

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.

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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	The approach to the site at Long Copse Lane has been grounded in engagement with the Council, statutory consultees and other local stakeholders. As such, discussions with these groups have helped to identify appropriate mitigation for the development, which in turn form the draft S106 Heads of Terms set out at 4.166 of the Planning Statement, now added to by the extra provisions set out in paragraph 14.1.4 of the Transport Statement Addendum, dated 28th January 2022, subject to meeting the legal and policy tests: 1. Provision of 30% on-site Affordable Housing (63 units) at a tenure split of 66:34 (Affordable Rent / Shared Ownership) 2. Provision of on-site open and play spaces, as per the illustrative masterplan 3. A contribution towards initial maintenance of open and play spaces 4. Provision of all on-site utilities and drainage infrastructure 5. A contribution towards expansion of Emsworth Primary School 6. A contribution to increase capacity of existing healthcare provision 7. A contribution towards the Solent Recreation Mitigation Project (SRMP) 8. A contribution in relation to upgrading of Redlands Lane to enable cycle rights to be obtained for the route. 9. A contribution towards enhancing the local rights of way network. 10. A contribution towards service/facility enhancements to Bus Service 27. 11. A financial contribution (to be agreed with HCC) towards the Warblington Footbridge project 12. A financial contribution towards the installation of local Real Time Information for local bus services 13. A financial contribution towards the potential closure of Wraysbury Park Drive	

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		14. A financial contribution towards a series of local walking and cycling improvements to Emsworth, local schools, the train station and Westbourne 15. A financial contribution to cover proposed measures in the updated Travel Plan (plus monitoring and approval costs) 16. Provision of land at Stansted Park Estate for off-site bat and nitrogen mitigation improvements. 17. Off-site highways works and improvements, comprising: • A site access with 2.4m and 43m visibility splays • Long Copse Lane carriageway works to largely achieve 5.5m width where agreed as necessary with the Highway Authority • A central non-car access to provide pedestrian and cycle access to Wraysbury Drive • Formalisation of existing layby parking area on Long Copse Lane • Widening of the bend on the approach to Hollybank Lane and new footway verge • Upgrading of Redlands Lane to remove vegetation and improve surface width to facilitate cyclists and pedestrians • A new footway on Hollybank Lane and crossings to Redlands Lane, Wraysbury Park Drive and BOAT66a • Funding the delivery of a section of footpath on the south side of Long Copse Lane around the junction of Hollybank Lane to provide a crossing at the western end of Long Copse lane to the BOAT66a multi user link into Hollybank Woods 18. Off-site drainage works and improvements, comprising: • New drainage culvert along Long Copse Lane to address surface water capacity and flooding concerns • SuDS system with sufficient capacity to address surface water within the site and connections to surface water drains.	

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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	Whilst in outline, the development masterplan is subject to a series of parameters, as set out on the masterplan and reinforced through the Biodiversity and Environmental Management Plan (BEMP), to ensure a landscape-led scheme can arise, with substantial buffers and significant internal open spaces. The masterplan is spacious and factors in locational constraints presented by trees and ecology. No detail is provided in terms of layout and appearance, these being reserved matters, but the masterplan is deliverable and has been subject to significant testing in terms of <i>inter alia</i> highways, flooding and drainage, ecology, landscape and trees to enable an appropriate scheme to come forward via reserved matters. It is anticipated that any consent will be subject to planning conditions to provide greater detail in support of the outline parameters set out in the Green Infrastructure and Landscape Strategy, Masterplan and BEMP.	
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;	FULL	All the criteria in Decision Making Principle 5 are met by the proposed development, other than the proposed density which is below the usual minimum of 40 dwellings per hectare, but based on clear pre-application advice and H8 policy wording to reflect the local character and to structure the masterplan around landscaped buffers. The proposed amount of dwellings is the optimum amount having regard to all the technical evidence, including landscape, heritage, arboricultural, drainage and ecological interests around the site. In this manner, the application accords with the site capacity set out in Table 1 of the Housing Delivery Position Statement, March 2022, which identifies a site capacity of 260 dwellings for Key Project EM7 Land at Long Copse Lane. As stated in submissions to the Council, it is intended that 210 dwellings will come forward from this application, with 50 dwellings being delivered by the western parcel, which is in separate ownership. This application, however, provides the	

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		infrastructure, open and play spaces necessary to bring forward the whole allocation.	
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	As set out in the response to part a) of this checklist, the proposals create very significant new linkages to rights of way, existing development and facilitate easy and safe access to education, employment and the natural environment for all users. Specifically, as set out in further detail within the Transport Statement Addendum, 28th January 2022, the project proposes the following enhancements: 1. A contribution towards enhancing the local rights of way network. 2. A contribution towards service/facility enhancements to Bus Service 27. 3. A financial contribution (to be agreed with HCC) towards the Warblington Footbridge project 4. A financial contribution towards the installation of local Real Time Information for local bus services 5. A financial contribution towards the potential closure of Wraysbury Park Drive 6. A financial contribution towards a series of local walking and cycling improvements to Emsworth, local schools, the train station and Westbourne 7. A financial contribution to cover proposed measures in the updated Travel Plan (plus monitoring and approval costs) 8. Off-site highways works and improvements, comprising: • A site access with 2.4m and 43m visibility splays • Long Copse Lane carriageway works to largely achieve 5.5m width where agreed as necessary with the Highway Authority • A central non-car access to provide pedestrian and cycle access to Wraysbury Drive	

