Nationally Described Space Standards Study

August 2017

milton keynes council

1.Introduction

1.1.   In 2015, the UK Government created the Nationally Described Space Standard (NDSS) as a supporting document to the national Planning Practice Guidance for Local Planning Authorities to use where it is deemed necessary and viable. The purpose of this study is to examine whether it is necessary for the NDSS to be applied within Milton Keynes.

2. Background

2.1.   In 2014, the Government undertook the Housing Standards Review[1] to appraise how local and national standards were being applied to new dwellings within England within the planning system. The review looked at practices relating to accessibility, internal space, security, water efficiency, energy efficiency, the indoor environment (primarily overheating) and materials and consulted on streamlining the use of standards via a single set of national standards, importing new standards into Building Regulations or a hybrid approach.

2.2.   Subsequent to the review, the Written Ministerial Statement in March 2015[2] (WMS March 2015) set out the resultant changes to the planning policy and building regulations regimes, consisting of new Technical Standards incorporated into the national Planning Practice Guidance (PPG) and change to the Building Regulations Approved Documents. These set out the new national approach to standards for accessibility, water, internal space, security and energy and precluded to the use of local standards following a transitional phase. No changes were made in regards to materials or indoor environments.

2.3.   Standards for internal space were set out within the 'Technical housing standards – nationally described space standard' document which was published in March 2015, and is referred to in this report as the NDSS.

2.4.   The NDSS sets out minimum requirements for:

- Gross Internal Area (GIA) for each dwelling type (combination of bedpsaces and number of storeys);
- Bedroom types in dwellings with two or more bed spaces;
- Floor space of each bedroom type;
- Widths of each bedroom type;
- Floor to ceiling height;
- Headroom; and
- Storage

2.5.   At the time of the Housing Standards Review, Milton Keynes Council did not have any local standards on the internal space of new dwellings with the exception of Housing Quality Indicators that are required as part of affordable housing delivered under the Homes and Community Agencies' funding programmes in the borough.

2.6.   In order to use the NDSS at the local level, a Local Planning Authority (LPA) must have a local plan policy requiring it. To adopt such a policy (and to apply it via planning conditions), the LPA has to demonstrate there is a clear

---

[1] https://www.gov.uk/government/consultations/housing-standards-review-consultation
[2] https://www.gov.uk/government/speeches/planning-update-march-2015

evidenced need for the NDSS to be applied locally and consider the impact upon viability within a Local Plan viability assessment.

2.7. The quality of housing recently delivered in the borough represents a strong indicator of whether there is a need for the NDSS to be applied locally, since the delivery of new homes indicates the market trends and how the house building industry are shaping it. Therefore the Council has examined a number of developments recently granted permission to measure how they perform against the main criteria within the NDSS: Gross Internal Area, bedroom floorspace and bedroom widths.

3. Methodology

3.1.   A structured sample of 256 dwellings from 16 schemes was used to measure:

- Gross Internal Floor Area (GIA)
- Bedroom floorspace
- Bedroom width

3.2.   The sample was structured so that it comprised of a proportional mix of newly built dwelling type and size, as set out in Table 1 below:

Table 1 Sample structure

Sample size by Form	
New build	256
Sample size by Type	
Flat	108
House (1 storey)	1
House (2 storey)	108
House (3 storey)	39
Total	
Sample size of houses/flat	256
2 Bed house	22
3 bed house	53
4 bed house	66
5 bed house	7
1 bed flat	43
2 bed flat	65

3.3.   Sample schemes were selected to provide a representative picture of current and future development patterns within the Council's administrative area.

3.4.   Floor plans from the planning applications were used to measure the GIA, bedroom floor space and bedroom widths.

3.5.   Three different measurements were taken, firstly the width of each bedroom, secondly the area of each bedroom and finally the GIA of the dwelling. Interpreting which is the 'width' of a bedroom was important to ensure consistent and comparable results. The NDSS does not set criteria for interpreting bedroom 'width'. As such, this study used the smallest bedroom dimension as the width. This was chosen as it was decided it reflected the aim and purpose of the standards to prevent long and narrow bedrooms being provided in new dwellings. Importantly, the storage area was not measured for every site, nor was ceiling height.

3.6. Larger sites included more than one type of dwelling; this gave a better awareness of the current practice and allowed for the comparison of different sized dwellings within a single scheme.

3.7. Any difference between the measured dimension and the dimension set out in the NDSS was expressed as a percentage above or below the NDSS dimension. For example, if the measured GIA for a 3 bed, 4 person, 2 storey dwelling was 65m^2, this would be expressed as -12% below the required 74m^2 set out in the NDSS for that type of dwelling

Defining need

3.8. National planning policy and guidance does not offer detailed criteria on what would constitute evidence of need to support the adoption and use of the NDSS. In the absence of such guidance, the Council has adopted the approach set out below.

3.9. Performance against the NDSS requirements were broken down into four categories:

1. More than 10% below the requirement
2. Within 10% below the requirement
3. On or within 10% above the requirement; and
4. More than 10% above the requirement

3.10. A measurement that is 10% below a NDSS requirement is considered to be significantly out of step with the national policy objective of delivering high quality development that supports a high quality of life as expressed in the NDSS. Measurements between 0-10% below are considered to be less significant, but still represent development that risks failing to meet the objectives set out in national planning policy and guidance. Measurements above the NDSS indicate that dwellings with good internal space are being delivered by the market, and therefore act as a caution against adopting the NDSS.

3.11. The results of the analysis, expressed using the approach set out above, have been evaluated to determine performance across the entire sample but also to determine how certain dwelling types/sizes are performing against the NDSS, particularly those that will constitute the bulk of housing supply over the plan period. Whilst the majority of the housing supply over the plan period in Milton Keynes is already committed, there are still opportunities to address failings of the market (in regards to performance against the NDSS) via the additional housing set to come forward within Plan:MK.

4. Analysis and Results

4.1.   The full results of the analysis are set out in Appendix A.

4.2.   In total, 51% of dwellings were below the NDSS for Gross Internal Area (GIA), with 13% more than 10% below the NDSS.

4.3.   Of the 673 bedrooms measured, 46% fell below the national standards for bedroom floorspace, with 27% more than 10% below the NDSS. In general, the primary double bedroom tends to comply, but it is the 'secondary' bedrooms that fall below the standard. However, a large proportion of bedrooms (54%) did comply with the standard.

4.4.   In terms of bedroom width, 84% were on or above the national target for bedroom width. Whilst 16% were below the target, only 3% of these were below the target by more than 10%.

4.5.   The sample overall showed that many of the new build development fell short of the housing space standards, in particular the Gross Internal Area and Bedroom Floorspace. Bedroom width showed the greatest compliance, with 565 bedrooms out of the 673 measured achieving the target and only 17 fell below the target by over 10%. Figures 1-3 show the breakdown between the three categories.

Gross Internal Area

Below target by more than 10% (13%)

More than 10% above the requirement (24%)

Between 1-10% below target (38%)

On or within 10% above the requirement (25%)
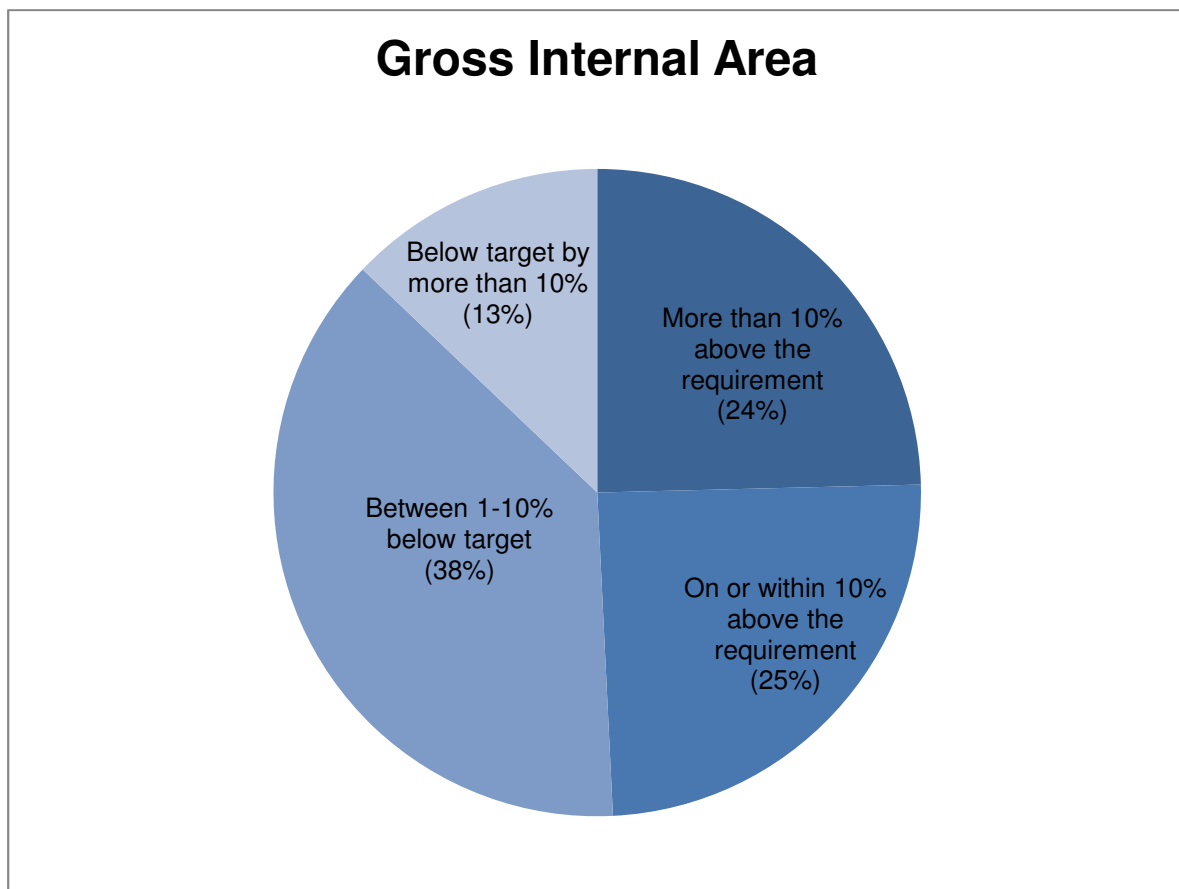
Figure 1. GIA broken down into the four categories, showing the percentage.

Bedroom Floorspace

More than 10% above the requirement (26%)

On or within 10% above the requirement (28%)

Below target but within 10% allowance (19%)

Below target by over 10% (27%)
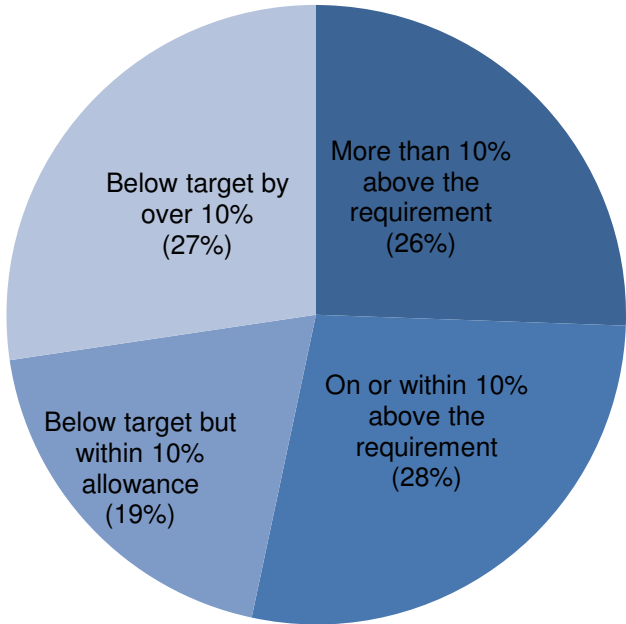
Figure 2. Bedroom floorspace broken down into the four categories, showing the percentage.

Bedroom Width

Below target by over 10% 3%

More than 10% above the requirement (58%)

On or within 10% above the requirement (26%)

Below target but within 10% allowance (13%)
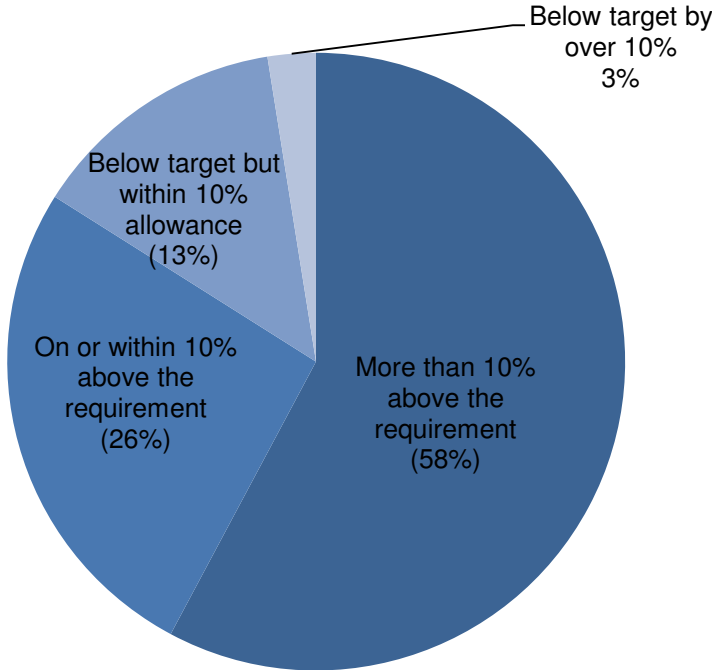
Figure 3. Bedroom width broken down into the four categories, showing the percentage.

4.6. Main bedrooms tended to be the closest to the target, mostly with bedroom width and floorspace often being on or near to the desired target of 2.75m and 11.5m^2, secondary bedrooms tended to fall short of the target, with the third bedroom of a 3b5p development consistently being dramatically under. It was clear that in a 3b5p development, the third bedroom had been created from shrinking the second bedroom. 75.47% of all three bedroomed houses did not achieve the GIA target and 66.67% of bedrooms did not meet the floorspace requirement.

