

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		
Site Name / Address:	Land south of, Lower Road, and west of Old Manor Farm, Havant		
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	Financial contributions towards infrastructure will be secured via CIL. On-site provision of 30% affordable housing, secured by S106.	
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 a full analysis of local design guidance, which has informed the outline proposals. Details to be secured at RM stage. 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 up to 43 dwellings on a net developable area of 1.46ha, which equates to 30dph. 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 site to the east. The development density of that site equates to 20dph (50 dwellings on a 2.6ha NDA). Development density on the application site represents a balance between making efficient use of the land, respecting density of existing/neighbouring development, and the historical context of the site.	The development density of 30dph is considered appropriate given the site's edge of settlement location, and proximity to the Old Bedhampton Conservation Area. Further justification is set out at paragraphs 5.9 – 5.28 of the Planning Statement, DAS, and with reference to the adjacent site.

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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 will link into adjacent development and wider network.	
e) Incorporate a comprehensive ecological strategy, which achieves 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		

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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 'Information for Habitats Regulations Assessment' (May 2022) (Aluco Ecology Ltd).	
iv. The creation of green linkages and wildlife corridors within and through the site, making the best use of existing natural features;	Full	Existing boundary vegetation retained and enhanced, which will support its function as a wildlife habitat and corridor. Green space designed to link to adjacent site providing a green corridor. A detailed landscape and ecology strategy has been submitted as part of the planning application, with the scheme securing in excess of 2ha of amenity and open space.	
f) Provide electric vehicle charging infrastructure for each new residential unit with private off-street parking;	Not relevant	Not relevant at this outline stage – consideration will be given at reserved matters stage to a policy-compliant provision. This could be secured by condition.	
g) Meet the nationally described space standards for new homes provided;	Not relevant	Not relevant at this outline stage – consideration will be given at reserved matters stage to a policy-compliant provision.	

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h) Provide outdoor private and/or communal amenity space for all residential units; and	Full	As per the Illustrative Masterplan and Parameter Plan, a significant proportion of the site area will be dedicated to the provision of public open space, and community spaces. The dwellinghouses will have their own private amenity space, which will be detailed at reserved matters stage.	
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 relevant	The reserved matters application will be accompanied by a Sustainability and Energy Statement which details how the development will meet the new Part L standards which are a 31% reduction in emissions to achieve this requirement. This could be secured by condition.	
j) Provide a drainage strategy suitable to the site which incorporates appropriate Sustainable Drainage Systems (SuDS) to an adoptable standard; and	Full	As detailed in the accompanying FRA & Drainage Strategy, the proposed development includes swales, a reed bed and an attenuation basin, which will all serve as conveyance, storage, and water quality treatment. Drainage from house and garage roofs, driveways and parking courts, carriageways and footways will drain to swales which convey water to reed beds in the southern landscaped area of the site. The pond and reedbed will overflow into an attenuation basin. Deep borehole soakaways are proposed to dispose of the surface water runoff.	

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k) Provide for the sustainable management and maintenance of any new 'common parts' through a legal agreement.	Full	To be secured via the S106.	
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	On-site provision of 30% affordable housing, secured by S106.	
m) Deliver 30% of homes designed to meet Part M4(2) of the Building Regulations	Full	This will be incorporated into the detailed dwelling designs at the reserved matters stage.	
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	Full	A policy compliant mix of dwellings sizes and types will be provided at the reserved matters stage.	

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evidence indicates an alternative approach should be taken			
DEVELOPMENTS OF 20 DWELLINGS OR MORE			
o. Contribute towards a community officer, to help new residents in the development integrate into existing communities	Full	Can be secured within the S106?	
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		
q. Deliver 2% of homes designed to meet Part M4(3) of the Building	Not relevant		

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Regulations as part of the affordable housing provision in addition to m).			
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.	Not relevant		