bedroom 3 | 2.55 | 2.55 | 100% | 9.2 | 11.5 | 80% |
| | | | | Bedroom 4 | 2.48 | 2.55 | 97% | 8.2 | 11.5 | 71% |
| 134.7 | 124 | 109% | 19 | Bedroom 1 | 3.11 | 2.75 | 113% | 12.6 | 11.5 | 109% |
| | | | | Bedroom 2 | 2.88 | 2.55 | 113% | 11.5 | 11.5 | 100% |
| | | | | Bedroom 3 | 2.46 | 2.55 | 96% | 9.0 | 11.5 | 78% |
| | | | | Bedroom 4 | 2.67 | 2.55 | 105% | 9.7 | 11.5 | 84% |
| Development 2: Land to the north of Maxy Lane, to the east of Sandy Lane and to the west of Tabley Lane, Higher Bartle (Planning Ref: 06/2024/0003) (Parish: Woodplumpton / Ward: Preston Rural North) | | | | | | | | | | |
| 78.72 | 93 | 85% | 37 | Bedroom 1 | 2.8 | 2.75 | 102% | 9.1 | 11.5 | 79% |
| | | | | Bedroom 2 | 2.6 | 2.55 | 102% | 9.43 | 11.5 | 82% |
| | | | | Bedroom 3 | 2.0 | 2.15 | 93% | 7.7 | 7.5 | 103% |
| 131.01 | 106 | 123% | 18 | Bedroom 1 | 3.3 | 2.75 | 120% | 12.29 | 11.5 | 107% |
| | | | | Bedroom 2 | 3.2 | 2.55 | 125% | 12.05 | 11.5 | 105% |
| | | | | Bedroom 3 | 2.8 | 2.15 | 130% | 10.13 | 7.5 | 135% |
| | | | | Bedroom 4 | 2.5 | 2.15 | 116% | 8.69 | 7.5 | 116% |
| 85.60 | 93 | 92% | 29 | Bedroom 1 | 3.3 | 2.75 | 120% | 14.7 | 11.5 | 128% |
| | | | | Bedroom 2 | 3.3 | 2.55 | 129% | 11.0 | 11.5 | 96% |
| | | | | Bedroom 3 | 2.6 | 2.15 | 121% | 10.1 | 7.5 | 135% |
| Development 3: Land south of Bartle Lane – Phase 3 of The Paddocks (Planning Ref: 06/2024/0990) (Parish: Woodplumpton / Ward: Preston Rural North) | | | | | | | | | | |
| 128.0 | 115 | 111% | 33 | Bedroom 1 | 4.46 | 2.75 | 162% | 13.8 | 11.5 | 120% |
| | | | | Bedroom 2 | 3.35 | 2.55 | 131% | 13.6 | 11.5 | 118% |

| | | | | | | | | | | |
|--|----|------|----|-----------|------|------|------|-------|------|------|
| | | | | Bedroom 3 | 2.84 | 2.55 | 111% | 11.6 | 11.5 | 101% |
| | | | | Bedroom 4 | 2.90 | 2.15 | 135% | 8.3 | 7.5 | 111% |
| Development 4: The Unicentre, Lords Walk (Planning Ref: 06/2024/0691) (Ward: City Centre) | | | | | | | | | | |
| 60 | 70 | 86% | 31 | Bedroom 1 | 2.63 | 2.75 | 96% | 10.4 | 11.5 | 90% |
| | | | | Bedroom 2 | 2.48 | 2.55 | 97% | 10.3 | 11.5 | 89% |
| Development 5: The Guild Tower, Church Row, PR1 1RA (Planning Ref: 06/2024/0083) (Ward: City Centre) | | | | | | | | | | |
| 39 | 37 | 100% | 55 | Bedroom 1 | 3.17 | 2.75 | 115% | 10.38 | 11.5 | 90% |
| Development 6: Land to the west of Preston Road (Planning Ref: 06/2024/0495) (Parish: Grimsargh, Houghton / Ward: Preston Rural East) | | | | | | | | | | |
| 57.3 | 50 | 115% | 4 | Bedroom 1 | 2.90 | 2.75 | 105% | 11.88 | 11.5 | 103% |