4.7. Flats tended to fall short for GIA and bedroom floor space with more than half (56.48%) of flats and 36.42% of bedrooms not achieving the requirements. This is likely due to the squeezed nature of flat developments and the desire for a living space/bedroom balance.

4.8. Two bedroomed houses performed worst in terms of overall GIA with 81.82% of homes falling below the GIA standard.

4.9. Four bedroom houses showed the greatest compliance with the standards, although some still fell short in GIA. Commonly, the forth single bedroom or smallest other double bedroom did not meet the GIA targets. Bedroom width showed the highest compliance generally across the board.

4.10. Although some may fall short, some larger more 'high-end' developments met or exceeded the targets. All five bedroom houses measured more than 10% above the GIA standard although almost half (45.71%) of bedrooms fell below the floorspace standard size. There was also no clear distinction from market and social dwellings with regard to size.

4.11. There was no evidence to suggest that storey height influences compliance with the standards. Whilst three bedroom three storey houses performed better than two storey three bedroom houses, two storey four bedroom houses achieved greater compliance than three storey four bedroom houses.

4.12. The summary from new build development schemes is that most if not all fell short of one NDSS requirement.

4.13. The Milton Keynes Strategic Housing Market Assessment (SHMA), February 2017 forms a key part of the evidence base for the preparation of Plan:MK, covering the period 2016-2031. Figure 63 identifies the need for market housing and affordable housing of different types (in terms of flats and houses) and sizes (in terms of number of bedrooms). Overall, most of the market housing need is for housing (18,000 dwellings over the 15-year period) with a need for 300 flats also identified (around 1.6%). The need for affordable housing is also predominantly for housing (around 6,700 dwellings) with a need for around 1,500 flats (around 18%).

4.14. The overall housing need is dominated by 2 and 3 bedroom houses, representing 18,300 houses (around 69% of total market need and around 71% of the overall affordable housing need). However, evidence obtained

from the NDSS study confirms that these size homes are the worst performing in terms of meeting the standards. Figures 4-9 below illustrate that 81% of 2 bedroomed houses surveyed did not meet the standards in terms of GIA and 52% were below target for bedroom floorspace. 3 bedroomed houses performed similarly poorly with 64% not achieving the standard for GIA and 67% not achieving the target for bedroom floorspace. In line with the overall study results, bedroom width generally met or exceeded the standard with 13% of 2 bedroomed houses and 19% of 3 bedroomed houses not meeting the requirement.

Gross Internal Area - 2 bed house

- On or within 10% above the requirement (5%)
- More than 10% above the requirement (14%)
- Below target by over 10% (36%)
- Below target but within 10% allowance (45%)
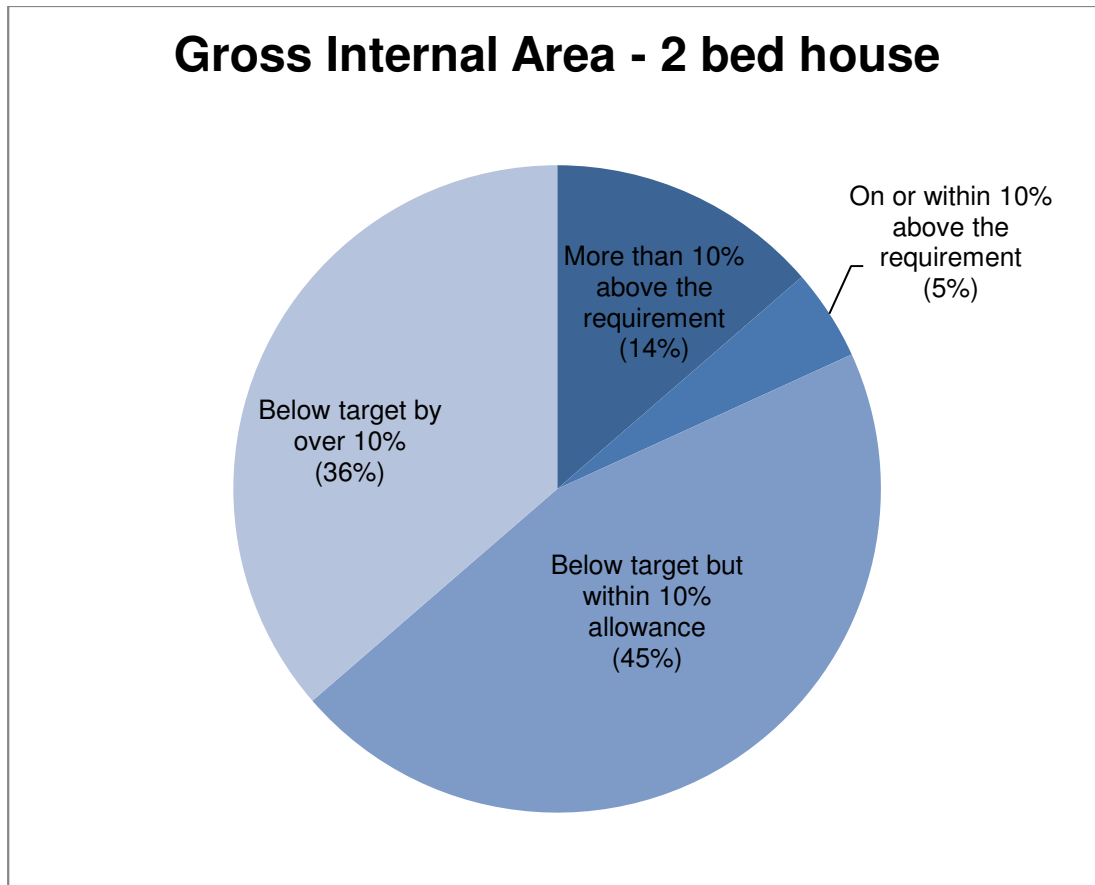
Figure 4. GIA of 2 bedroom houses broken down into the four categories, showing the percentage.

Bedroom Floorspace - 2 bed house

More than 10% above the requirement (23%)

On or within 10% above the requirement (25%)

Below target but within 10% allowance (23%)

Below target by over 10% (29%)
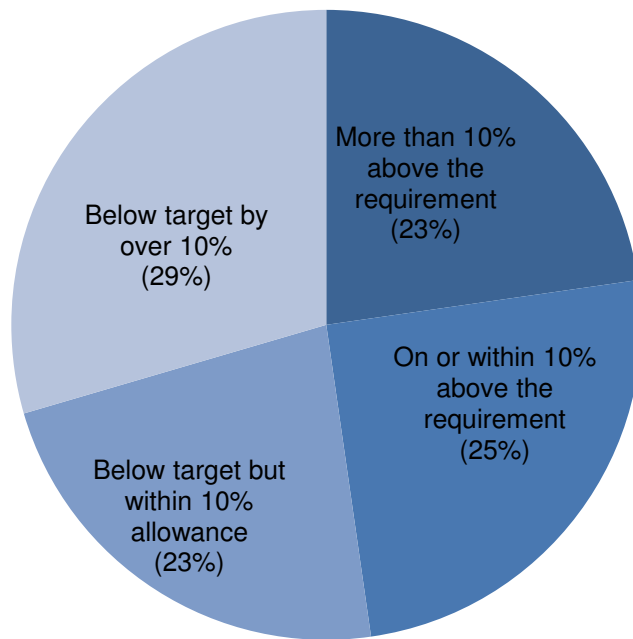
Figure 5. Bedroom floorspace of 2 bedroom houses broken down into the four categories, showing the percentage.

Bedroom Width - 2 bed house

Below target by over 10% (2%)

Below target but within 10% allowance (11%)

On or within 10% above the requirement (32%)

More than 10% above the requirement (55%)
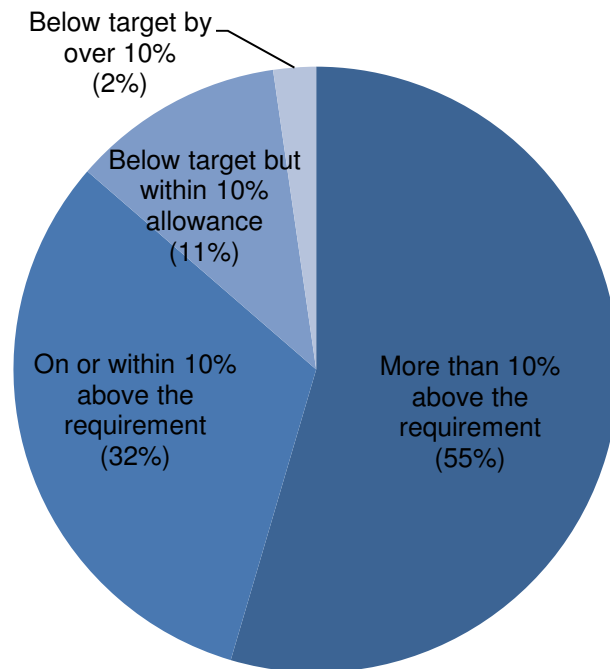
Figure 6. Bedroom width of 2 bedroom houses broken down into the four categories, showing the percentage.

Gross Internal Area - 3 bed house
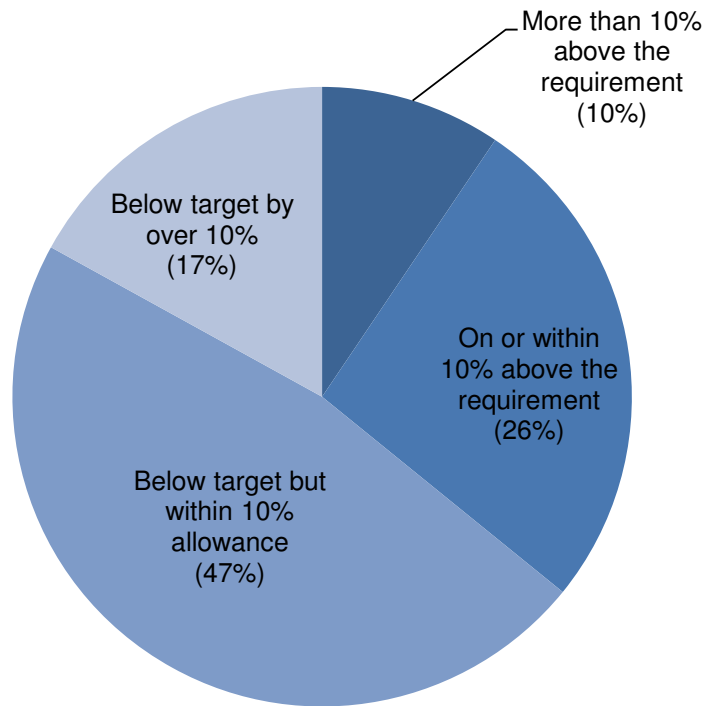
Figure 7. GIA of 3 bedroom houses broken down into the four categories, showing the percentage.

Bedroom Floorspace 3 bed house
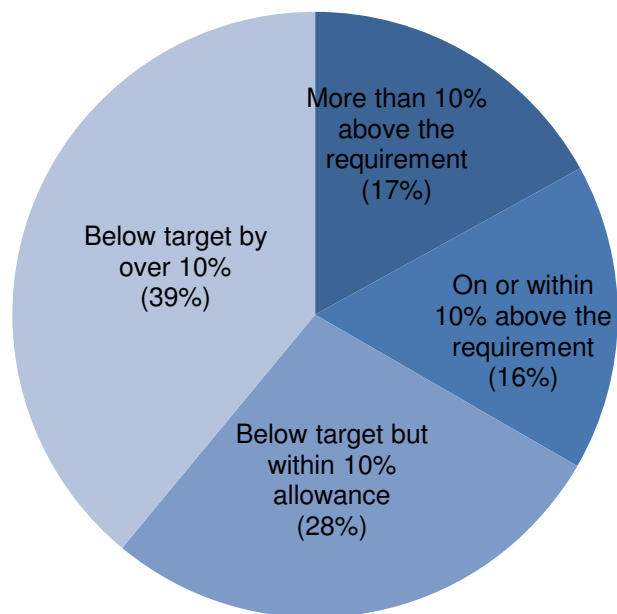
Figure 8. Bedroom floorspace of 3 bedroom houses broken down into the four categories, showing the percentage.

Bedroom Width - 3 bed house

Below target by over 10% (3%)

Below target but within 10% allowance (16%)

On or within 10% above the requirement (26%)

More than 10% above the requirement (55%)
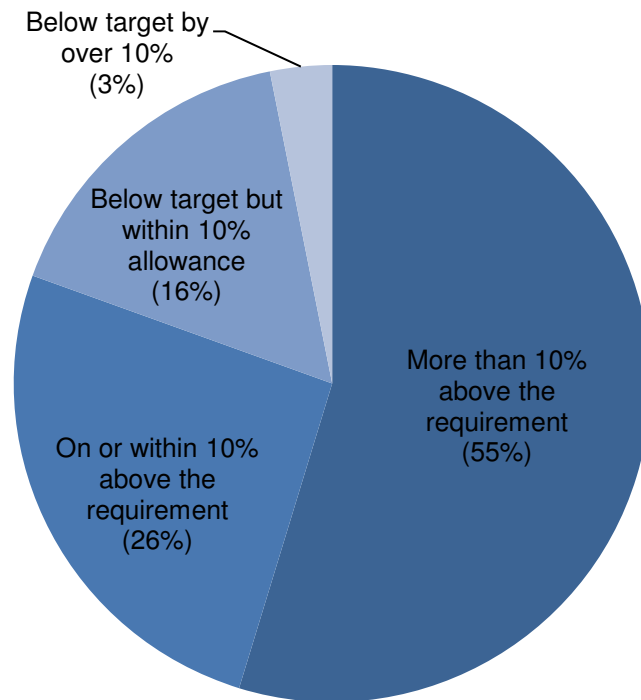
Figure 9. Bedroom width of 3 bedroom houses broken down into the four categories, showing the percentage.

