

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. from the development plan. 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.

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Application / Planning Portal Reference:	PP-12084866		
Site Name / Address:	Blue Star Land, Waterloooville		
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;		Utility infrastructure will be provided by LEEP Utilities, BT Openreach and by GTC under the current contracts for the Berewood estate. A S104 will be applied for either with LEEP or Southern Water. Highway access to the site will use the existing highway infrastructure which has been provided for in the adjacent Berewood development. All of the highway route to the site is subject to S38 Agreements currently being progressed with Hampshire County Council.	
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 application site is adjacent to and is accessed from the Berewood Development which has an approved Masterplan and Design Code. To promote a well-considered development there is the opportunity to apply the Berewood Design Code 'Market Town' Characteristics to the proposed development. Proposals are also to be cognisant of the as built phases of the Berewood development and the surrounding residential neighbourhoods to the south and southeast.	

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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;		The number of dwellings per hectare based on net developable areas is 72.5dph.	
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);		Public Right of Way footpath 108/11/1 crosses the site from the north west corner to and around the fire station in the southeast corner. The integration footpath, delivered in accordance with the requirements of the Berewood S106, crosses the site from Laxton Leaze to the A3 pedestrian crossing. The proposals would retain the PRow and permissive path routes to the same standard or better. The application site is very centrally located in Waterloooville with direct pedestrian linkages to the town centre and the site is within close proximity to education, employment, and the natural environment. It also benefits from the	

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		Berewood Development's new areas of public open space.	
e) Incorporate a comprehensive ecological strategy, which achieves biodiversity net gain, and includes, but is not limited to:		Following discussions with HCC Ecologists, it was agreed that biodiversity net gain would be best delivered through identifying and funding management of unmanaged SINC(s) close to the application site. It was concluded that as the adjacent Berewood development delivers such a significant amount of semi-natural grassland and scrub habitats that any additional habitats provided with the application boundary would have limited ecological value compared to enhancing existing SINC(s).	
i. The retention and integration of any protected trees and hedgerows;		All TPO trees within application boundary retained. Boundary hedgerows retained except where removal is required to facilitate access. Access points selected to align with areas where breaks in hedgerows already exist.	
ii. The retention and enhancement of any local nature conservations on		There are no locally designated sites close to the proposed development.	

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or affected by the development;			
iii. Mitigation for any protected species, including appropriate buffers;		The scheme design allows for a 20m buffer around an active badger sett. To allow for future movement of the group within the sett complex all sett entrances (active or currently disused) have been buffered. The extant reptile population will be retained on site within the buffer strip around the badger sett and in the green space around the new SUDS feature. Should reptile populations on site exceed the predicted carrying capacity of these areas, any additional reptiles will be moved to suitable habitat along the River Wallington. The lighting scheme will be designed to reduce light spill into areas of retained green space and boundary features to protect foraging and commuting habitat for common bat species.	
iv. The creation of green linkages and wildlife		Green linkages within the development are provided through the retention of established boundary hedgerows and tree lines; these	

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corridors within and through the site, making the best use of existing natural features;		features link to the two main areas of retained green space within the application area (the attenuation pond and the buffer area around the badger sett). The on-site hedgerows link to other retained hedgerows immediately adjacent to the site.	
f) Provide electric vehicle charging infrastructure for each new residential unit with private off-street parking;		The application is at Outline stage, but the development would allow for electric vehicle charging infrastructure. This has been considered during the development of the masterplans and parameter plans.	
g) Meet the nationally described space standards for new homes provided;		The application is at Outline stage, but NDSS standards have been adhered to when preparing the concept masterplan and parameter plans.	
h) Provide outdoor private and/or communal amenity space for all residential units; and		The application is at Outline stage but as annotated in the DAS, Illustrative Masterplan and illustrative views, private and communal amenity space has been considered and allowed for.	
i) Achieve a reduction in CO ₂ emissions of at least 19% of the Dwelling Emission Rate (DER) compared to the Target Emission		The application is at Outline stage and will be subject to current Building Regulation requirements and guidance at the time of the Reserved Matters submission.	

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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		SuDS attenuation will be provided as an open SUDs basin located within the north east corner of the site. Discharge will be restricted (5.06l/s/Ha) to the QBar rate for all storm events up to and including 1 in 100 years plus a 40% allowance for climate change. The discharge rate accords with the principles agreed for the adjacent Berewood development. The stormwater drainage system will be adopted by LEEP. A drainage strategy document has been included in the planning submission.	
k) Provide for the sustainable management and maintenance of any new 'common parts' through a legal agreement.		The drainage strategy includes maintenance and management measures which will be undertaken by LEEP or the open space management organisation. Management of the SuDs basin will be included in the management arrangements for the open space.	

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DEVELOPMENTS OF 10 DWELLINGS OR MORE			
l) Provide 30% affordable housing outside of Havant, Waterloooville and Leigh Park town centres; and 20% affordable housing on sites within Havant, Waterloooville and Leigh Park town centres (as defined on the Position Statement Maps); and		The application is at Outline stage. Subject to viability, it is proposed for 30% of dwellings to be affordable homes.	
m) Deliver 30% of homes designed to meet Part M4(2) of the Building Regulations		The application is at Outline stage. This has been considered during the development of the masterplans and parameter plans.	
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		The application is at Outline stage. The exact housing mix would come forward as part of a future application for Reserved Matters Approval. This would respond to the scheme parameters and urban design considerations, including market demand, as set out in the Council's evidence base. It is anticipated that a range of dwellings could be delivered, from one and two-bedroom flats to 4-bedroom detached houses.	

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DEVELOPMENTS OF 20 DWELLINGS OR MORE			
o) Contribute towards a community officer, to help new residents in the development integrate into existing communities			
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;		The application is at Outline stage. Population figures are not possible without a detailed housing mix, but an approximate calculation based on 90 units suggests around 0.324ha open space would be required. This can be accommodated on-site. The open space would take the form of informal greenspace and green corridors to the site boundaries which accommodate tree RPAs and ecological constraints. The open space will incorporate natural play elements, in keeping with the character of the open space and SuDS features. Provision of community food growing space (approx. 0.04ha) could be accommodated within the open space if considered	Incorporation of SuDS features within open space has been an accepted principle within the adjacent Berewood development. The site is well positioned to access additional, existing open space facilities. The site is within the catchment of Jubilee Park (ref:Havant Borough Open Space Strategy (November 2018)) and approx. 750m straight line distance from the formal play area in the Town Park and approximately 475m away from an informal play area in Phase 3a of the Berewood development. Forest End allotments are less than 250m from the site.

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		desirable. The exact form and location would need to be established at Reserved Matters stage. This may not be appropriate due to the informal nature of the open space provided.	
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).		The application is at Outline stage. This has been considered during the development of the masterplan and parameter plans.	
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.			