Table 16: 2015 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 |
|--|-------------------|---------------------------------|--------------------------|-----------|---------------|--------------------|---|--------------------|--------------------------|--|
| Development 1: Connemara, Lightfoot Green Lane, Fulwood, PR4 0AP (Planning Ref: 06/2015/0546) [Parish: Woodplumpton / Ward: Preston Rural North (pre 2019)] | | | | | | | | | | |
| 58.62 | 79 | 74% | 19 | Bedroom 1 | 2.6 | 2.75 | 94% | 9.3 | 11.5 | 81% |
| | | | | Bedroom 2 | 2.5 | 2.55 | 98% | 9.9 | 11.5 | 86% |
| Development 2: Land at Maxy House Farm, Sandy Lane, PR4 0LE (Planning Ref: 06/2015/0610) [Parish: Woodplumpton / Ward: Preston Rural North (pre 2019)] | | | | | | | | | | |
| 57.51 | 70 | 82% | 23 | Bedroom 1 | 3.2 | 2.75 | 116% | 11 | 11.5 | 96% |
| | | | | Bedroom 2 | 2.3 | 2.15 | 107% | 9 | 7.5 | 120% |
| 70.79 | 84 | 84% | 22 | Bedroom 1 | 2.8 | 2.75 | 102% | 13.5 | 11.5 | 117% |
| | | | | Bedroom 2 | 2.6 | 2.15 | 121% | 7.2 | 7.5 | 96% |
| | | | | Bedroom 3 | 1.9 | 2.15 | 88% | 4.7 | 7.5 | 63% |
| Development 3: Land adjacent to Cottam between Cottam Way, Lea Road and Lancaster Canal, Cottam Hall (Planning Ref: 06/2015/0243) [Parish: Lea and Cottam / Ward: Lea (pre 2019)] | | | | | | | | | | |
| 68.23 | 70 | 97% | 3 | Bedroom 1 | 2.89 | 2.75 | 105% | 12.04 | 11.5 | 105% |
| | | | | Bedroom 2 | 3.13 | 2.55 | 123% | 9.74 | 11.5 | 85% |
| 61.32 | 61 | 100% | 6 | Bedroom 1 | 3.3 | 2.75 | 120% | 11.5 | 11.5 | 100% |

| | | | | | | | | | | |
|--|----|-----|----|-----------|------|------|------|-------|------|------|
| | | | | Bedroom 2 | 2.2 | 2.15 | 102% | 7.4 | 7.5 | 99% |
| 83.86 | 93 | 90% | 21 | Bedroom 1 | 2.63 | 2.75 | 96% | 10.84 | 11.5 | 94% |
| | | | | Bedroom 2 | 2.63 | 2.55 | 103% | 10.65 | 11.5 | 93% |
| | | | | Bedroom 3 | 2.17 | 2.15 | 101% | 6.0 | 7.5 | 80% |
| 60.57 | 61 | 99% | 3 | Bedroom 1 | 3.2 | 2.75 | 116% | 10.7 | 11.5 | 93% |
| | | | | Bedroom 2 | 2.3 | 2.15 | 107% | 7.8 | 7.5 | 104% |
| 74.75 | 93 | 75% | 9 | Bedroom 1 | 2.61 | 2.75 | 95% | 10.6 | 11.5 | 92% |
| | | | | Bedroom 2 | 2.59 | 2.55 | 101% | 8.9 | 11.5 | 77% |
| | | | | Bedroom 3 | 2.00 | 2.15 | 93% | 5.0 | 7.5 | 67% |
| Development 4: Land to North of Eastway and South of Durton Lane (Planning Ref: 06/2015/0968) [Parish: Broughton-in-Amounderness / Ward: Preston Rural East (pre 2019)] | | | | | | | | | | |
| 64.79 | 70 | 92% | 16 | Bedroom 1 | 3.2 | 2.75 | 116% | 11.0 | 11.5 | 96% |
| | | | | Bedroom 2 | 2.5 | 2.15 | 116% | 9.6 | 7.5 | 128% |
| 74.75 | 93 | 80% | 6 | Bedroom 1 | 2.6 | 2.75 | 94% | 10.8 | 11.5 | 94% |
| | | | | Bedroom 2 | 2.6 | 2.55 | 102% | 9.2 | 11.5 | 80% |
| | | | | Bedroom 3 | 2.0 | 2.15 | 93% | 5.0 | 7.5 | 67% |
| 83.86 | 93 | 90% | 23 | Bedroom 1 | 2.6 | 2.75 | 94% | 11.1 | 11.5 | 96% |
| | | | | Bedroom 2 | 2.6 | 2.55 | 102% | 10.7 | 11.5 | 93% |
| | | | | Bedroom 3 | 2.1 | 2.15 | 98% | 5.9 | 7.5 | 79% |

