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](https://www.havant.gov.uk/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.

| 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; |  |  |  |
| 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;  |  |  |  |
| 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;  |  |  |  |
| 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);  |  |  |  |
| 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; |  |  |  |
| ii. The retention and enhancement of any local nature conservations on or affected by the development; |  |  |  |
| iii. Mitigation for any protected species, including appropriate buffers;  |  |  |  |
| iv. The creation of green linkages and wildlife corridors within and through the site, making the best use of existing natural features;  |  |  |  |
| f) Provide electric vehicle charging infrastructure for each new residential unit with private off-street parking;  |  |  |  |
| g) Meet the nationally described space standards for new homes provided;  |  |  |  |
| 1. Provide outdoor private and/or communal amenity space for all residential units; and
 |  |  |  |
| 1. Achieve a reduction in CO2 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;
 |  |  |  |
| j) Provide a drainage strategy suitable to the site which incorporates appropriate Sustainable Drainage Systems (SuDS) to an adoptable standard; and  |  |  |  |
| k) Provide for the sustainable management and maintenance of any new ‘common parts’ through a legal agreement.  |  |  |  |
| **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 |  |  |  |
| m) Deliver 30% of homes designed to meet Part M4(2) of the Building Regulations |  |  |  |
| 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 |  |  |  |
| **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;  |  |  |  |
| 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).  |  |  |  |
| **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. |  |  |  |