

Housing Delivery Position Statement

Development Quality Standards Checklist Template

The template below is designed to help applicants check the compliance of their scheme with the development quality standards set out under Decision Making Principle 5 in the [Housing Delivery Position Statement](#).

Applicants wishing to progress site for housing not in accordance with the Development Plan, are expected to submit a development quality standards checklist. The purpose of this checklist is to help applicants set out why they consider a departure from the development plan is justified. Such a statement may be produced in any format, but the table below has been devised to aid this process, and full completion of the table will satisfy the requirement.

The table lists the relevant development standards and requirements in Decision Making Principle 5. The onus is on applicants to provide information as to how and to what extent their scheme meets the requirements of the Housing Delivery Position Statement.

The table contains four columns:

Column 1: Development quality standard:

This column lists all the development quality standards under Decision Making Principle 5. Please review all of the provisions and determine whether they are relevant to the scale of development proposed.

Column 2: Compliance:

Please write, '**none**' '**partial**' or '**full**' to indicate the level of compliance you believe has been achieved for each. If the standard is not relevant to the scale of the proposal, write '**not relevant**'. For any areas where 'partial' compliance is noted, more detail on the extent of compliance needs to be provided.

Column 3: Development Approach Taken:

Please use this column to set out how and to what extent the proposed complies with the development quality standards. This should consider all parts of the policy. Where only partial compliance is achieved, the elements not complied with, or the standards not met, should be highlighted.

Column 4: Reasoned justification for any non-compliance:

Where the development does not comply with all or part of a quality standards, please give reasons why it does not.

Development Quality Standards Checklist Template

Application / Planning Portal Reference:	APP/21/01071 (Outline application reference – reserved matters reference tbc)		
Site Name / Address:	Land south of, Lower Road, and west of Old Manor Farm, Havant (Phase 2)		
Development quality requirement	Compliance	Development Approach Taken	Reasoned justification for any non-compliance
a) Provide infrastructure which is needed to make the development acceptable in planning terms, in line with the Council's Infrastructure Delivery Plan and the Council's Developer Contributions Guide;	Full	CIL payments will be made towards the provision of infrastructure. The S106 Agreement also secures financial contributions towards the provision of sustainable transport measures, SMRS, a Community Project Worker and monitoring fees, as well as the provision of 30% affordable housing on-site.	
b) Are designed to a high standard, and, where relevant, demonstrate that design codes and guides which identify local character and distinctiveness have been taken into account;	Full	The Design & Access Statement sets out the design response and analysis of local design guidance which has informed the reserved matters proposals. The submitted Heritage Statement provides further detail on the historic context of the site.	
c) Provide a minimum of 40 dwellings per hectare based on a net developable area, or where relevant, an alternative density based on the site capacity set out in Table 1;	Partial	The application proposes 43 dwellings on a net developable area of approximately 1.48ha, which equates to 29dph. Table 1 of the Housing Delivery Position Statement includes reference to 50 dwellings on Site Ref: HB7 – Land south of Lower Road. This refers to the recently completed Bargate Homes site to the east (Phase 1). The development density of that site equates to 20dph (50 dwellings on a 2.6ha NDA).	See 'Development Approach Taken' column.

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Development quality requirement	Compliance	Development Approach Taken	Reasoned justification for any non-compliance
		Development density on the current site represents a balance between making efficient use of the land, respecting the character and density of existing/neighbouring development, and allowing for the site constraints including on-site utilities (water main and gas pipe easements), protected trees and ecology, need for open space, historical context, provision of drainage and proximity to the railway line, A27 and A3(M).	
d) Create new and improve existing pedestrian and cycle route linkages which connect to all parts of the development and facilitate easy and safe access to education, employment, and the natural environment for all users (also see criterion r. for developments of 50 homes or more);	Full	Inclusion of new public footpaths and cycleways within the development, which link into adjacent development and wider network.	
e) Incorporate a comprehensive ecological strategy, which achieves			

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biodiversity net gain, and includes, but is not limited to:			
i. The retention and integration of any protected trees and hedgerows;	Not relevant	Existing trees and hedgerows on the site are not protected, but are retained in any case.	
ii. The retention and enhancement of any local nature conservations on or affected by the development;	Not relevant		
iii. Mitigation for any protected species, including appropriate buffers;	Full	Retention of existing vegetation and landscape features, which provide opportunities for wildlife to thrive. Vegetated boundaries retained and enhanced as buffers to the road (west) and railway (south) site boundaries. See also the 'IEcology Mitigation & Enhancement Strategy' (Aluco Ecology Ltd), submitted in support of this application.	
iv. The creation of green linkages and wildlife corridors within and through	Full	Existing boundary vegetation retained and enhanced, which will support its function as a wildlife habitat and corridor. Green space	