Table 14: 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 |
|--|-------------------|---------------------------------|--------------------------|-----------|---------------|--------------------|---|--------------------|--------------------------|--|
| Development 1: Former Ridings Depot and land to north and south of Whittingham Road, PR3 2AD (Planning Ref: 06/2016/0493) (Parish/Ward:) | | | | | | | | | | |
| 62.4 | 79 | 79% | 23 | Bedroom 1 | 3.0 | 2.75 | 109% | 11.7 | 11.5 | 102% |
| | | | | Bedroom 2 | 2.75 | 2.55 | 108% | 9.7 | 11.5 | 84% |
| 73.7 | 93 | 79% | 11 | Bedroom 1 | 2.72 | 2.75 | 99% | 9.7 | 11.5 | 84% |
| | | | | Bedroom 2 | 2.72 | 2.55 | 107% | 11.0 | 11.5 | 96% |
| | | | | Bedroom 3 | 2.1 | 2.15 | 98% | 5.1 | 7.5 | 68% |

Table 17: 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 |
|--|-------------------|---------------------------------|--------------------------|-----------|---------------|--------------------|---|--------------------|--------------------------|--|
| Development 1: Land north of Maxy House Farm, Sandy Lane (Phase 2) (Planning Ref: 06/2017/0366) [Parish: Woodplumpton / Ward: Preston Rural North (pre 2019)] | | | | | | | | | | |
| 58.5 | 79 | 74% | 20 | Bedroom 1 | 2.80 | 2.75 | 102% | 10.8 | 11.5 | 94% |
| | | | | Bedroom 2 | 2.68 | 2.55 | 105% | 10.3 | 11.5 | 89% |
| 71.2 | 93 | 76% | 18 | Bedroom 1 | 2.46 | 2.75 | 89% | 11.1 | 11.5 | 96% |
| | | | | Bedroom 2 | 2.58 | 2.55 | 101% | 7.7 | 11.5 | 67% |
| | | | | Bedroom 3 | 1.87 | 2.15 | 87% | 5.0 | 7.5 | 67% |

Table 18: 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 |
|--|-------------------|---------------------------------|--------------------------|-----------|---------------|--------------------|---|--------------------|--------------------------|--|
| Development 1: Land off Preston Road, Grimsargh, PR2 5JT (Planning Ref: 06/2018/1243) [Parish: Grimsargh / Ward: Preston Rural East (pre 2019)] | | | | | | | | | | |
| 65 | 70 | 93% | 18 | Bedroom 1 | 3.0 | 2.75 | 109% | 11.1 | 11.5 | 96% |
| | | | | Bedroom 2 | 2.5 | 2.15 | 116% | 10.2 | 7.5 | 136% |

Table 19: 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 |
|-----|-------------------|---------------------------------|--------------------------|---------|---------------|--------------------|---|--------------------|--------------------------|--|
|-----|-------------------|---------------------------------|--------------------------|---------|---------------|--------------------|---|--------------------|--------------------------|--|

