

Masterplan checklist

A checklist for developing and testing a garden community masterplan.

Prompt	Response
How consistent is the masterplan with the vision, principles and objectives established for the garden community? Are there gaps where interpretation of a principle or objective is not clear? Are there areas that require further refinement?	
Have there been opportunities for meaningful engagement with local people and stakeholders to feed into the evolution of the masterplan? Has this included diverse and traditionally hard to reach groups that form part of the local community? How have views been reflected?	
How does the masterplan describe the distinctiveness of the new garden community? Are the components that will make it distinctive clearly set out?	
Is the mix of uses proposed supported by a robust evidence base relating to needs and requirements? How does the arrangement of land uses proposed reinforce the creation of lively mixed-use neighbourhoods and easy sustainable travel between uses?	

<p>How has provision for local employment opportunities been made in the masterplan? How does this take account of likely changes to future working patterns? How will sustainable travel between homes and jobs be encouraged?</p>	
<p>What is the target modal shift for the garden community? What measures have been integrated into the masterplan to help achieve that target? What measures are proposed to connect the new community to its hinterland and local networks?</p>	
<p>Has an overarching landscape framework been developed and how does it respond to the landscape character assessments and provide a legible, connected and cohesive context for and within the garden community?</p>	
<p>How does the masterplan address the overall place-making structure of the new place to ensure it has a heart and connected neighbourhoods? How is the green infrastructure and built environment integrated to create a beautiful environment?</p>	
<p>Does the masterplan set out clearly what the important fixes (elements that can't be varied) and flexes (elements where there is some flexibility in how they are interpreted) are?</p>	
<p>How have sustainability objectives been integrated into the masterplan to create a resilient place, including landscape and the provision of a comprehensive green and blue infrastructure network, habitat creation, net biodiversity gain, and innovative approaches to energy, waste and water supply and usage?</p>	

<p>Does the masterplan identify the key infrastructure required to support the garden community, and provide detail on its location, design, phasing (trigger points) and delivery mechanism? Is there an infrastructure delivery plan in place?</p>	
<p>How does the masterplan address the phasing and implementation of development of the garden community? Has consideration been given to equalisation issues in the allocation of land uses and phasing of infrastructure? Is there a coherent framework in place and is there support for this from the landowners/developers?</p>	
<p>How does the masterplan demonstrate early consideration of community land ownership and potential long-term stewardship arrangements?</p>	
<p>How has the viability and deliverability of the emerging masterplan been tested? What has this revealed? Are there aspects of the masterplan or infrastructure delivery plan that need to be reviewed in light of viability testing?</p>	
<p>What measures are proposed in the masterplan to ensure the garden community is resilient and future-ready – for example to support the technology needed to facilitate current and future living, working and recreational aspirations?</p>	
<p>What measures are set out in the masterplan to ensure provisions are delivered, like design review mechanisms and detailed guidance tools, such as design codes.</p>	