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		• Formalisation of existing layby parking area on Long Copse Lane • Widening of the bend on the approach to Hollybank Lane and new footway verge • Upgrading of Redlands Lane to remove vegetation and improve surface width to facilitate cyclists and pedestrians • A new footway on Hollybank Lane and crossings to Redlands Lane, Wraysbury Park Drive and BOAT66a • Funding the delivery of a section of footpath on the south side of Long Copse Lane around the junction of Hollybank Lane to provide a crossing at the western end of Long Copse lane to the BOAT66a multi user link into Hollybank Woods	
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;	FULL	There are no protected hedgerows or trees on site, but there are a number of high value trees on-site, as well as ancient woodland, which provides the northern boundary to the site. A BEMP has been provided to manage the retention (where possible) of trees and hedgerows and the management of these areas to minimise development impact and put in place mitigation to ensure protection and enhancement of retained areas. Section 5 of the BEMP provides more detail in this regard.	

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		Alongside this, an Arboricultural Assessment and Method Statement includes: a Tree protection plan illustrating tree locations, categories, the location of the proposed development, and the proposed tree protection measures; an Arboricultural assessment (section 1 of the report) providing an analysis of the tree issues to assist the LPA in assessing the impact on local character; and an Arboricultural method statement (section 2 of the report) describing how retained trees will be protected and managed during the development activity.	
ii. The retention and enhancement of any local nature conservations on or affected by the development;	FULL	A Shadow HRA and BEMP have been produced to consider the impacts on nature, including those within protected areas potentially affected by the development. Inputs to both documents have considered advice given during the planning process by the Council, Natural England and Hampshire County Council. Using a precautionary approach, the Shadow HRA concludes that there will be no adverse significant effects on the integrity of any of the qualifying interest features within any of the identified sites either alone or in combination with other development projects. This conclusion is based on the incorporation of mitigation measures which are summarised in Table 6.1 of the Shadow HRA. Section 5 of the BEMP sets out a similar management and mitigation regime for the masterplan area, which includes monitoring of habitats and woodland over a 10 – 20 year period.	
iii. Mitigation for any protected species,	FULL	On-site, the BEMP provides a framework for management and monitoring of mitigation and enhancement identified to enhance habitats and biodiversity, which includes the provision of a strategic buffer area around the development area of between 20m and 40m (this is a minimum of 30m on the northern and	

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including appropriate buffers;		eastern boundaries as discussed and agreed with Natural England). Figure 1 identifies the delineation of non-developable and developable areas, which in turn relate to the management and monitoring of mitigation and enhancement of Zones A – C identified in the BEMP. Off-site, an area of 8 hectares has been secured by legal agreement, the details of which are provided in Appendix 3 of the Shadow HRA to secure not only the nitrogen neutrality for the new homes but also to provide a strategic flight corridor between Stansted and Southleigh Forests parcels in an area where there is known rare bat colonies. This is considered a major environmental gain and is supported and welcomed in particular by Natural England and the County Ecologist.	
iv. The creation of green linkages and wildlife corridors within and through the site, making the best use of existing natural features;	FULL	As set out above, the BEMP provides for a series of zones throughout the site of which Zones A and B demonstrate the retention, where possible, of natural features, as well their enhancement with new planting and SuDS features. The biodiversity net gain table within the BEMP identifies a significant on-site gain of 84.7% habitat units and 11.2% hedgerow units. Including the off-site intervention, this figure increases to 104.2% habitat units and 11.3% hedgerow units.	
f) Provide electric vehicle charging infrastructure for each new residential unit with private off-street parking;	FULL	Para 3.13 of the Sustainability Statement submitted with the planning application identifies that Electric Vehicle charging infrastructure is provided for each new residential unit with private off-street parking. The development will also be enabled to provide EV charging infrastructure, to provide a minimum of 7.5 kW charging for use by residents. In general plots are expected to include private parking on drives, which will enable the inclusion of electric vehicle charging connectivity for residents to charge EV vehicles.	

