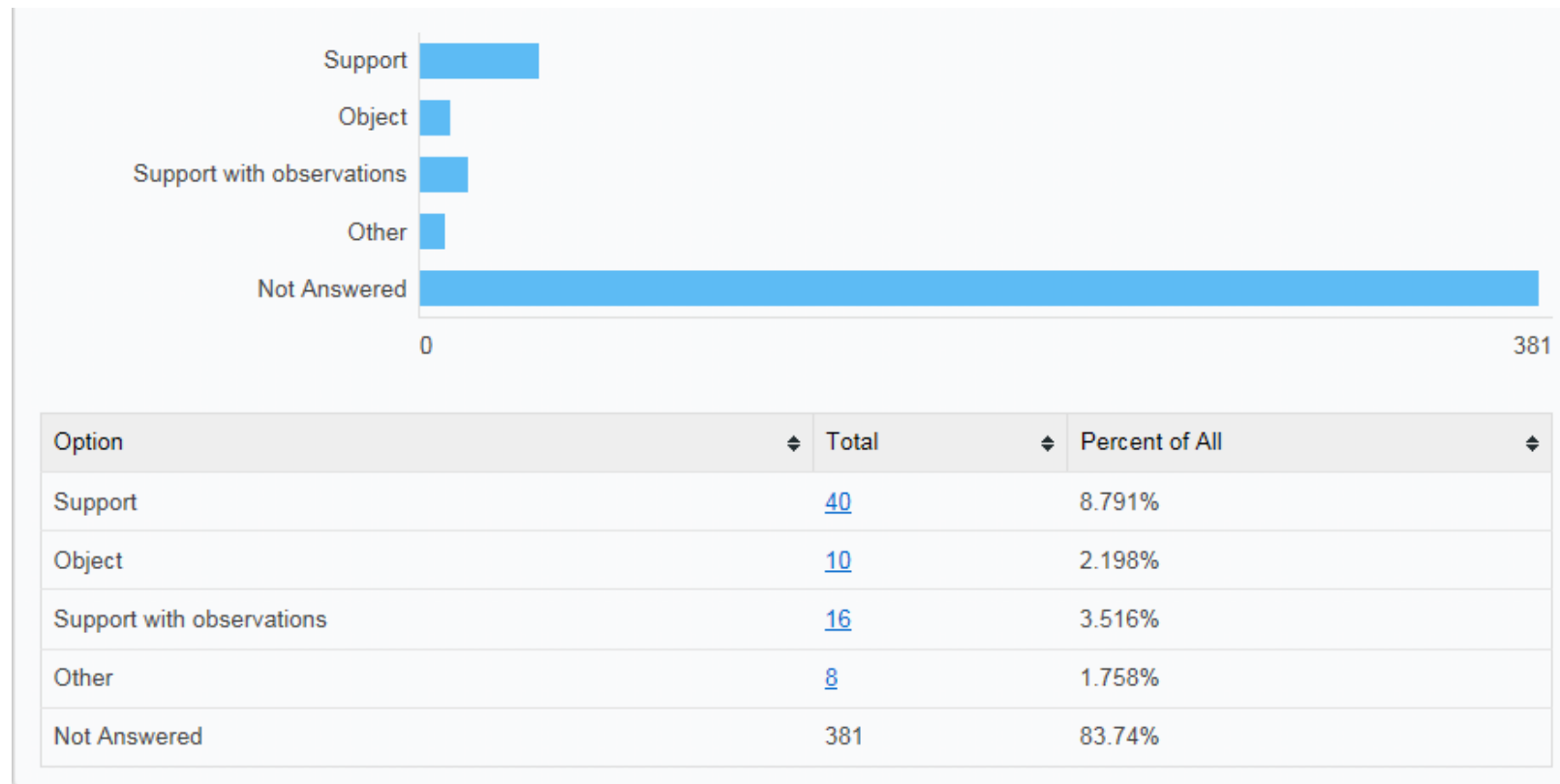


Summary



Answer	Response ID	Do you support this policy? - Opinion on C3	Do you support this policy? - Comments	What changes would you like to see made to this policy? - Comments	Officer Response	Officer Recommendations
Aidan Thatcher (On Behalf of Mr Herbert Daybell)	ANON-BHRP-4HEA-E	Object	National space standards are to be set via separate legislation such as Building Regulations and thus an additional planning policy is unnecessary.	It should be deleted.	Noted.	
