

## **SG LSD1: Masterplanning**

**We will approve new development on sites allocated in the Local Development Plan, subject to other policies, if:**

- 1) in the case of very large-scale development areas including more than one site, the applicant(s) have submitted a development framework, and it has been agreed by the Local Area Committee; OR**
- 2) in the case of individual large-scale development sites, or constituent parts of a development framework, the applicant has submitted a masterplan, and it has been agreed by the Local Area Committee; OR**
- 3) in the case of individual medium-scale development sites, the applicant has submitted a development brief, and it has been agreed by the Local Area Committee.**

**In each of the above cases, the applicant must also have demonstrated in particular that:**

- a) the design of the development accords with the agreed development framework, masterplan and/or development brief, as appropriate; AND**
- b) within the process of generating the appropriate development framework, masterplan and/or development brief, adequate steps have been taken explicitly to consider the relationship with the existing village or town, and to engage the local community in a manner that is in proportion to the scale and type of development proposed.**

**Each of the locations for which a development framework, masterplan or development brief is required is identified within the settlement statements. The preferred process by which each of these design statements will be generated will be set out in planning advice.**

### **Reasoned Justification**

The standard of design of new developments, and in particular large developments, will be improved through the application of a masterplanning and design process that considers the whole development site and puts this in a context for subsequent planning applications. This policy sets out a framework for development, which identifies the need for this early thinking on design issues and requires appropriate engagement of the local community for all scales of development. Depending on the scale of the development a different design pathway is required.

### **Different scales of development**

These scales are set out below. The thresholds suggested are indicative, based on:

- the approximate scale (>600 houses) that requires some new items of infrastructure to serve more than the neighbourhood it is within, e.g. a secondary school, civic park or new trunk road junction;

- the approximate scale (about 600 houses) served by a single primary/community school, which acts as the basis for most “neighbourhoods”;
- the scale (>50 houses) at which proposals become “major applications” under the current regulations; and
- the scale (<5 houses) at which it is reasonable to consider the layout siting and design of buildings on a “one-off” basis.

Decisions on precisely which developments need to be treated at which scale will be based on “fact and degree”. The need for a development framework, masterplan or development brief will be identified in the settlement statements of the plan.

### ***Scale 1 Very large***

Significant growth of towns, involving development that spans more than one 5-year plan period and/or more than one site (usually 600+ houses, associated affordable housing, employment land and major provision for public services – schools, open space, road and drainage infrastructure etc). In these cases the process for development will include these stages:

- A Development framework
- B Masterplanning the individual sites
- D Detailed application(s)

### ***Scale 2 Large***

Major development of single sites (usually 50-600 houses, but still with associated affordable housing, employment land and extensive provision for public services – open space, road and drainage infrastructure etc). In these cases the process for development will include these stages:

- B Masterplanning the site
- D Detailed application(s)

### ***Scale 3 Medium-size***

Developments of a modest scale (usually 5-50 houses OR a significant industrial/commercial proposal, with associated affordable housing and proportionate provision for public services – open space, road and drainage infrastructure etc). In these cases the process for development will include these stages:

- C Development brief for the site
- D Detailed application(s)

For the avoidance of doubt, when a development framework, masterplan or development brief has been agreed in accordance with this guidance, we do not expect that any application for planning in principle will be required.

## Different Scales of Development – Flow Chart

Scale 1 Very large	Scale 2 Large	Scale 3 Medium-size
>600 houses, multi-use, more than one site, more than one 5 year development period, more than one developer	50-600 houses, multi-use, single neighbourhood, single site	5-49 houses, OR a significant industrial/commercial proposal, single site

