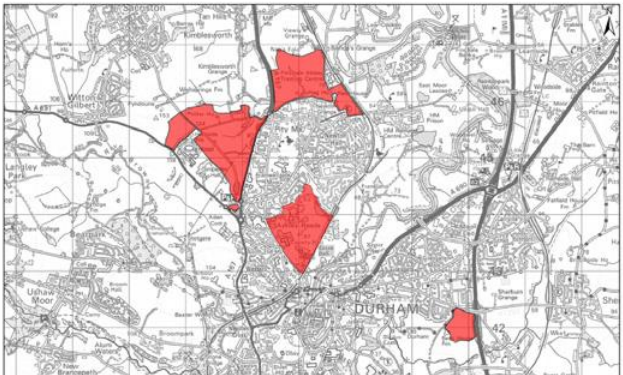

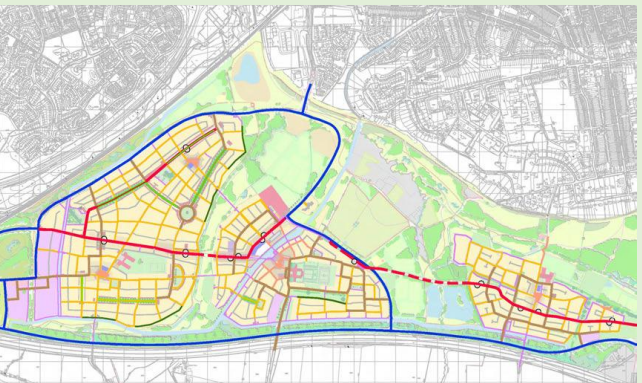


# Masterplanning and statutory planning process table

Typical graphics	Statutory planning process	Design tools	Level of detail required
<p data-bbox="172 478 350 510"><b>1. Visioning</b></p> 	<p data-bbox="810 478 1142 510"><b>Strategic site selection</b></p> <ul data-bbox="810 552 1448 1171" style="list-style-type: none"> <li>• location for a garden community can be identified either through a broad location or strategic site allocation in the emerging Local Plan</li> <li>• before a broad location or strategic site is selected for allocation as a garden community in the local plan, a full assessment of alternative sites should be undertaken in accordance with the Environmental Assessment of Plans and Programmes 2004.</li> <li>• your appraisal of the plan should include the sustainability assessment of reasonable alternative sites. This work should be fed into the options consultation</li> <li>• the reasoning for why alternative locations/sites were discounted and the preferred site chosen needs to be clearly set out.</li> </ul>	<p data-bbox="1469 478 1611 510"><b>Visioning</b></p> <ul data-bbox="1507 552 2101 993" style="list-style-type: none"> <li>• appraise the spatial opportunities of each site against the overall spatial strategy and sustainability objectives for the wider plan making area.</li> <li>• development of initial vision for the garden community setting out the type of place to be created'</li> <li>• though this stage focusses more on vision - masterplan optioning and capacity studies can be done to inform a concept plan.</li> </ul>	<ul data-bbox="2128 485 2763 720" style="list-style-type: none"> <li>• this stage provides a high-level assessment of the opportunities and constraints associated with different growth options.</li> <li>• development objectives, an initial vision, and spatial principles should be agreed once you've select a preferred option and site.</li> </ul>