4.15. Similarly, 2 bedroom flats also represent a significant proportion (900 dwellings) of the overall housing need as highlighted in the SHMA although in terms of satisfying the NDSS standards perform consistently poorly. 48% of 2 bedroom flats did not meet the GIA standards and 35% did not achieve the bedroom floorspace target.

Appendix 1

Scheme no.	Site Location	Ward	Description	Total Units	Site Area (ha)	House Type	Storey Height	No. of bedrooms	No. of persons	Gross Internal Area (sqm)	Target GIA (sqm)	% difference	Bedroom (Single/ Double)	Bedroom Width	Target width	% Difference	Bedroom floorspace (sqm)	Target floorspace (sqm)	% Difference
1	Blind Pond, Bow Brickhill	Danesborough and Walton	Demolition of existing industrial buildings and construction of x 24 dwellings with associated parking, highways and garages	24	0.9	Cranford	2 storey	2	4	68.8	79	-12.91%	Largest Double	3.3	2.75	20.00%	14.2	11.5	0.00%
							2 storey	2	4				Other Double	2.6	2.55	1.96%	10.32	11.5	-10.26%
						Elston	2 storey	3	5	85.68	93	-7.87%	Largest Double	2.8	2.75	1.82%	12.88	11.5	12.00%
							2 storey	3	5				Other Double	2.8	2.55	9.80%	10.36	11.5	-9.91%
							2 storey	3	5				Single	2.2	2.15	2.33%	6.16	7.5	-17.87%
						Dalton	2 storey	3	5	84.8	93	-8.82%	Largest Double	3	2.75	9.09%	10.35	11.5	-10.00%
							2 storey	3	5				Other Double	3	2.55	17.65%	9.3	11.5	-19.13%
							2 storey	3	5				Single	2.1	2.15	-2.33%	5.25	7.5	-30.00%
						Hamilton	2 storey	3	5	85.17	93	-8.42%	Largest Double	2.8	2.75	1.82%	8.4	11.5	-26.96%
							2 storey	3	5				Other Double	2.8	2.55	9.80%	9.17	11.5	-20.26%
							2 storey	3	5				Single	2.2	2.15	2.33%	6.16	7.5	-17.87%
						Tetbury	2 storey	4	7	134.24	115	16.73%	Largest Double	3.6	2.75	30.91%	14.93	11.5	29.83%
							2 storey	4	7				Other Double	2.9	2.55	13.73%	10.73	11.5	-6.70%
							2 storey	4	7				Other Double	2.7	2.55	5.88%	9.3	11.5	-19.13%
							2 storey	4	7				Single	1.9	2.15	-11.63%	5.51	7.5	-26.53%
						Durham	2 storey	5	8	159.72	128	24.78%	Largest Double	4.15	2.75	50.91%	16.88	11.5	46.78%
							2 storey	5	8				Other Double	3.9	2.55	52.94%	12.78	11.5	11.13%
							2 storey	5	8				Other Double	3	2.55	17.65%	12.16	11.5	5.74%
							2 storey	5	8				Single	2.15	2.15	0.00%	6.45	7.5	-14.00%
							2 storey	5	8				Single	1.9	2.15	-11.63%	5.985	7.5	-20.20%
2	Tickford Street, Newport Pagnell	Newport Pagnell South	Erection of 86 residential dwellings with access from Tickford Street, associated car parking and landscaping, construction of a 72 space car park to serve the adjacent Aston Martin building and change of use of three existing frontage buildings from Sui Generis to use	86	2.3	Plots 1 - 6	flat	2	3	62.78	61	2.92%	Largest Double	3.5	2.75	27.27%	13.81	11.5	20.09%
							flat	2	3				Single	2.3	2.15	6.98%	9.27	7.5	23.60%
						Plots 7 - 18	flat	1	2	49.42	39	26.72%	Largest Double	4.1	2.75	49.09%	16.38	11.5	42.43%
						Brunswick	2 storey	3	5	83.3	93	-10.43%	Largest Double	3.1	2.75	12.73%	10.47	11.5	-8.96%
							2 storey	3	5				Other Double	2.2	2.55	-13.73%	8.41	11.5	-26.87%
							2 storey	3	5				Single	2.1	2.15	-2.33%	5.88	7.5	-21.60%
						Cadogan	2 storey	2	4	70.84	79	-10.33%	Largest Double	3.2	2.75	16.36%	10.88	11.5	-5.39%
							2 storey	2	4				Other Double	2.7	2.55	5.88%	11.88	11.5	3.30%
						Cadogan Grand	2 storey	3	5	90.16	93	-3.05%	Largest Double	3.2	2.75	16.36%	12.66	11.5	10.09%
							2 storey	3	5				Other Double	2.7	2.55	5.88%	8.64	11.5	-24.87%
							2 storey	3	5				Single	2.3	2.15	6.98%	6.21	7.5	-17.20%
						Montpellier	3 storey	4	8	131.67	130	1.28%	Largest Double	4.6	2.75	67.27%	19.28	11.5	67.65%
							3 storey	4	8				Other Double	2.79	2.55	9.41%	12.11	11.5	5.30%
							3 storey	4	8				Other Double	3.12	2.55	22.35%	9.52	11.5	-17.22%
							3 storey	4	8				Other Double	2.83	2.55	10.98%	8.93	11.5	-22.35%
							3 storey	4	7				Largest Double	3.63	2.75	32.00%	17.09	11.5	48.61%

			class B1 and/or D1 use and all other ancillary and enabling works			Wellington	3 storey	4	7	103.71	121	-14.29%	Other Double	2.62	2.55	2.75%	10.8	11.5	-6.09%
							3 storey	4	7				Other Double	2.62	2.55	2.75%	8.8	11.5	-23.48%
							3 storey	4	7				Single	1.94	2.15	-9.77%	5.99	7.5	-20.13%
							2 storey	4	6				Largest Double	3.17	2.75	15.27%	14.86	11.5	29.22%

						Name	Storey					%	Type			%			%
		29.22%				Fitz	2 storey	4	6	97.42	106	-8.09%	Other Double	3.78	2.55	48.24%	14.86	11.5	29.22%
							2 storey	4	6				Single	2.51	2.15	16.74%	13.96	7.5	86.13%
		86.13%					2 storey	4	6				Single	2.51	2.15	16.74%	9.01	7.5	20.13%
						Brunswick	2 storey	3	5	84.26	93	-9.40%	Largest Double	3.1	2.75	12.73%	10.13	11.5	-11.91%
							2 storey	3	5				Other Double	2.69	2.55	5.49%	8.56	11.5	-25.57%
							2 storey	3	5				Single	2.13	2.15	-0.93%	5.96	7.5	-20.53%
						Stour	2 storey	3	4	75.1	93	-19.25%	Largest Double	2.6	2.75	-5.45%	10.68	11.5	-7.13%
							2 storey	3	4				Other Double	2.5	2.55	-1.96%	8.89	11.5	-22.70%
							2 storey	3	4				Single	2.28	2.15	6.05%	5.68	7.5	-24.27%
						Avon	2 storey	2	4	63.12	79	-20.10%	Largest Double	3.34	2.75	21.45%	11.38	11.5	-1.04%
							2 storey	2	4				Other Double	2.52	2.55	-1.18%	8.55	11.5	-25.65%
		-7.91%				Type A	2 storey	3	5	90.9	86	5.70%	Largest Double	3.04	2.75	10.55%	12.41	11.5	7.91%
							2 storey	3	5				Other Double	3.04	2.55	19.22%	10.73	11.5	-6.70%
							2 storey	3	5				Single	1.97	2.15	-8.37%	6.13	7.5	-18.27%
						Type E	2 storey	4	7	123.74	115	7.60%	Largest Double	3.39	2.75	23.27%	13.09	11.5	13.83%
							2 storey	4	7				Other Double	3.22	2.55	26.27%	12.32	11.5	7.13%
							2 storey	4	7				Other Double	2.92	2.55	14.51%	10.1	11.5	-12.17%
		-4.93%					2 storey	4	7				single	1.92	2.15	-10.70%	7.13	7.5	-4.93%

#	Address	Area	Description	No.	Density	House Type	Storey			m²	Std	%	Room	W	Std W	%	Area	Std	%
3	Lilleshall Avenue, Monkston	Monkston	The erection of 24 new dwellings including roads, landscaping and associated works.	24	0.77	Type K	2 storey	4	7	160.12	115	39.23%	Largest Double	3.93	2.75	42.91%	16.59	11.5	44.26%
							2 storey	4	7				Other Double	3.44	2.55	34.90%	13.12	11.5	14.09%
							2 storey	4	7				Other Double	2.76	2.55	8.24%	11.26	11.5	-2.09%
							2 storey	4	7				Single	2.42	2.15	12.56%	9.18	7.5	22.40%
						Type L3	3 storey	3	6	103.24	108	-4.41%	Largest Double	4.57	2.75	66.18%	16.31	11.5	41.83%
							3 storey	3	6				Other Double	3.09	2.55	21.18%	14.18	11.5	23.30%
							3 storey	3	6				Other Double	2.8	2.55	9.80%	11.19	11.5	-2.70%
						Type HA1	2 storey	3	4	82.3	84	-2.02%	Largest Double	2.75	2.75	0.00%	11.29	11.5	-1.83%
							2 storey	3	4				Single	2.59	2.15	20.47%	10.89	11.5	-5.30%
							2 storey	3	4				Single	2.28	2.15	6.05%	7.39	11.5	-35.74%
						HAF10A (GF)	flat	1	2	59.36	50	18.72%	Largest Double	3.21	2.75	16.73%	18.14	11.5	57.74%
						HAF10A (FF)	flat	1	2	65.87	50	31.74%	Largest Double	3.42	2.75	24.36%	20.53	11.5	78.52%
						HAF10 (GF)	flat	1	2	61.59	50	23.18%	Largest Double	3.18	2.75	15.64%	11.68	11.5	1.57%
						HAF10 (FF)	flat	1	2	65.87	50	31.74%	Largest Double	3.47	2.75	26.18%	12.72	11.5	10.61%
4	Penn Road, Fenny Stratford	Bletchley East	Erection of 39 dwellings, access, parking, amenity space and associated works	39	1.3	Type 3B Semi Side	2 storey	3	5	88.54	93	-4.80%	Largest Double	3.24	2.75	17.82%	12.23	11.5	6.35%
							2 storey	3	5				Other Double	2.69	2.55	5.49%	8.99	11.5	-21.83%
							2 storey	3	5				Single	2.05	2.15	-4.65%	6.96	7.5	-7.20%
						Type A4-2B Semi	2 storey	2	3	69.88	70	-0.17%	Largest Double	2.96	2.75	7.64%	12.66	11.5	10.09%
							2 storey	2	3				Single	2.08	2.15	-3.26%	7.07	7.5	-5.73%
						Type 3B Semi	2 storey	3	5	88.44	93	-4.90%	Largest Double	3.36	2.75	22.18%	11.27	11.5	-2.00%
							2 storey	3	5				Other Double	3	2.55	17.65%	10.44	11.5	-9.22%
							2 storey	3	5				Single	2.07	2.15	-3.72%	7.66	7.5	2.13%
						Type 2B Affordable Semi	2 storey	2	4	71.4	79	-9.62%	Largest Double	3.5	2.75	27.27%	13.48	11.5	17.22%
							2 storey	2	4				Other Double	2.57	2.55	0.78%	12.44	11.5	8.17%
						Type 3B Affordable Semi (side)	2 storey	3	5	92.42	93	-0.62%	Largest Double	3.89	2.75	41.45%	17.92	11.5	55.83%
							2 storey	3	5				Other Double	2.45	2.55	-3.92%	9.04	11.5	-21.39%
							2 storey	3	5				Single	2.03	2.15	-5.58%	7.42	7.5	-1.07%
						Type 3B Affordable Semi	2 storey	3	5	87.66	93	-5.74%	Largest Double	2.83	2.75	2.91%	14.73	11.5	28.09%
							2 storey	3	5				Other Double	3	2.55	17.65%	10.17	11.5	-11.57%
							2 storey	3	5				Single	2.07	2.15	-3.72%	7.62	7.5	1.60%
						Type 3B Detached (side)	2 storey	3	5	89.36	93	-3.91%	Largest Double	3.2	2.75	16.36%	12.23	11.5	6.35%
							2 storey	3	5				Other Double	2.67	2.55	4.71%	8.99	11.5	-21.83%
							2 storey	3	5				Single	2.07	2.15	-3.72%	6.96	7.5	-7.20%
						Type 4B LP2	2 storey	4	8	143.66	124	15.85%	Largest Double	3.65	2.75	32.73%	16.29	11.5	41.65%
							2 storey	4	8				Other Double	3.34	2.55	30.98%	12.23	11.5	6.35%