Alan Luntley	ANON-BHRP-4HEQ-X	Support with observations	UK dwellings appear to have, on average, the smallest room sizes in Europe. To cater for expanding families and to enable a sense of separation for different age groups an effort should be made to increase living space.		Noted.	
Angus Smith	ANON-BHRP-4HZK-D	Other	What does this mean?? What is the national space standard what does it relate to??	Please clarify what this policy statement is?? Where is the national space standard found - is it an appendix to refer to - is it an outside document - Does it exist??	This Policy can be found in the Housing Chapter, page 68. However out Housing Needs Study will consider evidence of need for this Policy.	Consider outcomes of HNS.
Anthea Brown	ANON-BHRP-4HE4-1	Support with observations	There is definitely a requirement for small dwellings for single people and this should be reflected.	Allow smaller dwellings for single people, whether young starters or older downsizes. Possible with one	Policy is designed to ensure homes are large enough.	

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				bedroom only. This reflects current requirements over the whole country.		
Anthony Woollard	ANON-BHRP-4H6F-4	Support with observations	Would prefer to have a much higher % - 100% would be ideal	Would prefer to have a much higher % - 100% would be ideal	Noted. However HNS will provide evidence about whether policy is required in MBC or not.	Consider outcomes of HNS.
CHRISTINE LARSON	ANON-BHRP-4HUU-J	Support		I don't know sufficient about this to comment		
Christopher Fisher	ANON-BHRP-4HM2-7	Support	I am unclear what this means in terms of space. However, I would want to see any developments been generous as possible in relation to both internal and external space.		Noted.	Consider the outcomes of HNS.
Clair Ingham	ANON-BHRP-4HMZ-F	Support	Seems reasonable	None	Noted.	
Colin Love	ANON-BHRP-4HBR-V	Support with observations	There is no reason why consideration has to be given to 'viability'. It is always viable to provide the National Space Standards - albeit that developers would wish to be able to build 'smaller and smaller' for higher and higher sales prices. I understand that Britain already has the smallest unit size of housing in Europe. We are building for the future and it is the responsibility of this generation to ensure that we design and build a housing stock that future generations can be proud of and that will provide appropriate living space for comfortable living - even in 'smaller' houses that are small enough to start with!	The National Space Standard should be made mandatory for all new house builds - not just 50%.	Noted. However HNS will provide evidence about whether policy is required in MBC or not.	Consider the outcomes of HNS.
Deborah Caroline Adams	ANON-BHRP-4H38-K	Object	The percentage shouldn't be more than 30%.	Lower the percentage of dwellings that the National Space Standards have to be applied to. There are various reasons why people old and young cannot cope with very small rooms.	As above - HNS will provide evidence about whether policy is required in MBC or not.	Consider the outcomes of HNS.
Dr Jerzy A Schmidt	ANON-BHRP-4H4P-C	Support with observations	Why should we be willing to compromise on space? We should be improving our living conditions and not be solely driven by cramming houses into a space	Apply national space standards to 100%	Noted. HNS will provide evidence about whether policy is required in MBC or not.	Consider the outcomes of HNS.
George Breed	ANON-BHRP-4HF3-1	Object	Building regulations govern the specifications of homes within England. Optional space standards must be justified by Melton and proven not to harm deliverability, affordability, viability etc. Given Melton borough council is looking to implement major highway improvements via CIL / S106 contribution I would suggest the imposition	National Space Standards should be consigned to an aspiration by-line until such time that Melton Borough Council can satisfactorily demonstrate its adoption meets the tests set out in government guidance outlined above.	Noted. HNS will provide evidence about whether policy is required in MBC or not.	Consider the outcomes of HNS.