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g) Meet the nationally described space standards for new homes provided;	FULL	The masterplan, whilst in outline, is both generous in terms of development plots and surrounding spaces. It is expected that any outline consent would be conditioned such that following reserved matters applications would be provided to NDSS in line with government guidance and local authority policy.	
h) Provide outdoor private and/or communal amenity space for all residential units; and	FULL	The masterplan identifies a landscape-led development which provides private garden spaces for all dwellings alongside very significant on-site open spaces. The exact delineation of private and communal amenity space is a reserved matter, which will be progressed subject to planning conditions associated with the BEMP and landscape considerations. There is no anticipated hindrance to achievement of this criterion.	
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	The Sustainability Statement identifies at paragraph 4.30 that this criterion will be met. Against Current Part L - an overall 20.15% reduction in CO₂ emissions below a Part L baseline using SAP 12 emission factors, with a 16.36% reduction through the use of renewable energy; Against Future Part L – any reserved matters application brought forward using SAP 10 emission factors in their calculations would achieve an overall 65.09% reduction in CO₂ emissions below a Part L baseline, with a 54.26% reduction through the use of renewable energy (as detailed in Appendix I).	
j) Provide a drainage strategy suitable to the site which incorporates appropriate Sustainable Drainage Systems (SuDS)		A Flood Risk Assessment and outline Surface Water Strategy has been produced by WSP which concludes that the surface water drainage strategy demonstrates that the proposed development can be drained using SuDS techniques for events up to the 1% Annual Exceedance Probability (including 40% Climate Change allowance) rainfall event without increasing flood risk to the proposed development and to any downstream existing development.	

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to an adoptable standard; and		The Proposed Development also holds a wider benefit to the West Brook and River Ems water catchments as it restricts post-development flows to the pre-development mean annual flood flow. This approach has a direct benefit to local residents around Long Copse Lane who see properties periodically affected by flooding, in part due to overland flows from the application site and other land, which currently flows onto the highway without attenuation and will be resolved by the new highway drainage scheme. This scheme will be subject to detailed design as part of the S278 process with Hampshire County Council.	
k) Provide for the sustainable management and maintenance of any new 'common parts' through a legal agreement.	FULL	As noted at paragraph 4.167 of the Planning Statement, it is intended that a management company will be responsible for management and maintenance of on-site 'common parts', the detail of which can be addressed through discussion with officers during the determination process and secured by planning condition or planning obligation as necessary.	
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	FULL	Paragraph 4.166 of the Planning Statement identifies that the development is proposed to provide 30% on-site Affordable Housing (63 units) at a tenure split of 66:34 (Affordable Rent / Shared Ownership).	

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defined on the Position Statement Maps); and																											
m) Deliver 30% of homes designed to meet Part M4(2) of the Building Regulations	FULL	Whilst layout is a reserved matter, in paragraph 4.164 of the Planning Statement it is confirmed that 30% of the dwellings can be provided to M4(2) standard.																									
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	The table at paragraph 3.30 of the Planning Statement shows provision of a range of dwelling types and size to meet local housing need. This includes: <table border="1"> <thead> <tr> <th>Unit Type</th> <th>Affordable Rent</th> <th>Shared Ownership</th> <th>Market</th> </tr> </thead> <tbody> <tr> <td>1 Bed Units</td> <td>16</td> <td>8</td> <td>13</td> </tr> <tr> <td>2 Bed Units</td> <td>17</td> <td>9</td> <td>52</td> </tr> <tr> <td>3 Bed Units</td> <td>8</td> <td>3</td> <td>66</td> </tr> <tr> <td>4+ Bed Units</td> <td>1</td> <td>1</td> <td>16</td> </tr> <tr> <td>Total No. of Dwellings</td> <td>42</td> <td>21</td> <td>147</td> </tr> </tbody> </table> Of the proposed mix, 37.1% of all dwellings are two bedroom homes.	Unit Type	Affordable Rent	Shared Ownership	Market	1 Bed Units	16	8	13	2 Bed Units	17	9	52	3 Bed Units	8	3	66	4+ Bed Units	1	1	16	Total No. of Dwellings	42	21	147	
Unit Type	Affordable Rent	Shared Ownership	Market																								
1 Bed Units	16	8	13																								
2 Bed Units	17	9	52																								
3 Bed Units	8	3	66																								
4+ Bed Units	1	1	16																								
Total No. of Dwellings	42	21	147																								
DEVELOPMENTS OF 20 DWELLINGS OR MORE																											
o. Contribute towards a community officer, to help	FULL	The applicant agrees to this proposal and suggests that it forms part of contributions associated with the S106 Legal Agreement.																									

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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;	FULL	As set out on page 10 of the Green Infrastructure and Landscape Strategy, based on the standard of 1.5ha per 1,000 population and the current proposed housing mix for a 260 dwelling scheme 0.81ha (8145m²) of open space is provided on site, of which 0.1ha of this is identified for community growing spaces. As the open space requirement exceeds 0.5ha, an element of play should be provided. This is proposed to be a focal play area of 650m². Additional play is proposed to be provided informally throughout the external areas with natural play areas/elements. As highlighted on the masterplan, the key central areas provide 1ha (10,050m²) of amenity open space, with extensive additional multifunctional open space of 3.3ha provided through the green infrastructure areas.	
q. Deliver 2% of homes designed to meet Part M4(3) of the Building Regulations as part of the	FULL	Whilst layout is a reserved matter, in paragraph 4.164 of the Planning Statement it is confirmed that 2% of the dwellings can be provided to M4(3) standard to ensure the provision of accessible and adapted dwellings within the development.	

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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.	FULL	At outline stage the end developer is unknown and therefore it cannot be identified whether a financial contribution or site-specific skills and employment plan would be progressed. The applicant can confirm agreement to this wider requirement forming part of the S106 Legal Agreement with the specific detail being resolved prior to commencement of any on-works following reserved matters submission.	