Ref	Address	Location	Units	Density	Description	Unit Type	Type	No.1	No.2	Area	Min	Area %	Room	Dim 1	Dim 2	Dim %	Area 2	Min 2	Area2 %
						Type 4B LP2				145.00	124								
							2 storey	4	8				Other Double	3.1	2.55	21.57%	11.27	11.5	-2.00%
							2 storey	4	8				Other Double	3.24	2.55	27.06%	10.88	11.5	-5.39%
						Type 4B LP3	2 storey	4	7	161.3	115	40.26%	Largest Double	3.61	2.75	31.27%	21.03	11.5	82.87%
							2 storey	4	7				Other Double	3.61	2.55	41.57%	15.51	11.5	34.87%
							2 storey	4	7				Other Double	2.65	2.55	3.92%	12.15	11.5	5.65%
							2 storey	4	7				Single	2.97	2.15	38.14%	7.8	7.5	4.00%
						Type 4B LP1	2 storey	4	7	142.7	115	24.09%	Largest Double	3.98	2.75	44.73%	15.69	11.5	36.43%
							2 storey	4	7				Other Double	3.36	2.55	31.76%	12.43	11.5	8.09%
							2 storey	4	7				Other Double	3.42	2.55	34.12%	13.18	11.5	14.61%
							2 storey	4	7				Single	2.72	2.15	26.51%	8.16	7.5	8.80%
5	– Silbury Boulevard, CMK (PRS)	Central Milton Keynes	139	0.3	Demolition of the two existing buildings and the erection of one building of up to seven storeys in height comprising commercial floorspace (Use Class A1, A2, A3, A4, A5, B1 or D1) ancillary uses at ground floor; and 139 residential apartments (Use Class C3) on upper floors; together with landscaped gardens, off road car and cycle parking, and associated works	Type 1	Flat	2	4	64.87	70	-7.33%	Largest Double	2.95	2.75	7.27%	15.47	11.5	34.52%
							Flat	2	4				Other Double	2.68	2.55	5.10%	10.83	11.5	-5.83%
						Type 2	Flat	1	2	42.04	50	-15.92%	Largest Double	2.93	2.75	6.55%	13.52	11.5	17.57%
						Type 3	flat	2	3	65.89	70	-5.87%	Largest Double	2.65	2.75	-3.64%	13.78	11.5	19.83%
							Flat	2	3				Single	2.55	2.15	18.60%	13.84	7.5	84.53%
						Type 4	flat	1	2	42.49	50	-15.02%	Largest Double	2.73	2.75	-0.73%	12.96	11.5	12.70%
						Type 5	flat	1	2	44.17	50	-11.66%	Largest Double	2.73	2.75	-0.73%	13.66	11.5	18.78%
						Type 5A	flat	1	2	42.71	50	-14.58%	Largest Double	2.73	2.75	-0.73%	14.34	11.5	24.70%
						Type 6	Flat	2	4	71.45	70	2.07%	Largest Double	2.94	2.75	6.91%	15.44	11.5	34.26%
							Flat	2	4				Other Double	2.43	2.55	-4.71%	12.29	11.5	6.87%
						Type 7	Flat	2	3	65.43	61	7.26%	Largest Double	2.66	2.75	-3.27%	13.24	11.5	15.13%
							Flat	2	3				Single	2.53	2.15	17.67%	13.86	7.5	84.80%
						Type 6A	Flat	2	4	75.71	70	8.16%	Largest Double	3.45	2.75	25.45%	14.89	11.5	29.48%
							Flat	2	4				Other Double	2.7	2.55	5.88%	13.31	11.5	15.74%
						Type 4A	Flat	1	2	39.64	50	-20.72%	Largest Double	2.73	2.75	-0.73%	11.59	11.5	0.78%
						Type 4B	Flat	1	2	43.75	50	-12.50%	Largest Double	2.72	2.75	-1.09%	11.57	11.5	0.61%
						Type 9	Flat	2	3	54.19	61	-11.16%	Largest Double	2.66	2.75	-3.27%	11.21	11.5	-2.52%
							Flat	2	3				Single	2.55	2.15	18.60%	7.72	7.5	2.93%
						Type 5B	Flat	1	2	41.32	50	-17.36%	Largest Double	2.69	2.75	-2.18%	12.28	11.5	6.78%
						Type 8	Flat	2	3	61.46	61	0.75%	Largest Double	2.72	2.75	-1.09%	15.27	11.5	32.78%
							Flat	2	3				Single	3.68	2.15	71.16%	9.24	7.5	23.20%
						Apartment Block Type 01 2beds	Flat	2	3	56.73	61	-7.00%	Largest Double	3.43	2.75	24.73%	13.04	11.5	13.39%
							Flat	2	3				Single	2.23	2.15	3.72%	7.1	7.5	-5.33%
						Apartment Block Type 01 2beds	Flat	2	3	57.1	61	-6.39%	Largest Double	3.19	2.75	16.00%	11.13	11.5	-3.22%
							Flat	2	3				Single	2.09	2.15	-2.79%	8.04	7.5	7.20%
						Apartment Block Type 01 1bed	Flat	1	2	48.57	50	-2.86%	Largest Double	2.68	2.75	-2.55%	10.9	11.5	-5.22%
						Oakley G/f	Flat	2	3	53.85	61	-11.72%	Largest Double	2.44	2.75	-11.27%	8.88	11.5	-22.78%
							Flat	2	3				Single	2.44	2.15	13.49%	6.42	7.5	-14.40%
						Oakley 1/f	Flat	2	3	58.91	70	-15.84%	Largest Double	2.99	3.75	-20.27%	8.77	11.5	-23.74%
							Flat	2	3				Other Double	2.69	2.55	5.49%	8.4	11.5	-26.96%
						AF2B	2 storey	2	4	64.06	79	-18.91%	Largest Double	2.96	2.75	7.64%	11.48	11.5	-0.17%
							2 storey	2	4				Other Double	3.03	2.55	18.82%	10.21	11.5	-11.22%
						AF3B	2 storey	3	5	80.06	93	-13.91%	Largest Double	2.97	2.75	8.00%	10.62	11.5	-7.65%
							2 storey	3	5				Other Double	2.51	2.55	-1.57%	10.36	11.5	-9.91%
							2 storey	3	5				Single	2.41	2.15	12.09%	6.27	7.5	-16.40%

Ref	Description	Location	Development	Units	Density	Unit Type	Form	Beds	Occ	Area	Std	Area %	Room	Width	Std	Width %	Area2	Std2	Area2 %
6	– Holden Avenue, Oxley Park – Total 131 units, 36 x Affordable Rent 7 x SO	Tattenhoe	Residential development of 131 units	131	3.4	Maisonettes 2Bed G/f	Flat	2	3	53.29	61	-12.64%	Largest Double	3.2	2.75	16.36%	11.9	11.5	3.48%
							Flat	2	3				Single	2.4	2.15	11.63%	7.78	7.5	3.73%
						Maisonettes 2Bed 1/f	Flat	2	3	56.71	61	-7.03%	Largest Double	3.41	2.75	24.00%	11.41	11.5	-0.78%
							Flat	2	3				Single	2.3	2.15	6.98%	6.29	7.5	-16.13%
						Maisonette 1Bed G/f	Flat	1	2	41.6	50	-16.80%	Largest Double	2.88	2.75	4.73%	10.63	11.5	-7.57%
						Maisonette 1Bed 1/f	Flat	1	2	49.67	50	-0.66%	Largest Double	2.98	2.75	8.36%	10.5	11.5	-8.70%
						Alwalton Type 01	flat	2	3	81.56	61	33.70%	Largest Double	3.74	2.75	36.00%	15.22	11.5	32.35%
							Flat	2	3				Single	2.5	2.15	16.29%	9.69	7.5	29.20%
						Alwalton Type 02	Flat	2	3	74.05	61	21.39%	Largest Double	3.74	2.75	36.00%	15.22	11.5	32.35%
							Flat	2	3				Single	2.5	2.15	16.29%	9.69	7.5	29.20%
						Shelton	2 storey	3	5	69.58	93	-25.18%	Largest Double	2.62	2.75	-4.73%	7.73	11.5	-32.78%
							2 storey	3	5				Other Double	2.74	2.55	7.45%	7.57	11.5	-34.17%
							2 storey	3	5				Single	1.75	2.15	-18.60%	5.08	7.5	-32.27%
						Haddon	2 storey	3	5	82.12	93	-11.70%	Largest Double	2.75	2.75	0.00%	10.22	11.5	-11.13%
							2 storey	3	5				Other Double	2.61	2.55	2.35%	8.01	11.5	-30.35%
							2 storey	3	5				single	2.11	2.15	-1.86%	5.2	7.5	-30.67%
						Barnstone	2 storey	3	5	86.98	93	-6.47%	Largest Double	3.01	2.75	9.45%	10.04	11.5	-12.70%
							2 storey	3	5				Other Double	3.06	2.55	20.00%	9.36	11.5	-18.61%
							2 storey	3	5				single	2.68	2.15	24.65%	7.29	7.5	-2.80%
						Essendine	2 storey	3	5	89.66	93	-3.59%	Largest Double	3.06	2.75	11.27%	13.22	11.5	14.96%
							2 storey	3	5				Other Double	2.72	2.55	6.67%	9.05	11.5	-21.30%
							2 storey	3	5				single	2.11	2.15	-1.86%	5.47	7.5	-27.07%
						Winslow	2 storey	3	5	91.3	93	-1.83%	Largest Double	2.99	2.75	8.73%	10.89	11.5	-5.30%
							2 storey	3	5				Other Double	2.85	2.55	11.76%	9.8	11.5	-14.78%
							2 storey	3	5				single	1.93	2.15	-10.23%	9	7.5	20.00%
						Exton	2 storey	4	7	107.36	115	-6.64%	Largest Double	3.2	2.75	16.36%	11.66	11.5	1.39%
							2 storey	4	7				Other Double	2.82	2.55	10.59%	9.96	11.5	-13.39%
							2 storey	4	7				Other Double	2.44	2.55	-4.31%	9.45	11.5	-17.83%
							2 storey	4	7				single	2.44	2.15	13.49%	6.54	7.5	-12.80%
						Tolethorpe	3 storey	4	7	115.2	121	-4.79%	Largest Double	2.99	2.75	8.73%	11.01	11.5	-4.26%
							3 storey	4	7				Other Double	2.76	2.55	8.24%	10.46	11.5	-9.04%
							3 storey	4	7				Other Double	2.76	2.55	8.24%	9.44	11.5	-17.91%
							3 storey	4	7				single	1.94	2.15	-9.77%	5.66	7.5	-24.53%
						Deeping	2 storey	4	7	125.36	115	9.01%	Largest Double	3.76	2.75	36.73%	16.92	11.5	47.13%
							2 storey	4	7				Other Double	2.72	2.55	6.67%	10.71	11.5	-6.87%
							2 storey	4	7				Other Double	2.65	2.55	3.92%	9.77	11.5	-15.04%
							2 storey	4	7				single	2.67	2.15	24.19%	6.7	7.5	-10.67%
						Casterton	2 storey	4	7	144.92	115	26.02%	Largest Double	3.9	2.75	41.82%	17.1	11.5	48.70%
							2 storey	4	7				Other Double	3.21	2.55	25.88%	11.13	11.5	-3.22%
							2 storey	4	7				Other Double	2.86	2.55	12.16%	10.01	11.5	-12.96%
							2 storey	4	7				single	2.1	2.15	-2.33%	6.2	7.5	-17.33%
						Greetham	3 storey	3	5	84.77	99	-14.37%	Largest Double	3.68	2.75	33.82%	11.38	11.5	-1.04%
							3 storey	3	5				Other Double	2.65	2.55	3.92%	9.72	11.5	-15.48%
							3 storey	3	5				single	1.57	2.15	-26.98%	4.66	7.5	-37.87%
						Pilsgate	3 storey	4	7	104.47	121	-13.66%	Largest Double	2.59	2.75	-5.82%	10.12	11.5	-12.00%
							3 storey	4	7				Other Double	2.72	2.55	6.67%	9.73	11.5	-15.39%
							3 storey	4	7				Other Double	2.59	2.55	1.57%	7.54	11.5	-34.43%
							3 storey	4	7				single	2.05	2.15	-4.65%	4.88	7.5	-34.93%
7	UL – Nampak Ph 5&6, Woburn Sands – Mixed use, 81 units, 17 x Affordable Rent 3 x SO	Danesborough And Walton	Erection of 81 dwellings, 458 sq m of employment land (use class B1), sports building (use class D2), associated car parking, access, play area and landscaping	81	2.17	Type A	Flat	1	2	49.48	50	-1.04%	Largest Double	3.25	2.75	18.18%	17.25	11.5	50.00%
						Type B	Flat	2	3	57.96	61	-4.98%	Largest Double	3.78	2.75	37.45%	12.87	11.5	11.91%
							Flat	2	3				Single	2.44	2.15	13.49%	7.38	7.5	-1.60%
						Type K	Flat	2	3	62.14	61	1.87%	Largest Double	2.76	2.75	0.36%	12.78	11.5	11.13%
							Flat	2	3				Single	2.41	2.15	12.09%	8.92	7.5	18.93%
						Type N	Flat	2	4	69.59	70	-0.59%	Largest Double	3.87	2.75	40.73%	17.92	11.5	55.83%
							Flat	2	4				Other Double	2.49	2.55	-2.35%	9.96	11.5	-13.39%
						Type N	Flat	2	4	75.29	70	7.56%	Largest Double	3.72	2.75	35.27%	14.49	11.5	26.00%
							Flat	2	4				Other Double	2.81	2.55	10.20%	12.89	11.5	12.09%
						Type D	2 storey	3	5	80.48	93	-13.46%	Largest Double	2.54	2.75	-7.64%	9.81	11.5	-14.70%
							2 storey	3	5				Other Double	2.54	2.55	-0.39%	8.4	11.5	-26.96%
							2 storey	3	5				single	2.07	2.15	-3.72%	7.11	7.5	-5.20%
						Type P	3 storey	3	5	103.25	99	4.29%	Largest Double	3.23	2.75	17.45%	17.41	11.5	51.39%
							3 storey	3	5				Other Double	4.3	2.55	68.63%	16.71	11.5	45.30%
							3 storey	3	5				single	2.19	2.15	1.86%	6.42	7.5	-14.40%
						Type Q	3 storey	4	7	132.22	121	9.27%	Largest Double	3.17	2.75	15.27%	15.6	11.5	35.65%
							3 storey	4	7				Other Double	3.15	2.55	23.53%	10.96	11.5	-4.70%
							3 storey	4	7				Other Double	2.37	2.55	-7.06%	6.72	11.5	-41.57%
							3 storey	4	7				single	2.24	2.15	4.19%	6.25	7.5	-16.67%
						Type G	3 storey	4	7	102.08	121	-15.64%	Largest Double	3.19	2.75	16.00%	12.15	11.5	5.65%
							3 storey	4	7				Other Double	3.19	2.55	25.10%	10.8	11.5	-6.09%
							3 storey	4	7				Other Double	2.09	2.55	-18.04%	4.83	7.5	-35.60%
							3 storey	4	7				single	2.14	2.15	-0.47%	4.82	7.5	-35.73%
							2 storey	4	8				Largest Double	3.88	2.75	41.09%	13.46	11.5	17.04%