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			of extra of specification homes would directly harm viability of most developments.			
Gordon Raper	ANON-BHRP-4H3N-9	Other	Why only 50%. need to understand why not 100%	See above	Noted.	
John A Herlihy	ANON-BHRP-4HU3-G	Other	To quote the song - Its only words..... and words are all I have.....			
John David Smith	ANON-BHRP-4H4X-M	Object	The National Space Standard should be applied to all dwellings.	Apply the National Space Standard to all the dwellings.	Noted.	
John Matthew Williams	ANON-BHRP-4HBD-E	Support with observations	The standard should be applied to or should be exceeded by at least 50% of dwellings with up to and including 3 bedrooms, with the balance improving on the standard by a factor of at least 25%	see above	Noted. HNS will provide evidence about whether policy is required in MBC or not.	Consider the outcomes of HNS.
Kenneth Bray	ANON-BHRP-4HBX-2	Support with observations	What of the other 50%?	Clarify	HNS will provide evidence about whether policy is required in MBC or not.	Consider the outcomes of HNS.
Kerstin Hartmann	ANON-BHRP-4HGW-6	Not Answered	sorry running out of time and some of those issues I did not have time to study or read up on hence I will answer the rest of the questions with NC for no comment from here on	nc		
Lucy Flavin (Broughton and Dalby Parish Council)	ANON-BHRP-4H4T-G	Support with observations	Why not 100%		HNS will provide evidence about whether policy is required in MBC or not.	Consider the outcomes of HNS.
Malcolm Brown	ANON-BHRP-4HEV-3	Object	Figure should be more flexible depending on end user		Noted.	
Margaret Jean Bowen	ANON-BHRP-4HHV-6	Not Answered	I am not sure if this question refers to internal or external space. If it is external space then I would like to see a greater distance between housing than is currently evident in new developments. I believe the 'infill' policy of recent years has led to houses being so close that the quality of life for all in the vicinity is reduced because of problems associated with noise, traffic, parking refuse etc.	More than the 'statuary' space allowance is required in Melton Borough.	The need for Policy is being reviewed in light of HNS.	Consider the outcomes of HNS.
Mark Colin Marlow	ANON-BHRP-4HEJ-Q	Support with observations	Unsure about the merits of the NSS	I agree with the policy but I disagree with the NSS All sizes are too small.	The need for Policy is being reviewed in light of HNS	Consider the outcomes of HNS.
Mick Jones	ANON-BHRP-4H6N-C	Support with observations	As long as the space allocation is sufficient to enable a family to live comfortably within the dwelling and not be pressed for space.	None	The need for Policy is being reviewed in light of HNS	Consider the outcomes of HNS.
Mr John Brown	ANON-BHRP-4H4Z-P	Object	All new builds should be sympathetic to their environment. They should blend in with the surrounding area.	See above.	Noted.	
Phil Bamford	BHLF-BHRP-	Object	Gladman object to Policy C3 on National Space Standards as it is not in line with the guidance		As mentioned, HNS is considering evidence of need for this Policy.	Consider the outcomes of HNS.

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	4H8J-A		given in the National Planning Practice Guidance (NPPG). Paragraph ID 56-020-20150327 states that where a need for internal space standards is identified, local planning authorities should provide justification for requiring internal space policies including evidence of need and viability. The Council has not produced such justification at this time and therefore the policy is considered to be unsound and should be deleted.			
Richard Cooper (HSSP Architects)	ANON- BHRP- 4H8V-B	Support with observations	Are you referring to minimum space standards, or setting the standard as a maximum? all dwelling should achieve the minimum space standard (other than perhaps conversions) on large developments you could allow a percentage to exceed minimum standards, rather than restricting house sizes as currently happens.	see above	As mentioned, HNS is considering evidence of need for this Policy.	Consider the outcomes of HNS.