| Development 1: Sandyforth Lane (Planning Ref: 06/2019/0565) [Parish: Woodplumpton / Ward: Greyfriars (pre 2019), Preston Rural North (pre 2019)] | | | | | | | | | | |
|--|----|-----|----|-----------|-----|------|------|------|------|------|
| 57.97 | 70 | 83% | 18 | Bedroom 1 | 2.8 | 2.75 | 102% | 9.7 | 11.5 | 84% |
| | | | | Bedroom 2 | 2.2 | 2.15 | 102% | 8.5 | 7.5 | 113% |
| Development 2: Land north of Eastway and south of D'Urton Lane (Phase 2) (Planning Ref: 06/2019/1037) [Parish: Broughton-in-Amounderness / Ward: Preston Rural East (pre 2019)] | | | | | | | | | | |
| 64.8 | 70 | 92% | 17 | Bedroom 1 | 3.1 | 2.75 | 113% | 13.0 | 11.5 | 113% |
| | | | | Bedroom 2 | 2.0 | 2.15 | 93% | 7.5 | 7.5 | 100% |
| 83.9 | 93 | 90% | 17 | Bedroom 1 | 2.5 | 2.75 | 91% | 9.5 | 11.5 | 83% |
| | | | | Bedroom 2 | 2.5 | 2.55 | 98% | 8.8 | 11.5 | 76% |
| | | | | Bedroom 3 | 2.0 | 2.15 | 93% | 8.4 | 7.5 | 112% |
| Development 3: Land north of D'Urton Lane, PR3 5LE (Planning Ref: 06/2019/0908) [Parish: Broughton-in-Amounderness / Ward: Preston Rural East (pre 2019)] | | | | | | | | | | |
| 84 | 93 | 90% | 24 | Bedroom 1 | 2.6 | 2.75 | 94% | 10.0 | 11.5 | 87% |
| | | | | Bedroom 2 | 2.7 | 2.55 | 106% | 8.0 | 11.5 | 69% |
| | | | | Bedroom 3 | 2.2 | 2.15 | 102% | 7.0 | 7.5 | 93% |
| Development 4: Land at (Grid Ref: 597376) Inglewhite Road [Planning Ref: 06/2019/0169] (Parish: Whittingham / Ward: Preston Rural North (pre 2019)] | | | | | | | | | | |
| 57.0 | 79 | 72% | 11 | Bedroom 1 | 2.5 | 2.75 | 91% | 10.0 | 11.5 | 87% |
| | | | | Bedroom 2 | 2.5 | 2.55 | 98% | 8.8 | 11.5 | 76% |
| Development 5: Key Fold Farm, 430 Garstang Road, PR3 5JB (Planning Ref: 06/2019/0040) [Parish: Broughton-in-Amounderness / Ward: Preston Rural East (pre 2019)] | | | | | | | | | | |
| 58.0 | 79 | 73% | 33 | Bedroom 1 | 2.6 | 2.75 | 94% | 10.4 | 11.5 | 90% |
| | | | | Bedroom 2 | 2.6 | 2.55 | 102% | 9.0 | 11.5 | 78% |
| 71.2 | 93 | 76% | 10 | Bedroom 1 | 2.4 | 2.75 | 87% | 10.5 | 11.5 | 91% |
| | | | | Bedroom 2 | 2.5 | 2.55 | 98% | 7.9 | 11.5 | 69% |
| | | | | Bedroom 3 | 1.9 | 2.15 | 88% | 5.0 | 7.5 | 67% |

Table 20: 2020 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 |
|--|-------------------|---------------------------------|--------------------------|-----------|---------------|--------------------|---|--------------------|--------------------------|--|
| Development 1: (Planning Ref: 06/2020/1118) (Parish:) | | | | | | | | | | |
| 69.6 | 69.6 | 88% | 37 | Bedroom 1 | 3.4 | 2.75 | 124% | 12.0 | 11.5 | 104% |
| | | | | Bedroom 2 | 2.3 | 2.55 | 90% | 10.9 | 11.5 | 95% |
| 86.1 | 86.1 | 93% | 37 | Bedroom 1 | 3.0 | 2.75 | 109% | 13.0 | 11.5 | 113% |
| | | | | Bedroom 2 | 2.15 | 2.15 | 100% | 6.6 | 7.5 | 88% |
| | | | | Bedroom 3 | 2.3 | 2.55 | 90% | 9.6 | 11.5 | 83% |