#	Site	Location	Description	Units	Density	Type	Form	Bed	Pers	Area	Std	Area %	Room	Dim	Std	Dim %	Size	Std	Size %
						Type H	2 storey	4	8	127.81	124	3.07%	Other Double	3.1	2.55	21.57%	12.62	11.5	9.74%
							2 storey	4	8				Other Double	3.11	2.55	21.96%	9.42	11.5	-18.09%
							2 storey	4	8				Other Double	2.77	2.55	8.63%	9.87	11.5	-14.17%
						Type S	2 storey	4	8	161.33	124	30.10%	Largest Double	4.24	2.75	54.18%	17.51	11.5	52.26%
							2 storey	4	8				Other Double	3.18	2.55	24.71%	13.84	11.5	20.35%
							2 storey	4	8				Other Double	3.37	2.55	32.16%	10.34	11.5	-10.09%
							2 storey	4	8				Other Double	3.05	2.55	19.61%	10.32	11.5	-10.26%
						Type T	3 storey	4	8	166.18	130	27.83%	Largest Double	3.39	2.75	23.27%	19.5	11.5	69.57%
							3 storey	4	8				Other Double	2.93	2.55	14.90%	9.54	11.5	-17.04%
							3 storey	4	8				Other Double	2.47	2.55	-3.14%	8.95	11.5	-22.17%
							3 storey	4	8				Other Double	3.26	2.55	27.84%	16.24	11.5	41.22%
						Type J	flat	1	2	49.48	50	-1.04%	Largest Double	3.25	2.75	18.18%	17.15	11.5	49.13%
						Type O	2 storey	2	4	75.04	79	-5.01%	Largest Double	3.25	2.75	18.18%	15.42	11.5	34.09%
							2 storey	2	4				Other Double	3.45	2.55	35.29%	11.45	11.5	-0.43%
8	– Newton Leys Local Centre, Bletchley - Mixed use (retail, resi, care home) 34 resi units, 5 affordable rent and 3 SO	Bletchley East	Hybrid application - Full planning application for 34 residential units and 1,724 sqm of retail (7 units) with associated access, landscaping and car parking. Outline planning permission for - Care Home, (Use Class C2), Public House (Use Class A4), Day Nursery (Use Class D1) with all matters reserved aside from access.	34	2.68	Type E	2 storey	2	4	120.48	79	52.51%	Largest Double	3.18	2.75	15.64%	14.5	11.5	26.09%
							2 storey	2	4				Other Double	2.42	2.55	-5.10%	9.7	11.5	-15.65%
						Type B	2 storey	2	4	64.02	79	-18.96%	Largest Double	2.53	2.75	-8.00%	9.44	11.5	-17.91%
							2 storey	2	4				Other Double	3.08	2.55	20.78%	9.18	11.5	-20.17%
						Type D	2 storey	3	5	91.18	93	-1.96%	Largest Double	2.37	2.75	-13.82%	13.66	11.5	18.78%
							2 storey	3	5				Other Double	3.1	2.55	21.57%	10.18	11.5	-11.48%
							2 storey	3	5				single	2.42	2.15	12.56%	7.52	7.5	0.27%
						Type G	3 storey	4	6	106.82	106	0.77%	Largest Double	3.64	2.75	32.36%	17.38	11.5	51.13%
							3 storey	4	6				Other Double	2.99	2.55	17.25%	12.36	11.5	7.48%
							3 storey	4	6				Single	2.59	2.55	1.57%	6.84	11.5	-40.52%
							3 storey	4	6				single	2.6	2.15	20.93%	6.12	7.5	-18.40%
						Type H	2 storey	2	3	62.72	70	-10.40%	Largest Double	3.05	2.75	10.91%	12.13	11.5	5.48%
							2 storey	2	3				Single	2.61	2.15	21.40%	8.9	7.5	18.67%
9	Newton Leys , Bletchley (replan) (Phrase 6)	Bletchley East	mixed use development, comprising housing (up to 1650 dwellings), employment area, shops, a combined school, community facilities, new park, playing fields, hotel or leisure facility and associated infrastructure for foul and surface water drainage and other services including access roads and parking (along with related proposals in Aylesbury Vale District) and accompanied by	177	104	PF1 1b	Flat	1	2	48.14	50	-3.72%	Largest Double	3.33	2.75	21.09%	11.02	11.5	-4.17%
						PF2 1b	Flat	1	2	48.14	50	-3.72%	Largest Double	3.33	2.75	21.09%	11.03	11.5	-4.09%
						PF3 1b	Flat	1	2	48.14	50	-3.72%	Largest Double	3.34	2.75	21.45%	11.47	11.5	-0.26%
						PF4 2b	Flat	2	4	65.37	70	-6.61%	Largest Double	3.47	2.75	26.18%	11.41	11.5	-0.78%
							Flat	2	4				Other Double	2.59	2.55	1.57%	9.47	11.5	-17.65%
						PF5 2b	Flat	2	4	65.37	70	-6.61%	Largest Double	3.31	2.75	20.36%	10.97	11.5	-4.61%
							Flat	2	4				Other Double	2.59	2.55	1.57%	10.29	11.5	-10.52%
						PF6 2b	Flat	2	4	65.37	70	-6.61%	Largest Double	3.31	2.75	20.36%	11.44	11.5	-0.52%
							Flat	2	4				Other Double	2.62	2.55	2.75%	9.47	11.5	-17.65%
						PT22	2 storey	2	4	122.06	79	54.51%	Largest Double	3.8	2.75	38.18%	14.68	11.5	27.65%
							2 storey	2	4				Other Double	3.46	2.55	35.69%	9.78	11.5	-14.96%
						PA25	2 storey	2	4	64	79	-18.99%	Largest Double	2.58	2.75	-6.18%	10.37	11.5	-9.83%
							2 storey	2	4				Other Double	3.01	2.55	18.04%	9.27	11.5	-19.39%
						PB30G	3 storey	3	5	104.23	99	5.28%	Largest Double	3.11	2.75	13.09%	20.16	11.5	75.30%
							3 storey	3	5				Other Double	3.9	2.55	52.94%	16.52	11.5	43.65%
							3 storey	3	5				single	2.16	2.15	0.47%	6.3	7.5	-16.00%
						PA34	2 storey	3	5	80.5	93	-13.44%	Largest Double	3.42	2.75	24.36%	10.25	11.5	-10.87%
							2 storey	3	5				Other Double	2.66	2.55	4.31%	8.78	11.5	-23.65%
							2 storey	3	5				single	2.04	2.15	-5.12%	6.98	7.5	-6.93%
						PT36	2 storey	3	5	86.54	93	-6.95%	Largest Double	3.08	2.75	12.00%	11.76	11.5	2.26%
							2 storey	3	5				Other Double	2.89	2.55	13.33%	8.74	11.5	-24.00%
							2 storey	3	5				single	2.18	2.15	1.40%	6.51	7.5	-13.20%
						PT36(V)	2 storey	3	5	86.54	93	-6.95%	Largest Double	3.08	2.75	12.00%	11.76	11.5	2.26%
							2 storey	3	5				Other Double	2.89	2.55	13.33%	8.74	11.5	-24.00%
							2 storey	3	5				single	2.15	2.15	0.00%	6.51	7.5	-13.20%
						PB33G	3 storey	3	5	110.44	99	11.56%	Largest Double	3.7	2.75	34.55%	22	11.5	91.30%
							3 storey	3	5				Other Double	3.4	2.55	33.33%	16.42	11.5	42.78%
							3 storey	3	5				single	2.55	2.15	18.60%	7.42	7.5	-1.07%
						PA411	2 storey	4	7	116.04	115	0.90%	Largest Double	3.44	2.75	25.09%	13.05	11.5	13.48%
							2 storey	4	7				Other Double	2.94	2.55	15.29%	10.04	11.5	-12.70%
							2 storey	4	7				Other Double	2.94	2.55	15.29%	8.93	11.5	-22.35%
							2 storey	4	7				single	2.74	2.15	27.44%	7.9	7.5	5.33%
						PA48	2 storey	4	8	145.18	124	17.08%	Largest Double	3.31	2.75	20.36%	16.27	11.5	41.48%
							2 storey	4	8				Other Double	3.36	2.55	31.76%	13.45	11.5	16.96%

Newton Leys, Bletchley (replan) (Phrase 4) — Bletchley East — an updated Environmental Statement

Site ref: 10 | Units: 194 | 7.24

Plot	Type	Bd	P	GIA	GIA min	GIA %	Room	W	W min	W %	A	A min	A %
(PT?)	2 storey	4	8	143.46	114	17.??%	Other Double	3.39	2.55	32.94%	13.81	11.5	20.09%
	2 storey	4	8				Other Double	2.56	2.55	0.39%	9.77	11.5	-15.04%
PT43	2 storey	4	8	142.7	124	15.08%	Largest Double	3.49	2.75	26.91%	17.29	11.5	50.35%
	2 storey	4	8				Other Double	3.11	2.55	21.96%	14.96	11.5	30.09%
	2 storey	4	8				Other Double	3.07	2.55	20.39%	9.54	11.5	-17.04%
	2 storey	4	8				Other Double	2.68	2.55	5.10%	9.3	11.5	-19.13%
PB41G	3 storey	4	7	120.28	121	-0.60%	Largest Double	3.8	2.75	38.18%	23.89	11.5	107.74%
	3 storey	4	7				Other Double	3.04	2.55	19.22%	10.16	11.5	-11.65%
	3 storey	4	7				Other Double	2.77	2.55	8.63%	8.93	11.5	-22.35%
	3 storey	4	7				single	1.82	2.15	-15.35%	6.1	7.5	-18.67%
PC41	3 storey	4	7	131.64	121	8.79%	Largest Double	2.6	2.75	-5.45%	12.12	11.5	5.39%
	3 storey	4	7				Other Double	2.76	2.55	8.24%	9.59	11.5	-16.61%
	3 storey	4	7				Other Double	2.8	2.55	9.80%	8.52	11.5	-25.91%
	3 storey	4	7				single	2.06	2.15	-4.19%	6.69	7.5	-10.80%
AF1 2B	Flat	2	4	63.6	70	-9.14%	Largest Double	3.03	2.75	10.18%	10.14	11.5	-11.83%
	Flat	2	4				Other Double	2.44	2.55	-4.31%	10.81	11.5	-6.00%
AF2 2B	Flat	2	4	65.4	70	-6.57%	Largest Double	3.02	2.75	9.82%	11.68	11.5	1.57%
	Flat	2	4				Other Double	3.13	2.55	22.75%	11.03	11.5	-4.09%
A	2 storey	2	3	109.4	70	56.29%	Largest Double	3.71	2.75	34.91%	11.27	11.5	-2.00%
	2 storey	2	3				Single	1.81	2.15	-15.81%	6.98	7.5	-6.93%
B	2 storey	2	4	64	79	-18.99%	Largest Double	3.08	2.75	12.00%	12.49	11.5	8.61%
	2 storey	2	4				Other Double	2.59	2.55	1.57%	10.48	11.5	-8.87%
D	2 storey	3	5	80.42	93	-13.53%	Largest Double	2.61	2.75	-5.09%	9.92	11.5	-13.74%
	2 storey	3	5				Other Double	2.61	2.55	2.35%	8.39	11.5	-27.04%
	2 storey	3	5				single	2.11	2.15	-1.86%	7.22	7.5	-3.73%
G	2 storey	3	5	104.76	93	12.65%	Largest Double	3.65	2.75	32.73%	13.93	11.5	21.13%
	2 storey	3	5				Other Double	2.62	2.55	2.75%	9.56	11.5	-16.87%
	2 storey	3	5				single	2.3	2.15	6.98%	5.19	7.5	-30.80%
H	3 storey	3	5	120.69	99	21.91%	Largest Double	2.81	2.75	2.18%	12.51	11.5	8.78%
	3 storey	3	5				Other Double	3.4	2.55	33.33%	12.45	11.5	8.26%
	3 storey	3	5				single	2.58	2.15	20.00%	7.49	7.5	-0.13%
I	3 storey	3	5	120.75	99	21.97%	Largest Double	2.81	2.75	2.18%	12.5	11.5	8.70%
	3 storey	3	5				Other Double	3.4	2.55	33.33%	12.46	11.5	8.35%
	3 storey	3	5				single	2.56	2.15	19.07%	7.48	7.5	-0.27%
J	3 storey	3	5	108.28	99	9.37%	Largest Double	3.7	2.75	34.55%	20.07	11.5	74.52%
	3 storey	3	5				Other Double	3.4	2.55	33.33%	16.21	11.5	40.96%
	3 storey	3	5				single	2.58	2.15	20.00%	7.41	7.5	-1.20%
K	2 storey	4	6	108.03	106	1.92%	Largest Double	3.06	2.75	11.27%	10.86	11.5	-5.57%
	2 storey	4	6				Other Double	2.81	2.55	10.20%	10.61	11.5	-7.74%
	2 storey	4	6				single	2.68	2.15	24.65%	7.63	7.5	1.73%
	2 storey	4	6				single	2.61	2.15	21.40%	6.94	7.5	-7.47%
L	2 storey	4	6	113.54	106	7.11%	Largest Double	3.45	2.75	25.45%	12.47	11.5	8.43%
	2 storey	4	6				Other Double	2.96	2.55	16.08%	9.6	11.5	-16.52%
	2 storey	4	6				single	2.49	2.15	15.81%	7.5	7.5	0.00%
	2 storey	4	6				single	2.36	2.15	9.77%	6.94	7.5	-7.47%
M	2 storey	4	6	143.46	106	35.34%	Largest Double	3.49	2.75	26.91%	17.11	11.5	48.78%
	2 storey	4	6				Other Double	3.09	2.55	21.18%	15.04	11.5	30.78%
	2 storey	4	6				single	2.98	2.15	38.60%	9.67	7.5	28.93%
	2 storey	4	6				single	2.65	2.15	23.26%	8.63	7.5	15.07%
N	3 storey	4	7	151.81	121	25.46%	Largest Double	4.73	2.75	72.00%	28.79	11.5	150.35%
	3 storey	4	7				Other Double	3.57	2.55	40.00%	14.71	11.5	27.91%
	3 storey	4	7				Other Double	2.85	2.55	11.76%	10.61	11.5	-7.74%
	3 storey	4	7				single	2.86	2.15	33.02%	7.78	7.5	3.73%
O	3 storey	5	8	188.11	134	40.38%	Largest Double	3.81	2.75	38.55%	17.41	11.5	51.39%
	3 storey	5	8				Other Double	3.05	2.55	19.61%	12.89	11.5	12.09%
	3 storey	5	8				Other Double	2.94	2.55	15.29%	11.21	11.5	-2.52%
	3 storey	5	8				single	3.81	2.15	77.21%	17.36	7.5	131.47%
	3 storey	5	8				single	3.09	2.15	43.72%	14.81	7.5	97.47%
P1 G1	flat	1	2	45.88	50	-8.24%	Largest Double	2.78	2.75	1.09%	9.73	11.5	-15.39%
P1 G2	flat	1	2	46.07	50	-7.86%	Largest Double	2.78	2.75	1.09%	9.5	11.5	-17.39%
P1 F/S1	flat	1	2	44.46	50	-11.08%	Largest Double	2.78	2.75	1.09%	9.73	11.5	-15.39%
P1 F/S2	flat	1	2	46.78	50	-6.44%	Largest Double	2.78	2.75	1.09%	9.5	11.5	-17.39%
P1 F/S3	flat	1	2	48.77	50	-2.46%	Largest Double	2.78	2.75	1.09%	9.53	11.5	-17.13%
P2 G1	flat	1	2	49.9	50	-0.20%	Largest Double	2.78	2.75	1.09%	9.54	11.5	-17.04%
P2 G2	Flat	1	2	45.9	50	-8.20%	Largest Double	2.78	2.75	1.09%	9.84	11.5	-14.43%
P2 F/S1	flat	1	2	45.2	50	-9.60%	Largest Double	2.78	2.75	1.09%	9.54	11.5	-17.04%
P2 F/S2	flat	1	2	46.6	50	-6.80%	Largest Double	2.78	2.75	1.09%	9.84	11.5	-14.43%
P2 F/S3	flat	1	2	51.2	50	2.40%	Largest Double	2.78	2.75	1.09%	10.03	11.5	-12.78%
Q1 G1	Flat	2	3	60.8	61	-0.33%	Largest Double	2.85	2.75	3.64%	11.3	11.5	-1.74%
	Flat	2	3				Single	2.32	2.15	7.91%	7.62	7.5	1.60%
Q1 G2	Flat	2	3	61	61	0.00%	Largest Double	2.85	2.75	3.64%	11.59	11.5	0.78%
	Flat	2	3				Single	2.32	2.15	7.91%	7.62	7.5	1.60%
Q1 F1	Flat	2	3	65.8	61	7.87%	Largest Double	3.96	2.75	44.00%	14.89	11.5	29.48%
	Flat	2	3				Single	2.32	2.15	7.91%	7.61	7.5	1.47%
Q1 F2	Flat	2	3	65.1	61	6.72%	Largest Double	4.11	2.75	49.45%	14.92	11.5	29.74%
	Flat	2	3				Single	2.32	2.15	7.91%	7.61	7.5	1.47%
Q1 S1	Flat	2	3	63.7	61	4.43%	Largest Double	3.97	2.75	44.36%	14.2	11.5	23.48%
	Flat	2	3				Single	2.27	2.15	5.58%	7.62	7.5	1.60%
Q1 S2	Flat	2	3	63.7	61	4.43%	Largest Double	4.11	2.75	49.45%	14.23	11.5	23.74%
	Flat	2	3				Single	2.32	2.15	7.91%	7.62	7.5	1.60%
Q2 G1	Flat	2	3	60.8	61	-0.33%	Largest Double	2.85	2.75	3.64%	11.31	11.5	-1.65%

