

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/23/00665		
Site Name / Address:	Land east of Helmsley House, South of Bartons Road, Havant PO9 5NB		
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;		Infrastructure requirements are likely to be in line with the s.106 agreement pursuant to the extant planning permission APP/20/00761 – namely covering the requirement to mitigate to nitrate neutrality.	
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;		The DAS and planning statement describe how our specialist and award-winning design team have utilised our expertise to develop plans, in liaison with our prospective Operators Anavo, which reflect best practice in dementia care. The plans are very similar to the extant scheme, and are designed to blend with the residential design approach of surrounding sites.	
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;		Density of development is higher than this minimum by virtue of 78 C2 bedrooms equating to 43 C3 dwellings under the Government's housing rulebook delivery test.	
d) Create new and improve existing pedestrian and cycle route linkages which connect to all parts of the development and facilitate easy and		Pedestrian footpath adjacent new vehicular entrance connects to pavement along Normandy Way and thereon to other residential developments.	

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safe access to education, employment, and the natural environment for all users (also see criterion r. for developments of 50 homes or more);			
e) Incorporate a comprehensive ecological strategy, which achieves biodiversity net gain, and includes, but is not limited to:		BNG achieved with a score of 26% for habitat creation and 82% hedgerows enhancement	
i. The retention and integration of any protected trees and hedgerows;		All protected trees retained and poorer quality trees supplemented by new planting at a ratio greater than 3:1	
ii. The retention and enhancement of any local nature conservations on or affected by the development;		Natural habitats for bats and birds enhanced through comprehensive plan of new planting along site margins.	
iii. Mitigation for any protected species, including appropriate buffers;		As above	

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iv. The creation of green linkages and wildlife corridors within and through the site, making the best use of existing natural features;		As above	
f) Provide electric vehicle charging infrastructure for each new residential unit with private off-street parking;		Electric car charging points provided within the car park for use by guests or staff.	
g) Meet the nationally described space standards for new homes provided;		CQC set out space standards for C2 bedrooms – the proposals provide far more generous room sizes than the minimum standards.	
h) Provide outdoor private and/or communal amenity space for all residential units; and		Outdoor amenity areas provided for all residents – with private ground floor terraces, extensive communal grounds and first floor balconies to lounges.	
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;			Not applicable to C2 Care Home however BREEAM Excellent standard targeted.

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j) Provide a drainage strategy suitable to the site which incorporates appropriate Sustainable Drainage Systems (SuDS) to an adoptable standard; and		SUDS scheme as set out within drainage proposals	
k) Provide for the sustainable management and maintenance of any new 'common parts' through a legal agreement.		Collaboration agreement in place with neighbouring Bellway development serving Brookvale via Normandy Way	
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			Not applicable to C2 Care Home use.

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m) Deliver 30% of homes designed to meet Part M4(2) of the Building Regulations			As above
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			As above
DEVELOPMENTS OF 20 DWELLINGS OR MORE			
o. Contribute towards a community officer, to help new residents in the development integrate into existing communities			As above
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			As above

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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;			
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).			As above
DEVELOPMENTS OF 100 DWELLINGS OR MORE			
r. Support local people in accessing employment and skills training either through a financial contribution or a site specific skills and employment plan.			As above