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the site, making the best use of existing natural features;		designed to link to adjacent site providing a green corridor.	
f) Provide electric vehicle charging infrastructure for each new residential unit with private off-street parking;	Full	All dwellings to have electric vehicle charging points.	
g) Meet the nationally described space standards for new homes provided;	Full	All new homes are designed to meet the requirements set out in Table 1 of the nationally described space standards.	
h) Provide outdoor private and/or communal amenity space for all residential units; and	Full	As per the Site Layout Plan, all dwellings will have their own private amenity space. A significant proportion of the site area will also be dedicated to the provision of public open space and community spaces.	
i) Achieve a reduction in CO ₂ emissions of at least 19% of the Dwelling Emission Rate (DER) compared to the Target Emission Rate (TER) of Part L of the Building Regulations;	Full	Bargate Homes is committed to delivering homes which go beyond the requirements of the Building Regulations and mitigate the effects of climate change. Homes will be designed in accordance with the energy hierarchy to utilise enhanced fabric and energy efficiency measures before making use of low carbon renewable energy.	

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		Homes will target a water consumption rate of 110 litres per person per day (l/p/d), in line with the Building Regulations higher water efficiency standard. In addition, the development will aim to use a range of sustainable materials and design features and will make use of sustainable timber from FSC (or equivalent) sources and materials specified using the BRE Green Guide to construction. The final design and specification of new buildings will be determined during the detailed design of the development.	
j) Provide a drainage strategy suitable to the site which incorporates appropriate Sustainable Drainage Systems (SuDS) to an adoptable standard; and	Full	The drainage strategy incorporates SuDS, with surface water channelled to an attenuation basin via swales and permavoid collectors which will all serve as conveyance, storage and water quality treatment.	
k) Provide for the sustainable management and maintenance of any new 'common parts' through a legal agreement.	Full	Management and maintenance of common parts to be undertaken by Management Company, as secured via the S106 for the outline application.	

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DEVELOPMENTS OF 10 DWELLINGS OR MORE			
l) Provide 30% affordable housing outside of Havant, Waterlooville and Leigh Park town centres; and 20% affordable housing on sites within Havant, Waterlooville and Leigh Park town centres (as defined on the Position Statement Maps); and	Full	30% affordable housing secured via the S106 for the outline application. Reserved matters Site Layout Plan shows 13 no. affordable dwellings (30%).	
m) Deliver 30% of homes designed to meet Part M4(2) of the Building Regulations	Full	All of the affordable dwellings (13 units/30%) will be designed to be M4(2) compliant.	
n. Provide a range of dwelling types and sizes to meet local housing need, including 35% of the overall housing mix as two bedroom homes unless locally identified need evidence indicates an alternative approach should be taken	Full	A mix of 2, 3 and 4 bedroom open market and affordable dwellings are proposed, including 9 no. affordable rented (70%) and 4 no. shared ownership (70%) in accordance with the S106 Agreement. 15 dwellings (35% of the overall housing mix) are proposed as 2 bedroom dwellings.	
DEVELOPMENTS OF 20 DWELLINGS OR MORE			

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o. Contribute towards a community officer, to help new residents in the development integrate into existing communities	Full	A sum of £12,900 towards the provision of a community officer has been secured via the S106 for the outline application.	
DEVELOPMENTS OF 50 DWELLINGS OR MORE			
p. Provide high quality on-site open space to a standard of 1.5ha per 1,000 population; and an element of play where the open space requirement exceeds 0.5ha. On greenfield sites, part of this requirement will be provided in the form of community food growing space, to a standard of at least 0.2ha per 1,000 population;	Not relevant	Although the development is below 50 dwellings, significant amounts of high quality open space is proposed including a play area and community food growing space.	
q. Deliver 2% of homes designed to meet Part M4(3) of the Building Regulations as part of the affordable housing provision in addition to m).	Not relevant		
DEVELOPMENTS OF 100 DWELLINGS OR MORE			

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r. Support local people in accessing employment and skills training either through a financial contribution or a site specific skills and employment plan.	Not relevant		