Ref	Site	Location	Description	Units	Area	Plot	Type	Beds	Persons	GIA	Target	%	Room	W	W.T	%W	Dim	D.T	%D
						Q2 G1	Flat	2	3	60.?	61	-0.33%	Single	2.32	2.15	7.91%	7.61	7.5	1.47%
						Q2 G2	Flat	2	3	61	61	0.00%	Largest Double	2.85	2.75	3.64%	11.59	11.5	0.78%
							Flat	2	3				Single	2.32	2.15	7.91%	7.61	7.5	1.47%
						Q2 F1	Flat	2	3	60.6	61	-0.66%	Largest Double	3.96	2.75	44.00%	12.54	11.5	9.04%
							Flat	2	3				Single	2.32	2.15	7.91%	6.64	7.5	-11.47%
						Q2 F2	Flat	2	3	65.1	61	6.72%	Largest Double	4.11	2.75	49.45%	15.09	11.5	31.22%
							Flat	2	3				Single	2.32	2.15	7.91%	7.61	7.5	1.47%
						Q2 F3	Flat	2	3	63.9	61	4.75%	Largest Double	2.85	2.75	3.64%	11.99	11.5	4.26%
							Flat	2	3				Single	2.07	2.15	-3.72%	6.79	7.5	-9.47%
						Q2 S1	Flat	2	3	58.5	61	-4.10%	Largest Double	3.96	2.75	44.00%	14.95	11.5	30.00%
							Flat	2	3				Single	2.32	2.15	7.91%	6.64	7.5	-11.47%
						Q2 S2	Flat	2	3	63.7	61	4.43%	Largest Double	4.11	2.75	49.45%	14.55	11.5	26.52%
							Flat	2	3				Single	2.32	2.15	7.91%	7.61	7.5	1.47%
						Q2 S3	Flat	2	3	62.5	61	2.46%	Largest Double	2.85	2.75	3.64%	11.41	11.5	-0.78%
							Flat	2	3				Single	2.07	2.15	-3.72%	6.8	7.5	-9.33%
						Q3 G1	Flat	2	3	60.8	61	-0.33%	Largest Double	2.85	2.75	3.64%	11.31	11.5	-1.65%
							Flat	2	3				Single	2.32	2.15	7.91%	7.61	7.5	1.47%
						Q3 G2	Flat	2	3	61	61	0.00%	Largest Double	2.85	2.75	3.64%	11.57	11.5	0.61%
							Flat	2	3				Single	2.32	2.15	7.91%	7.61	7.5	1.47%
						Q3 F/S1	Flat	2	3	61.3	61	0.49%	Largest Double	4.12	2.75	49.82%	16.67	11.5	44.96%
							Flat	2	3				Single	2.32	2.15	7.91%	6.64	7.5	-11.47%
						Q3 F/S2	Flat	2	3	61.7	61	1.15%	Largest Double	4	2.75	45.45%	12.45	11.5	8.26%
							Flat	2	3				Single	2.32	2.15	7.91%	7.62	7.5	1.60%
						Q3 F/S3	Flat	2	3	61	61	0.00%	Largest Double	2.9	2.75	5.45%	11.89	11.5	3.39%
							Flat	2	3				Single	3.31	2.15	53.95%	6.8	7.5	-9.33%
						R	2 storey	2	3	68.06	70	-2.77%	Largest Double	3.56	2.75	29.45%	14.41	11.5	25.30%
							2 storey	2	3				Single	2.62	2.15	21.86%	9.1	7.5	21.33%
						S	2 storey	3	5	95.28	93	2.45%	Largest Double	4.19	2.75	52.36%	16.47	11.5	43.22%
							2 storey	3	5				Other Double	3.04	2.55	19.22%	10.4	11.5	-9.57%
							2 storey	3	5				single	2.21	2.15	2.79%	7.53	7.5	0.40%
11	– B1.1, CMK – Total 24 units, No affordable	Central Milton Keynes	Construction of 5 storey building containing 24 x residential apartments, undercroft parking, covered walkway and substation.	24	0.130	Apartment 1	Flat	2	4	73.12	70	4.46%	Largest Double	2.99	2.75	8.73%	14.22	11.5	23.65%
							Flat	2	4				Other Double	2.7	2.55	5.88%	11.81	11.5	2.70%
						Apartment 2	Flat	1	2	52.86	50	5.72%	Largest Double	2.7	2.75	-1.82%	12.68	11.5	10.26%
						Apartment 3	Flat	1	2	55.37	50	10.74%	Largest Double	2.76	2.75	0.36%	11.76	11.5	2.26%
						Apartment 4	Flat	1	2	54.35	50	8.70%	Largest Double	2.79	2.75	1.45%	11.84	11.5	2.96%
						Apartment 5	Flat	1	2	52.86	50	5.72%	Largest Double	2.7	2.75	-1.82%	11.65	11.5	1.30%
						Apartment 6	flat	2	4	71.33	70	1.90%	Largest Double	2.99	2.75	8.73%	14.22	11.5	23.65%
							Flat	2	4				Other Double	2.7	2.55	5.88%	11.89	11.5	3.39%
12	Wea Parcel 10.3 A Part 2, Whitehouse	Stony Stratford	Approval of reserved matters for 85 dwellings relating to access, appearance, landscaping, layout and scale following outline approval of 05/00291/MKPCO	85	2.901	PF1	Flat	2	4	68.7	70	-1.86%	Largest Double	2.7	2.75	-1.82%	13.36	11.5	16.17%
							Flat	2	4				Other Double	3.09	2.55	21.19%	11.42	11.5	-0.70%
						PF2	Flat	2	4	67.83	70	-3.10%	Largest Double	3.02	2.75	9.82%	11.87	11.5	3.22%
							Flat	2	4				Other Double	2.6	2.55	1.96%	10.32	11.5	-10.26%
						PF3	Flat	2	4	67.28	70	-3.89%	Largest Double	2.7	2.75	-1.82%	13.36	11.5	16.17%
							Flat	2	4				Other Double	3.09	2.55	21.19%	11.42	11.5	-0.70%
						PF4	Flat	2	4	66.64	70	-4.80%	Largest Double	3.02	2.75	9.82%	11.87	11.5	3.22%
							Flat	2	4				Other Double	2.6	2.55	1.96%	10.32	11.5	-10.26%
						AF1	Flat	1	2	57.57	50	15.14%	Largest Double	3.37	2.75	22.55%	13.17	11.5	14.52%
						AF2	Flat	1	2	57.57	50	15.14%	Largest Double	3.37	2.75	22.55%	13.17	11.5	14.52%
						AF3	Flat	2	4	68	70	-2.86%	Largest Double	2.91	2.75	5.82%	11.84	11.5	2.96%
							Flat	2	4				Other Double	2.88	2.55	12.94%	11.72	11.5	1.91%
						AF4	Flat	2	4	66.36	70	-5.20%	Largest Double	2.91	2.75	5.82%	11.72	11.5	1.91%
							Flat	2	4				Other Double	2.88	2.55	12.94%	11.72	11.5	1.91%
						AF5	Flat	1	2	56.38	50	12.76%	Largest Double	2.95	2.75	7.27%	17.43	11.5	51.57%
						AF6	Flat	2	4	67.18	70	-4.03%	Largest Double	2.91	2.75	5.82%	11.84	11.5	2.96%
							Flat	2	4				Other Double	2.88	2.55	12.94%	11.72	11.5	1.91%
						AA22	2 storey	2	3	65.08	70	-7.03%	Largest Double	3.49	2.75	26.91%	13.68	11.5	18.96%
							2 storey	2	3				Single	2.55	2.15	18.60%	8.57	7.5	14.27%
						AB31	3 storey	3	5	91.6	99	-7.47%	Largest Double	3.37	2.75	22.55%	17.62	11.5	53.22%
							3 storey	3	5				Other Double	2.56	2.55	0.39%	11.36	11.5	-1.22%
							3 storey	3	5				Single	2.23	2.15	3.72%	6.49	7.5	-13.47%
						Ashton	3 storey	3	5	100.92	99	1.94%	Largest Double	2.69	2.75	-2.18%	17.97	11.5	56.26%
							3 storey	3	5				Other Double	3.8	2.55	49.02%	15.88	11.5	38.09%
							3 storey	3	5				Single	2.12	2.15	-1.40%	6.11	7.5	-18.53%
						Lydford	2 storey	4	6	98.63	106	-6.95%	Largest Double	3.13	2.75	13.82%	11.74	11.5	2.09%
							2 storey	4	6				Other Double	3.14	2.55	23.14%	10.39	11.5	-9.65%
							2 storey	4	6				Single	2.07	2.15	-3.72%	6.72	7.5	-10.40%
							2 storey	4	6				Single	2.07	2.15	-3.72%	4.57	7.5	-39.07%
						Easton	3 storey	4	7	117.12	121	-3.21%	Largest Double	3.71	2.75	34.91%	20.31	11.5	76.61%
							3 storey	4	7				Other Double	2.98	2.55	16.86%	9.92	11.5	-13.74%
							3 storey	4	7				Other Double	2.7	2.55	5.88%	8.94	11.5	-22.26%
							3 storey	4	7				Single	1.75	2.15	-18.60%	5.82	7.5	-22.40%
						Shelford	2 storey	4	8	123.66	130	-4.88%	Largest Double	3.72	2.75	35.27%	13.02	11.5	13.22%
							2 storey	4	8				Other Double	2.76	2.55	8.24%	11.54	11.5	0.35%
							2 storey	4	8				Other Double	2.71	2.55	6.27%	9.43	11.5	-18.00%
							2 storey	4	8				Other Double	3.05	2.55	19.61%	9.05	11.5	-21.30%
						Langdale	2 storey	4	6	137.32	106	29.55%	Largest Double	3.38	2.75	22.91%	16.54	11.5	43.83%
							2 storey	4	6				Other Double	3.04	2.55	19.22%	14.28	11.5	24.17%
							2 storey	4	6				Single	2.9	2.15	34.88%	9.18	7.5	22.40%
							2 storey	4	6				Single	2.58	2.15	20.00%	8.3	7.5	10.67%
							3 storey	4	8				Largest Double	3.32	2.75	20.73%	18.49	11.5	60.78%

