

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:			
Site Name / Address:			
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;	Yes	Payment of CIL and agreement to S106 obligations.	
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;	Yes	Approach considers local context in terms of density, built form and materials used. Further details located within the DAS.	
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;	No	Net density is 34 dph.	The proposals are currently policy compliant in terms of mix, parking, outdoor space and access. If the density were to be increased this would result in the need to reduce units sizes meaning a higher percentage of smaller units or flats to reach this density. In addition, this is an edge of settlement location whereby the density should be commensurate with the character of the area. In this instance, the existing character is not 40dph.
d) Create new and improve existing pedestrian and cycle route linkages which connect to all parts of the	Yes	Footpaths provided throughout the proposal, shared surface arrangement The proposed layout provides for a possible future cycle link on the southern boundary.	

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Development quality requirement	Compliance	Development Approach Taken	Reasoned justification for any non-compliance
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);			
e) Incorporate a comprehensive ecological strategy, which achieves biodiversity net gain, and includes, but is not limited to:	Yes	Any onsite planting has been retained and enhanced with native planting.	
i. The retention and integration of any protected trees and hedgerows;	Yes	All trees and hedgerows have been retained.	
ii. The retention and enhancement of any local nature conservations on or affected by the development;	NA	Not relevant	
iii. Mitigation for any protected species, including appropriate buffers;	NA	Not relevant	

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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;	Yes	Native planting throughout, tree planting to road sides linking open spaces, main area of open space and community orchard located within the centre of the site.	Dual Carriageway to the south and rail line to the north means wildlife connectivity into wider landscape is limited.
f) Provide electric vehicle charging infrastructure for each new residential unit with private off-street parking;	Yes	This has been provided.	
g) Meet the nationally described space standards for new homes provided;	Yes	An updated schedule of accommodation has been submitted in square metres to demonstrate compliance.	
h) Provide outdoor private and/or communal amenity space for all residential units; and	Yes	All residential units are provided with either private or communal open space. The flats on the eastern boundary are also adjacent to 0.36ha of open space, linking to one of the main formal open space areas further north. This area is easily accessible for residents.	
i) Achieve a reduction in CO ₂ emissions of at least 19% of the Dwelling Emission Rate (DER) compared to the Target	Yes	This will be achieved and can be secured via condition. The site will be built to Part L 2021 which is a 31% reduction against Part L 2013.	

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Emission Rate (TER) of Part L of the Building Regulations;			
j) Provide a drainage strategy suitable to the site which incorporates appropriate Sustainable Drainage Systems (SuDS) to an adoptable standard; and	Yes	The SuDS hierarchy principles have been followed when devising the drainage strategy.	
k) Provide for the sustainable management and maintenance of any new 'common parts' through a legal agreement.	Yes	This can be covered via a management company who will manage all common parts of the development.	
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	Yes	57 plots are provided as affordable housing, this equates to 31%	

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m) Deliver 30% of homes designed to meet Part M4(2) of the Building Regulations	Yes	61 dwellings provided as M4(2) dwellings which equates to 33%	
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	Yes	The scheme provides a total of 79 no. 2 bed dwellings, this exceeds the requirement as it provides 43% of the overall housing mix as 2 bed dwellings.	
DEVELOPMENTS OF 20 DWELLINGS OR MORE			
o. Contribute towards a community officer, to help new residents in the development integrate into existing communities	Yes	This can be agreed through the S106 negotiations.	
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	Yes	The proposal provides 0.51 ha of formal open space including an element of play. A Community Orchard has been provided for community food growing. The proposal also provides 0.36ha of informal open space on the eastern boundary.	

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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).	Yes	12 dwellings are provided to meet M4(3) standards, equating to 21% of the affordable provision and 6.5% of the total dwellings.	
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.	Yes	This can be secured via condition.	