Table 21: 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 |
|---|-------------------|---------------------------------|--------------------------|-----------|---------------|--------------------|---|--------------------|--------------------------|--|
| Development 1: Sidgreaves Lane, Lea Road and Lancaster Canal – Cottam Phase 5; Plots 4, 6, 7, 16 and part of Plot 5 of outline planning permission site (Planning Ref: 06/2021/1022) (Parish: Lea and Cottam / Ward: Ingol and Cottam) | | | | | | | | | | |
| 59.27 | 70 | 85% | 2 | Bedroom 1 | 3.7 | 2.75 | 134% | 12.6 | 11.5 | % |
| | | | | Bedroom 2 | 3.2 | 2.55 | 125% | 9.6 | 11.5 | % |
| 73.49 | 70 | 105% | 2 | Bedroom 1 | 3.7 | 2.75 | 134% | 12.6 | 11.5 | % |
| | | | | Bedroom 2 | 3.2 | 2.55 | 125% | 9.6 | 11.5 | % |
| 57.60 | 79 | 73% | 24 | Bedroom 1 | 2.5 | 2.75 | 91% | 9.7 | 11.5 | 84% |
| | | | | Bedroom 2 | 2.6 | 2.55 | 102% | 9.3 | 11.5 | 81% |

| | | | | | | | | | | |
|---|----|---------------------|------------------------|-----------|-----|------|------|------|------|------|
| First Floor: 67.73 | 70 | First Floor: 97% | 12 | Bedroom 1 | 3.0 | 2.75 | 109% | 12.0 | 11.5 | 104% |
| | | | | Bedroom 2 | 3.4 | 2.55 | 133% | 9.5 | 11.5 | 83% |
| 86.03 | 93 | 92% | 22 | Bedroom 1 | 3.0 | 2.75 | 109% | 10.5 | 11.5 | 91% |
| | | | | Bedroom 2 | 2.2 | 2.15 | 102% | 7.1 | 7.5 | 95% |
| | | | | Bedroom 3 | 2.4 | 2.55 | 94% | 9.7 | 11.5 | 84% |
| Development 2: Land at Tabley Lane, Parcel B (Planning Ref: 06/2021/0794) (Parish: Woodplumpton / Ward: Preston Rural North) | | | | | | | | | | |
| 54 | 50 | 108% | 30% min. Of 22no: 7 | Bedroom 1 | 2.7 | 2.75 | 98% | 13.0 | 11.5 | 113% |
| 101.5 | 93 | 109% | 30% min. of 20no: 6 | Bedroom 1 | 2.6 | 2.75 | 94% | 12.6 | 11.5 | 109% |
| | | | | Bedroom 2 | 3.2 | 2.55 | 125% | 11.8 | 11.5 | 103% |
| | | | | Bedroom 3 | 2.1 | 2.15 | 98% | 7.7 | 7.5 | 103% |

Table 22: 2022 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 |
|--|-------------------|---------------------------------|--------------------------|-----------|---------------|--------------------|---|--------------------|--------------------------|--|
| Development 1: Ingol Golf and Squash Club, Tanterton Hall Road, PR2 7BY (Planning Ref: 06/2022/0779) (Parish: Ingol and Tanterton / Ward: Cadley) | | | | | | | | | | |
| 60.4 | 79 | 76% | 18 | Bedroom 1 | 2.7 | 2.75 | 98% | 10.0 | 11.5 | 87% |
| | | | | Bedroom 2 | 2.7 | 2.55 | 106% | 10.0 | 11.5 | 87% |
| 75.1 | 93 | 81% | 24 | Bedroom 1 | 3.1 | 2.75 | 113% | 11.12 | 11.5 | 97% |
| | | | | Bedroom 2 | 2.16 | 2.55 | 85% | 6.5 | 11.5 | 56% |