						House Type	Storey			Area	Std	%	Room	Width	Std	%	Area	Std	%
						Wilton	3 storey	4	8	159.59	130	22.76%	Other Double	3.2	2.55	25.49%	15.85	11.5	37.83%
							3 storey	4	8				Other Double	2.4	2.55	-5.88%	8.55	11.5	-25.65%
							3 storey	4	8				Other Double	2.87	2.55	12.55%	9.84	11.5	-14.43%
						Marsworth	3 storey	4	8	182.26	130	40.20%	Largest Double	3.76	2.75	36.73%	17.22	11.5	49.74%
							3 storey	4	8				Other Double	3.75	2.55	47.06%	16.8	11.5	46.09%
							3 storey	4	8				Other Double	2.97	2.55	16.47%	13.09	11.5	13.83%
							3 storey	4	8				Other Double	2.88	2.55	12.94%	10.77	11.5	-6.35%
						AB41	3 storey	4	6	104.89	112	-6.35%	Largest Double	3.56	2.75	29.45%	16.77	11.5	45.83%
							3 storey	4	6				Other Double	2.9	2.55	13.73%	11.76	11.5	2.26%
							3 storey	4	6				Single	2.52	2.15	17.21%	6.58	7.5	-12.27%
							3 storey	4	6				Single	2.42	2.15	12.56%	6.15	7.5	-18.00%
						Mappleton	2 storey	5	8	185.71	134	38.59%	Largest Double	3.33	2.75	21.09%	14.48	11.5	25.91%
							2 storey	5	8				Other Double	2.78	2.55	9.02%	10.95	11.5	-4.78%
							2 storey	5	8				Other Double	2.85	2.55	11.76%	11.52	11.5	0.17%
							2 storey	5	8				Other Double	3.21	2.55	25.88%	10.56	11.5	-8.17%
							2 storey	5	8				Single	2.26	2.15	5.12%	6.98	7.5	-6.93%
						2345	3 storey	5	8	223.08	134	66.48%	Largest Double	3.53	2.75	28.36%	20.5	11.5	78.26%
							3 storey	5	8				Other Double	3.16	2.55	23.92%	12.56	11.5	9.22%
							3 storey	5	8				Other Double	3.07	2.55	20.39%	10.93	11.5	-4.96%
							3 storey	5	8				Single	2.6	2.15	20.93%	7.33	7.5	-2.27%
							3 storey	5	8				Single	2.29	2.15	6.51%	5.58	7.5	-25.60%
13	Garages rear of 80 Middlesex Drive	Bletchley West	Erection of two 2 storey 2 bed houses and two 2 bed bungalows	4	0.18	House Type 1	2 storey	2	3	75	70	7.14%	Largest Double	2.77	2.75	0.73%	13.16	11.5	14.43%
							2 storey	2	3				Single	2.6	2.15	20.93%	12.35	7.5	64.67%
						2 bed bungalow	1 storey	2	3	66	61	8.20%	Largest Double	3.09	2.75	12.36%	14.93	11.5	29.83%
							1 storey	2	3				Single	2.25	2.15	4.65%	6.53	7.5	-12.93%
			Reserved matters application pursuant to outline permission 09/00618/OUTEIS for layout, scale, appearance and landscaping for Phase 2 of the Oakgrove Development comprising 112 residential units, neighbourhood play area and associated works.			NT3e	2 storey	2	4	74	79	-6.33%	Largest Double	2.98	2.75	8.36%	14.02	11.5	21.91%
							2 storey	2	4				Other Double	2.77	2.55	8.63%	9.89	11.5	-14.00%
						NT3f	2 storey	2	4	74	79	-6.33%	Largest Double	2.98	2.75	8.36%	14.02	11.5	21.91%
							2 storey	2	4				Other Double	2.77	2.55	8.63%	9.89	11.5	-14.00%
						NT39a	2 storey	2	4	77.3	79	-2.15%	Largest Double	2.75	2.75	0.00%	10.26	11.5	-10.78%
							2 storey	2	4				Other Double	2.97	2.55	16.47%	9.86	11.5	-14.26%
						NT6f	2 storey	3	5	94.4	93	1.51%	Largest Double	3.27	2.75	18.91%	13.53	11.5	17.65%
							2 storey	3	5				Other Double	3.12	2.55	22.35%	10.39	11.5	-9.65%
							2 storey	3	5				Other Double	3	2.55	17.65%	10.38	11.5	-9.74%
						NT6g	2 storey	3	5	95.6	93	2.80%	Largest Double	3.27	2.75	18.91%	14.52	11.5	26.26%
							2 storey	3	5				Other Double	3.08	2.55	20.78%	10.29	11.5	-10.52%
							2 storey	3	5				Other Double	2.99	2.55	17.25%	9.96	11.5	-13.39%
						NT13c	2 storey	3	6	93	102	-8.82%	Largest Double	3.03	2.75	10.18%	11.36	11.5	-1.22%
							2 storey	3	6				Other Double	3	2.55	17.65%	10.86	11.5	-5.57%
							2 storey	3	6				Other Double	3	2.55	17.65%	10.86	11.5	-5.57%
						NT13d	2 storey	3	6	93	102	-8.82%	Largest Double	3.03	2.75	10.18%	11.36	11.5	-1.22%
							2 storey	3	6				Other Double	3	2.55	17.65%	10.86	11.5	-5.57%
							2 storey	3	6				Other Double	3	2.55	17.65%	10.86	11.5	-5.57%
						NT16a	3 storey	4	8	149.5	130	15.00%	Largest Double	3.27	2.75	18.91%	19	11.5	65.22%
							3 storey	4	8				Other Double	3.3	2.55	29.41%	16.07	11.5	39.74%
							3 storey	4	8				Other Double	3.59	2.55	40.78%	13	11.5	13.04%
							3 storey	4	8				Other Double	2.71	2.55	6.27%	9.59	11.5	-16.61%
						NT36	2 storey	3	4	107.6	84	28.10%	Largest Double	3.36	2.75	22.18%	13.17	11.5	14.52%
							2 storey	3	4				Single	2.64	2.15	22.79%	8.95	7.5	19.33%
							2 storey	3	4				Single	2.72	2.15	26.51%	8.95	7.5	19.33%
						NT12e	3 storey	4	8	148	130	13.85%	Largest Double	3.66	2.75	33.09%	17.75	11.5	54.35%
							3 storey	4	8				Other Double	3.11	2.55	21.96%	15.08	11.5	31.13%
							3 storey	4	8				Other Double	3.63	2.55	42.35%	13.97	11.5	21.48%
							3 storey	4	8				Other Double	3.11	2.55	21.96%	11.97	11.5	4.09%
						NT12f	3 storey	4	8	148	130	13.85%	Largest Double	3.66	2.75	33.09%	17.75	11.5	54.35%
							3 storey	4	8				Other Double	3.11	2.55	21.96%	15.08	11.5	31.13%
							3 storey	4	8				Other Double	3.63	2.55	42.35%	13.97	11.5	21.48%
							3 storey	4	8				Other Double	3.11	2.55	21.96%	11.97	11.5	4.09%
						NT30	2 storey	4	8	206.7	124	66.69%	Largest Double	3.96	2.75	44.00%	21.18	11.5	84.17%
							2 storey	4	8				Other Double	3.13	2.55	22.75%	17.65	11.5	53.48%
							2 storey	4	8				Other Double	3.6	2.55	41.18%	13.43	11.5	16.78%
							2 storey	4	8				Other Double	2.62	2.55	2.75%	10.4	11.5	-9.57%
						NT30a	2 storey	4	8	206.7	124	66.69%	Largest Double	3.96	2.75	44.00%	21.18	11.5	84.17%
							2 storey	4	8				Other Double	3.13	2.55	22.75%	17.65	11.5	53.48%
							2 storey	4	8				Other Double	3.6	2.55	41.18%	13.43	11.5	16.78%
							2 storey	4	8				Other Double	2.62	2.55	2.75%	10.4	11.5	-9.57%
						NT30b	2 storey	4	8	206.7	124	66.69%	Largest Double	3.96	2.75	44.00%	21.18	11.5	84.17%
							2 storey	4	8				Other Double	3.13	2.55	22.75%	17.65	11.5	53.48%
							2 storey	4	8				Other Double	3.6	2.55	41.18%	13.43	11.5	16.78%
							2 storey	4	8				Other Double	2.62	2.55	2.75%	10.4	11.5	-9.57%
						NT32	2 storey	4	8	212.4	124	71.29%	Largest Double	3.89	2.75	41.45%	18.01	11.5	56.61%
							2 storey	4	8				Other Double	3.7	2.55	45.10%	15.74	11.5	36.87%
							2 storey	4	8				Other Double	3.04	2.55	19.22%	14.04	11.5	22.09%
							2 storey	4	8				Other Double	2.95	2.55	15.69%	11.68	11.5	1.57%
						NT32a	2 storey	4	8	216.5	124	74.60%	Largest Double	3.36	2.75	22.18%	13.46	11.5	17.04%
							2 storey	4	8				Other Double	2.8	2.55	9.80%	12.88	11.5	12.00%
							2 storey	4	8				Other Double	2.71	2.55	6.27%	12.52	11.5	8.87%
							2 storey	4	8				Other Double	3.35	2.55	31.37%	13.27	11.5	15.39%
						NT32b	2 storey	4	8	212.4	124	71.29%	Largest Double	3.89	2.75	41.45%	18.01	11.5	56.61%
							2 storey	4	8				Other Double	3.7	2.55	45.10%	15.74	11.5	36.87%

Plot	Type	Bed	Person	GIA	No.	%	Room	Area	Std	%	Area	Std	%
NT32b	2 storey	4	8	111.4	114	71.29%	Other Double	3.04	2.55	19.22%	14.04	11.5	22.09%
	2 storey	4	8				Other Double	2.95	2.55	15.69%	11.68	11.5	1.57%
NT32c	2 storey	4	8	212.4	124	71.29%	Largest Double	3.89	2.75	41.45%	18.01	11.5	56.61%
	2 storey	4	8				Other Double	3.7	2.55	45.10%	15.74	11.5	36.87%
	2 storey	4	8				Other Double	3.04	2.55	19.22%	14.04	11.5	22.09%
	2 storey	4	8				Other Double	2.95	2.55	15.69%	11.68	11.5	1.57%
NT33	2 storey	4	8	218.9	124	76.53%	Largest Double	3.53	2.75	28.36%	19.88	11.5	72.87%
	2 storey	4	8				Other Double	3.1	2.55	21.57%	16.04	11.5	39.48%
	2 storey	4	8				Other Double	2.9	2.55	13.73%	13.6	11.5	18.26%
	2 storey	4	8				Other Double	2.8	2.55	9.80%	13.85	11.5	20.43%
NT34	2 storey	5	8	272.3	128	112.73%	Largest Double	5.22	2.75	89.82%	23.53	11.5	104.61%
	2 storey	5	8				Other Double	3.58	2.55	40.39%	15.11	11.5	31.39%
	2 storey	5	8				Other Double	3.36	2.55	31.76%	14.5	11.5	26.09%
	2 storey	5	8				Other Double	3.41	2.55	33.73%	13.64	11.5	18.61%
	2 storey	5	8				Other Double	2.97	2.55	16.47%	11.9	11.5	3.48%
NT35	2 storey	4	8	196.9	124	58.79%	Largest Double	3.69	2.75	34.18%	18.71	11.5	62.70%
	2 storey	4	8				Other Double	3.67	2.55	43.92%	17.54	11.5	52.52%
	2 storey	4	8				Other Double	2.77	2.55	8.63%	11.82	11.5	2.78%
	2 storey	4	8				Other Double	2.77	2.55	8.63%	11.69	11.5	1.65%
NT37	2 storey	4	7	139.4	115	21.22%	Largest Double	3.09	2.75	12.36%	13.06	11.5	13.57%
	2 storey	4	7				Other Double	2.88	2.55	12.94%	10.22	11.5	
	2 storey	4	7				Other Double	2.72	2.55	6.67%	11.3	11.5	-1.74%
	2 storey	4	7				Single	2.32	2.15	7.91%	6.19	7.5	-17.47%
NT38	2 storey	4	8	172.5	124	39.11%	Largest Double	3.6	2.75	30.91%	15.62	11.5	35.83%
	2 storey	4	8				Other Double	2.6	2.55	1.96%	14.24	11.5	23.83%
	2 storey	4	8				Other Double	3.22	2.55	26.27%	10.62	11.5	-7.65%
	2 storey	4	8				Other Double	2.85	2.55	11.76%	9.01	11.5	-21.65%
NT38a	2 storey	4	8	174.5	124	40.73%	Largest Double	3.6	2.75	30.91%	13.39	11.5	16.43%
	2 storey	4	8				Other Double	2.55	2.55	0.00%	12.47	11.5	8.43%
	2 storey	4	8				Other Double	3.27	2.55	28.24%	10.79	11.5	-6.17%
	2 storey	4	8				Other Double	2.85	2.55	11.76%	9.01	11.5	-21.65%
NT38b	2 storey	4	8	174.5	124	40.73%	Largest Double	3.6	2.75	30.91%	13.39	11.5	16.43%
	2 storey	4	8				Other Double	2.55	2.55	0.00%	12.47	11.5	8.43%
	2 storey	4	8				Other Double	3.27	2.55	28.24%	10.79	11.5	-6.17%
	2 storey	4	8				Other Double	2.85	2.55	11.76%	9.01	11.5	-21.65%
NT38c	2 storey	4	8	172.5	124	39.11%	Largest Double	3.6	2.75	30.91%	15.62	11.5	35.83%
	2 storey	4	8				Other Double	2.6	2.55	1.96%	14.24	11.5	23.83%
	2 storey	4	8				Other Double	3.22	2.55	26.27%	10.62	11.5	-7.65%
	2 storey	4	8				Other Double	2.85	2.55	11.76%	9.01	11.5	-21.65%
NT40	2 storey	4	7	130.1	115	13.13%	Largest Double	2.64	2.75	-4.00%	11.59	11.5	0.78%
	2 storey	4	7				Other Double	3.09	2.55	21.18%	11.18	11.5	-2.78%
	2 storey	4	7				Single	2.97	2.15	38.14%	8.89	7.5	18.53%
	2 storey	4	7				Single	2.17	2.15	0.93%	8.14	7.5	8.53%
NT40a	2 storey	4	7	133.3	115	15.91%	Largest Double	2.64	2.75	-4.00%	11.59	11.5	0.78%
	2 storey	4	7				Other Double	3.09	2.55	21.18%	11.18	11.5	-2.78%
	2 storey	4	7				Single	2.97	2.15	38.14%	8.89	7.5	18.53%
	2 storey	4	7				Single	2.17	2.15	0.93%	8.14	7.5	8.53%
NT41	3 storey	4	7	150.6	121	24.46%	Largest Double	3.76	2.75	36.73%	25.05	11.5	117.83%
	3 storey	4	7				Other Double	3.33	2.55	30.59%	11.12	11.5	-3.30%
	3 storey	4	7				Other Double	2.89	2.55	13.33%	9.68	11.5	-15.83%
	3 storey	4	7				Single	2.53	2.15	17.67%	7.16	7.5	-4.53%
NTA50	Flat	1	2	49.7	50	-0.60%	Largest Double	2.75	2.75	0.00%	12.98	11.5	12.87%
NTA51	Flat	2	4	71	70	1.43%	Largest Double	3.31	2.75	20.36%	13.17	11.5	14.52%
	Flat	2	4				Other Double	3.04	2.55	19.22%	10.09	11.5	-12.26%
NTA52	Flat	2	4	71	70	1.43%	Largest Double	3.02	2.75	9.82%	12.21	11.5	6.17%
	Flat	2	4				Other Double	3.01	2.55	18.04%	10.35	11.5	-10.00%
NTA53	Flat	1	2	48.1	50	-3.80%	Largest Double	2.68	2.75	-2.55%	11.9	11.5	3.48%
AHT8	2 storey	3	5	93.2	93	0.22%	Largest Double	3.58	2.75	30.18%	16.36	11.5	42.26%
	2 storey	3	5				Other Double	3.11	2.55	21.96%	10.39	11.5	-9.65%
	2 storey	3	5				Single	3.01	2.15	40.00%	10.05	7.5	34.00%
AHT8a	2 storey	3	5	94.5	93	1.61%	Largest Double	3.58	2.75	30.18%	16.36	11.5	42.26%
	2 storey	3	5				Other Double	3.11	2.55	21.96%	10.39	11.5	-9.65%
	2 storey	3	5				Single	3.01	2.15	40.00%	10.05	7.5	34.00%
AHT9	2 storey	2	4	74.2	79	-6.08%	Largest Double	3.35	2.75	21.82%	12.06	11.5	4.87%
	2 storey	2	4				Other Double	2.72	2.55	6.67%	10.55	11.5	-8.26%
AAT50	Flat	1	2	49.7	50	-0.60%	Largest Double	2.71	2.75	-1.45%	12.9	11.5	12.17%
AAT51	Flat	2	4	71	70	1.43%	Largest Double	3.3	2.75	20.00%	12.63	11.5	9.83%
	Flat	2	4				Other Double	3.01	2.55	12.16%	9.96	11.5	-13.39%
AAT52	Flat	2	4	71	70	1.43%	Largest Double	2.82	2.75	-2.33%	8.49	11.5	-26.17%
	Flat	2	4				Other Double	3.04	2.55	33.82%	11.22	11.5	-2.43%
AAT53	Flat	1	2	48.1	50	-3.80%	Largest Double	2.69	2.75	3.92%	11.89	11.5	3.39%
AAT54	Flat	2	4	71	70	1.43%	Largest Double	3.57	2.75	-26.98%	17.17	11.5	49.30%
	Flat	2	4				Other Double	2.75	2.55	-5.82%	10.15	11.5	-11.74%
AAT55	Flat	1	2	48	50	-4.00%	Largest Double	2.75	2.75	6.67%	10.37	11.5	-9.83%
Flat Type 1	Flat	2	3	58.6	61	-3.93%	Largest Double	3.24	2.75	1.57%	11.4	11.5	-0.87%
	Flat	2	3				Single	2.4	2.15	-4.65%	8.27	7.5	10.27%
Flat Type 2	Flat	2	3	58.9	61	-3.44%	Largest Double	2.8	2.75	18.19%	10.02	11.5	-12.87%
	Flat	2	3				Single	2.26	2.15	37.45%	7.86	7.5	4.80%
Flat Type 3	Flat	2	3	58.4	61	-4.26%	Largest Double	2.95	2.75	13.49%	10.07	11.5	-12.43%
	Flat	2	3				Single	2.26	2.15	0.36%	7.7	7.5	2.67%
	3 storey	4	7				Largest Double	3.1	2.75	12.09%	13.2	11.5	14.78%