Richard Simon	ANON- BHRP- 4HZC-5	Support with observations	It is a shame that so many houses are so restricted on space. Any increase above 50% of dwelling meeting the standard would be worthwhile but I suppose developers would cry 'viability'	None	As mentioned, HNS is considering evidence of need for this Policy.	Consider the outcomes of HNS.
Robert Ian Lockey	ANON- BHRP- 4H3G-2	Other	Why does the standard not apply to houses with more than three bedrooms? Why only 50%, why not all?	This should read: 'Subject to considerations of affordability, developers should be encouraged to apply the national space standard to all dwellings.'	As mentioned, HNS is considering evidence of need for this Policy.	Consider the outcomes of HNS.
Roger Smith	BHLF- BHRP- 4H8U-N	Object	'Policy C3 should be deleted. No evidence is provided to justify a higher space standard than that set out in the Building Regulations 2015.'		As mentioned, HNS is considering evidence of need for this Policy.	Consider the outcomes of HNS.
Sharon Gustard	ANON- BHRP- 4H6K-9	Support with observations	I would prefer to see these standards achieved on more than 50% of the new houses built as this has a direct impact on the health and well-being of its occupants, which is another objective of the plan..	I would prefer to see these standards achieved on more than 50% of the new houses built as this has a direct impact on the health and well-being of its occupants, which is another objective of the plan..	As mentioned, HNS is considering evidence of need for this Policy.	Consider the outcomes of HNS.
Shelagh Woollard	ANON- BHRP- 4HB5-Y	Other	Why should only developments of 10 or more dwellings be subject to the national space standard. Everybody requires room to move around and not feel confined.	The national space policy should be applied to all dwellings - currently many young people go out spending money rather than saving up to move quite simply because their tiny homes are so claustrophobic that they constantly feel the need to go out.	As mentioned, HNS is considering evidence of need for this Policy.	Consider the outcomes of HNS.
Sheryl Smart	ANON- BHRP- 4H1G-Z	Support with observations	There should be a minimum standard for room sizes. However, the majority of new homes have tiny rooms and tiny gardens meaning that families rapidly outgrow them and have to move.	I don't know enough about this policy but looking on line, the descriptions seem to be tiny for some of the rooms and in favour of cramming more homes into a space.	As mentioned, HNS is considering evidence of need for this Policy.	Consider the outcomes of HNS.

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				Realistic living space to accommodate families and to allow outside space is essential for wellbeing.		
Siobhan Noble	ANON-BHRP-4HED-H	Object	I am unclear on the national space standard, if it provides tiny unmarketable densely packed dwellings then I object - this reduces the quality of life and is certainly less appropriate for rural developments.	Be sensitive to the areas	Noted.	
Stephen Denman	ANON-BHRP-4HEU-2	Support with observations	Any housing development should have adequate space within the property and the same outside. Affordable housing should not be an excuse to limit space within the dwelling.	No comment at this time.	Noted.	
Susan Green	BHLF-BHRP-4H8N-E	Other	Similarly Policy C3 and Policy C9 refer to 50% of dwellings meeting nationally described space standards subject to viability. The NPPG (ID: 56-020) confirms "where a need for internal space standards is identified, local planning authorities should provide justification for requiring internal space policies". If the Council wishes to adopt this standard it should be justified by meeting the criteria set out in the NPPG including need, viability and impact on affordability. At this time the Council has not provided sufficient evidence to justify adoption of the nationally described space standard.		Noted.	Check supporting text in the policy and add reference to NPPG.
Susan Herlihy	ANON-BHRP-4HE3-Z	Support with observations	The space standard should be applied to ALL housing	as above	Noted. As mentioned, HNS is considering evidence of need for this Policy.	Consider the outcomes of HNS.
Susan Love	ANON-BHRP-4HZP-J	Object	Apply the standard to all houses. We live in the smallest spaces in Europe	As above.	Noted.	