<p><b>2. Concept masterplan</b></p> 	<p><b>Establishing the policy basis for a garden community</b></p> <ul style="list-style-type: none"> <li>• collate an evidence base for the site to support site-specific policies in the development plan, either as a broad location or strategic site allocation.</li> <li>• test and evaluate alternative options as part of the design process</li> <li>• demonstrate the site is viable and deliverable and there is nothing major which could prevent development coming forward in the planned timescale. If a site is to be brought forward early in the plan period then a greater level of detail (and certainty about how it is to be delivered) is likely to be required.</li> </ul>	<p><b>Concept masterplan</b></p> <ul style="list-style-type: none"> <li>• it reflects the overall spatial vision, development objectives, spatial parameters, design and delivery principles.</li> <li>• the concept masterplan document should explain the sites' constraints, opportunities and development capacity. It also sets out high-level spatial parameters which form a framework for development.</li> <li>• your masterplan will clarify the critical infrastructure requirements, strategic mitigation measures and includes a viability assessment and a delivery strategy for the site.</li> </ul>	<p>The concept masterplan sets out the key structuring principles of a masterplan for a garden community</p> <p>It would typically provide clarity on spatial parameters (or frameworks) for the following elements of development:</p> <ul style="list-style-type: none"> <li>• movement and access</li> <li>• land uses</li> <li>• strategic urban principles</li> <li>• built up areas like community hubs</li> <li>• nodes and landmarks</li> <li>• green and blue infrastructure</li> <li>• key contextual interfaces</li> <li>• high-level viability</li> </ul>
<p><b>3. Framework masterplan</b></p> 	<p><b>Guidance for garden communities</b></p> <p>Can take the form of a development plan document (DPD) such as an Area Action Plan; or a Supplementary Planning Document (SPD) which provides more detail on preceding policy.</p> <ul style="list-style-type: none"> <li>• DPDs typically follow a broad location allocation in the Local Plan. SPDs would more typically follow a strategic site allocation.</li> <li>• due to the site-focused nature they offer opportunities to engage the community and stakeholders in creating the development proposals.</li> <li>•</li> </ul>	<p><b>Framework masterplan</b></p> <p>A more detailed masterplan framework to support and illustrate a DPD or SPD for a garden community</p> <ul style="list-style-type: none"> <li>• this creates further detail on the anticipated layout and development form by identifying a development block structure, a green infrastructure network and street hierarchy and urban design principles.</li> <li>• the masterplan framework would provide clarity on the phasing, funding and delivery of social and physical infrastructure requirements to support the development. Where there are multiple landowners this would include setting out proportionate contributions to the site wide infrastructure requirements.</li> <li>• can be prepared collaboratively between the council and promoters/developers</li> </ul>	<p>A framework masterplan covers the following areas in a higher level of detail.</p> <ul style="list-style-type: none"> <li>• movement and access</li> <li>• built up areas</li> <li>• nodes and landmarks</li> <li>• green infrastructure</li> <li>• key contextual interfaces</li> <li>• land uses and capacities</li> <li>• phasing and viability</li> <li>• environmental assets</li> <li>• implementation framework</li> </ul>
<p><b>4. Detailed masterplan</b></p>	<p><b>Outline planning application/ parameters and principles document</b></p>	<p><b>Detailed masterplan</b></p>	<p>A detailed masterplan covers the following areas:</p>



	<p>An outline application must provide parameter plans showing the structural elements of the proposed development.</p> <p>Conditions can be attached to ensure that design principles identified are carried through to more detailed design work and reserved matters applications. They can require area-based/phased masterplans, design codes, design briefs or further design detail of strategic spatial components (like main street, strategic park, primary school, neighbourhood centre) to be approved in advance of reserved matters.</p>	<p>The fundamental masterplan structuring elements (land use, green infrastructure, movement and urban design principles) can be graphically annotated by plans and diagrams and fixed by the outline permission to secure design quality in more detailed masterplans/planning applications.</p> <p>The masterplan can be accompanied by information relating to:</p> <ul style="list-style-type: none"> <li>• access and movement</li> <li>• economic development</li> <li>• green infrastructure including play &amp; recreation</li> <li>• climate change measures</li> <li>• stewardship and management measures</li> </ul>	<ul style="list-style-type: none"> <li>• movement and access</li> <li>• built up areas</li> <li>• nodes and landmarks</li> <li>• green infrastructure</li> <li>• key contextual interfaces</li> <li>• high level viability</li> <li>• land uses and capacities</li> <li>• phasing and viability</li> <li>• environmental assets</li> <li>• implementation framework</li> <li>• consultation response</li> <li>• details of character area(s)</li> <li>• visual and landscape impact</li> <li>• detailed design codes (optional at this stage)</li> <li>• delivery approach</li> </ul>
<p><b>5. Detailed design</b></p>	<p><b>Work related to reserved matters</b></p> <p>This stage is an extension of the detailed masterplanning stage. It allows more detailed work to be done before to submission of reserved matters.</p> <ul style="list-style-type: none"> <li>• this should be a collaborative process, working with all stakeholders to further develop designs, within the bounds of the planning permission.</li> <li>• reserved matters submissions will need to be in accordance with any area-based/phased masterplans, design codes, design briefs or further design detail of strategic spatial components.</li> </ul>	<p><b>Pre-consent design work</b></p> <p>This stage is an extension of the detailed masterplanning stage. It allows more detailed work to be done before to submission of reserved matters.</p> <p>The detailed design may be shaped by complimentary design tools such as design guides and design codes relating to the garden community.</p>	<p>Typically, at this stage design work would cover:</p> <ul style="list-style-type: none"> <li>• materials, detailing and finishes</li> <li>• individual plot design, scale, massing and external appearance</li> <li>• details of access routes and design</li> <li>• detailed landscape specification</li> <li>• servicing and maintenance details</li> <li>• unique aspects of the development that will underpin the local distinctiveness of the garden community</li> </ul>