14 | Oakgrove Phase 2 | Broughton | 112 | 5.085

Reserved matters application pursuant to outline planning permission 06/00709/MKPC for a residential development of

ID	Site	Location	Description	Dwellings	Area	Type	Storey	Beds	Persons	GIA	Req	GIA %	Room	Dim	Req	Dim %	Area	Req	Area %
			development of 56 dwellings			Type 1	3 storey	4	7	126	121	4.13%	Other Double	3.1	2.55	40.73%	12.4	11.5	7.83%
							3 storey	4	7				Other Double	3.12	2.55	-2.35%	11.7	11.5	1.74%
							3 storey	4	7				Single	2.26	2.15	35.27%	9.6	7.5	28.00%
						Type 2	3 storey	4	7	126	121	4.13%	Largest Double	3.1	2.75	10.20%	13.2	11.5	14.78%
							3 storey	4	7				Other Double	3.1	2.55	-7.64%	12.4	11.5	7.83%
							3 storey	4	7				Other Double	3.12	2.55	-0.39%	11.7	11.5	1.74%
							3 storey	4	7				Single	2.26	2.15	-3.72%	9.6	7.5	28.00%
						Type 3	3 storey	4	7	125.4	121	3.64%	Largest Double	3.1	2.75	17.45%	13.2	11.5	14.78%
							3 storey	4	7				Other Double	3.1	2.55	68.63%	12.4	11.5	7.83%
							3 storey	4	7				Other Double	3.12	2.55	1.86%	11.7	11.5	1.74%
							3 storey	4	7				Single	2.26	2.15	15.27%	9.6	7.5	28.00%
						Type 4	3 storey	4	7	124.6	121	2.98%	Largest Double	2.8	2.75	23.53%	16.4	11.5	42.61%
							3 storey	4	7				Other Double	3.07	2.55	-7.06%	13.3	11.5	15.65%
							3 storey	4	7				Other Double	4.08	2.55	4.19%	12.5	11.5	8.70%
							3 storey	4	7				Single	2.23	2.15	16.00%	6.7	7.5	-10.67%
						Type 5	3 storey	4	7	124.6	121	2.98%	Largest Double	2.8	2.75	25.10%	16.4	11.5	42.61%
							3 storey	4	7				Other Double	3.07	2.55	-18.04%	13.3	11.5	15.65%
							3 storey	4	7				Other Double	4.08	2.55	-0.47%	12.5	11.5	8.70%
							3 storey	4	7				Single	2.23	2.15	41.09%	6.7	7.5	-10.67%
						Type 6	3 storey	4	7	123.6	121	2.15%	Largest Double	2.8	2.75	21.57%	16.4	11.5	42.61%
							3 storey	4	7				Other Double	3.07	2.55	21.96%	13.3	11.5	15.65%
							3 storey	4	7				Other Double	4.08	2.55	8.63%	12.5	11.5	8.70%
							3 storey	4	7				Single	2.23	2.15	54.18%	6.7	7.5	-10.67%
						Type 7	2 storey	3	4	83	84	-1.19%	Largest Double	2.9	2.75	24.71%	10.9	11.5	-5.22%
							2 storey	3	4				Single	2.9	2.15	32.16%	9.3	7.5	24.00%
							2 storey	3	4				Single	2.14	2.15	19.61%	6.05	7.5	-19.33%
						Type 8	2 storey	3	4	83	84	-1.19%	Largest Double	2.9	2.75	23.27%	10.9	11.5	-5.22%
							2 storey	3	4				Single	2.9	2.15	14.90%	9.3	7.5	24.00%
							2 storey	3	4				Single	2.14	2.15	-3.14%	6.05	7.5	-19.33%
						Type 9	2 storey	3	4	83	84	-1.19%	Largest Double	2.9	2.75	27.84%	10.9	11.5	-5.22%
							2 storey	3	4				Single	2.9	2.15	18.19%	9.3	7.5	24.00%
15	Parcel M1 Broughton	Broughton		56	1.326		2 storey	3	4				Single	2.14	2.15	18.19%	6.05	7.5	-19.33%
						Apartment Type A1	Flat	2	3	61	61	0.00%	Largest Double	3.2	2.75	35.29%	12.41	11.5	7.91%
							Flat	2	3				Single	2.71	2.15	15.64%	10.51	7.5	40.13%
						Apartment Type A2	Flat	2	3	61	61	0.00%	Largest Double	3.2	2.75	-5.10%	12.41	11.5	7.91%
							Flat	2	3				Single	2.71	2.15	-8.00%	10.51	7.5	40.13%
						Apartment Type B1	Flat	1	2	46	50	-8.00%	Largest Double	3.07	2.75	20.79%	10.5	11.5	-8.70%
						Apartment Type B2	Flat	2	3	67	61	9.84%	Largest Double	3.2	2.75	-13.82%	12.41	11.5	7.91%
							Flat	2	3				Single	2.71	2.15	21.57%	10.51	7.5	40.13%
						Apartment Type B3	Flat	2	4	74	70	5.71%	Largest Double	3.2	2.75	12.56%	12.41	11.5	7.91%
							Flat	2	4				Other Double	2.71	2.55	32.36%	10.51	11.5	-8.61%
						House Type A	2 storey	2	4	78	79	-1.27%	Largest Double	2.85	2.75	17.25%	12.45	11.5	8.26%
							2 storey	2	4				Other Double	2.7	2.55	1.57%	9.61	11.5	-16.43%
						House Type A+	2 storey	3	5	90	93	-3.23%	Largest Double	2.99	2.75	20.93%	12.05	11.5	4.78%
							2 storey	3	5				Other Double	3.32	2.55	10.91%	12.22	11.5	6.26%
							2 storey	3	5				Single	2.14	2.15	21.40%	6.25	7.5	-16.67%
						House Type B	2 storey	3	5	99	93	6.45%	Largest Double	3.26	2.75	21.09%	12.59	11.5	9.48%
							2 storey	3	5				Other Double	2.88	2.55	21.09%	10.94	11.5	-4.87%
							2 storey	3	5				Single	2.54	2.15	21.45%	6.7	7.5	-10.67%
						House Type C (End)	2 storey	3	5	97	93	4.30%	Largest Double	3.3	2.75	26.18%	11.52	11.5	0.17%
							2 storey	3	5				Other Double	2.98	2.55	1.57%	11.41	11.5	-0.78%
							2 storey	3	5				Single	2.21	2.15	20.36%	5.81	7.5	-22.53%
						House Type C (Mid)	2 storey	3	5	96	93	3.23%	Largest Double	3.3	2.75	1.57%	11.52	11.5	0.17%
							2 storey	3	5				Other Double	2.98	2.55	20.36%	11.41	11.5	-0.78%
							2 storey	3	5				Single	2.21	2.15	2.75%	5.81	7.5	-22.53%
						House Type D	2 storey	3	5	96	93	3.23%	Largest Double	3.3	2.75	38.18%	11.52	11.5	0.17%
							2 storey	3	5				Other Double	2.98	2.55	35.69%	11.41	11.5	-0.78%
							2 storey	3	5				Single	2.21	2.15	-6.18%	5.81	7.5	-22.53%
						House Type E	2 storey	4	7	116	115	0.87%	Largest Double	3.25	2.75	18.04%	13.88	11.5	20.70%
							2 storey	4	7				Other Double	3.31	2.55	13.09%	11.65	11.5	1.30%
							2 storey	4	7				Other Double	2.92	2.55	52.94%	11.21	11.5	-2.52%
							2 storey	4	7				Single	2.21	2.15	0.47%	5.86	7.5	-21.87%
						House Type F	2 storey	4	7	146	115	26.96%	Largest Double	3.19	2.75	24.36%	12.44	11.5	8.17%
							2 storey	4	7				Other Double	3.39	2.55	4.31%	11.76	11.5	2.26%
							2 storey	4	7				Other Double	3.02	2.55	-5.12%	10.81	11.5	-6.00%
							2 storey	4	7				Single	2.57	2.15	12.00%	8.38	11.5	-27.13%
						House Type G	2 storey	4	7	133	115	15.65%	Largest Double	3.21	2.75	13.33%	11.53	11.5	0.26%
							2 storey	4	7				Other Double	3.26	2.55	1.40%	10.79	11.5	-6.17%
							2 storey	4	7				Other Double	2.9	2.55	12.00%	10.03	11.5	-12.78%
							2 storey	4	7				Single	2.21	2.15	13.33%	7.65	7.5	2.00%
	Olney Employment Allocation Phase 1		Reserved matters application for access, appearance, landscaping, layout and scale pursuant to outline planning permission 13/02130/OUT for erection of 33 dwellings and associated works			House Type H	3 storey	5	8	179	134	33.58%	Largest Double	3.36	2.75	0.00%	19.19	11.5	66.87%
							3 storey	5	8				Other Double	4.13	2.55	34.55%	17.95	11.5	56.09%
							3 storey	5	8				Other Double	3	2.55	33.33%	9.93	11.5	-13.65%
							3 storey	5	8				Other Double	3	2.55	18.60%	10.49	11.5	-8.78%
							3 storey	5	8				Other Double	2.46	2.55	25.09%	8.94	11.5	-22.26%
						House Type J	3 storey	5	8	190	134	41.79%	Largest Double	3.36	2.75	15.29%	19.19	11.5	66.87%
							3 storey	5	8				Other Double	4.19	2.55	15.29%	10.06	11.5	-12.52%
							3 storey	5	8				Other Double	3	2.55	27.44%	9.93	11.5	-13.65%
							3 storey	5	8				Other Double	3	2.55	20.36%	10.49	11.5	-8.78%
16		Olney		33	1.281		3 storey	5	8				Other Double	2.33	2.55	31.76%	9.17	11.5	-20.25%