| | | | | | | | | | | |
|--|----|------|----|-----------|-----|------|------|-------|------|------|
| | | | | Bedroom 3 | 2.3 | 2.15 | 107% | 4.6 | 7.5 | 61% |
| 78.4 | 84 | 93% | 4 | Bedroom 1 | 3.2 | 2.75 | 116% | 9.8 | 11.5 | 85% |
| | | | | Bedroom 2 | 2.7 | 2.15 | 125% | 8.2 | 7.5 | 109% |
| | | | | Bedroom 3 | 2.0 | 2.15 | 93% | 5.7 | 7.5 | 76% |
| Development 2: Land off Riversway and west of Dodney Drive, Lea (Planning Ref: 06/2022/1177) (Parish: Lea and Cottam / Ward: Lea and Larches) | | | | | | | | | | |
| 61.0 | 61 | 100% | 7 | Bedroom 1 | 2.8 | 2.75 | 102% | 11.67 | 11.5 | 101% |
| | | | | Bedroom 2 | 2.3 | 2.15 | 107% | 9.0 | 7.5 | 120% |
| 61.0 | 61 | 100% | 7 | Bedroom 1 | 2.8 | 2.75 | 102% | 15.0 | 11.5 | 130% |
| | | | | Bedroom 2 | 2.3 | 2.15 | 107% | 11.5 | 7.5 | 153% |
| 68.06 | 79 | 86% | 28 | Bedroom 1 | 5.2 | 2.75 | 189% | 13.0 | 11.5 | 113% |
| | | | | Bedroom 2 | 2.0 | 2.55 | 78% | 10.3 | 11.5 | 89% |
| 82.21 | 93 | 88% | 2 | Bedroom 1 | 2.4 | 2.75 | 87% | 13.3 | 11.5 | 116% |
| | | | | Bedroom 2 | 2.7 | 2.55 | 106% | 9.1 | 11.5 | 79% |
| | | | | Bedroom 3 | 2.0 | 2.15 | 93% | 7.7 | 7.5 | 103% |
| 68.06 | 79 | 86% | 8 | Bedroom 1 | 3.0 | 2.75 | 109% | 12.0 | 11.5 | 104% |
| | | | | Bedroom 2 | 2.1 | 2.55 | 82% | 10.5 | 11.5 | 91% |
| 82.21 | 93 | 88% | 17 | Bedroom 1 | 2.5 | 2.75 | 91% | 10.6 | 11.5 | 92% |
| | | | | Bedroom 2 | 2.1 | 2.55 | 82% | 11.0 | 11.5 | 96% |
| | | | | Bedroom 3 | 2.4 | 2.15 | 112% | 7.7 | 7.5 | 103% |

Table 23: 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 |
|---|-------------------|---------------------------------|--------------------------|-----------|---------------|--------------------|---|--------------------|--------------------------|--|
| Development 1: Land to east of Sidgreaves Lane, PR4 0RS (Planning Ref: 06/2023/0830) (Parish: Lea and Cottam / Ward: Ingol and Cottam) | | | | | | | | | | |
| 70 | 70 | 100% | 35 | Bedroom 1 | 3.3 | 2.75 | 120% | 12.7 | 11.5 | 110% |
| | | | | Bedroom 2 | 2.2 | 2.15 | 102% | 10.0 | 7.5 | 133% |
| 84 | 84 | 100% | 25 | Bedroom 1 | 2.8 | 2.75 | 102% | 11.4 | 11.5 | 99% |

| | | | | | | | | | | |
|-----|----|------|---|-----------|-----|------|------|------|------|------|
| | | | | Bedroom 2 | 2.3 | 2.15 | 107% | 9.9 | 7.5 | 132% |
| | | | | Bedroom 3 | 2.6 | 2.15 | 121% | 7.6 | 7.5 | 101% |
| 114 | 97 | 117% | 4 | Bedroom 1 | 3.0 | 2.75 | 109% | 11.5 | 11.5 | 100% |
| | | | | Bedroom 2 | 2.7 | 2.15 | 125% | 9.8 | 7.5 | 131% |
| | | | | Bedroom 3 | 2.4 | 2.15 | 112% | 7.5 | 7.5 | 100% |
| | | | | Bedroom 4 | 2.2 | 2.15 | 102% | 7.8 | 7.5 | 104% |

Table 24: 2024 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 |
|---|----------------------|---------------------------------|--------------------------|-----------|---------------|--------------------|---|--------------------|--------------------------|--|
| Development 1: Land south of Bartle Lane – Phase 3 of The Paddocks (Planning Ref: 06/2024/0990) (Parish: Woodplumpton / Ward: Preston Rural North) | | | | | | | | | | |
| First Floor: 63.82 | First Floor: 61sq.m. | First Floor: 105% | 18 | Bedroom 1 | 3.2 | 2.75 | 116% | 13.0 | 11.5 | 113% |
| | | | | Bedroom 2 | 3.0 | 2.15 | 139% | 7.7 | 7.5 | 103% |
| 70.40 | 70 | 100% | 56 | Bedroom 1 | 3.19 | 2.75 | 116% | 11.8 | 11.5 | 103% |
| | | | | Bedroom 2 | 3.96 | 2.15 | 184% | 11.5 | 7.5 | 153% |