

PLANNING ADVICE: NUMBER 7 /2012

IMPLEMENTATION OF POLICY SG LSD 1: MASTERPLANNING

1. INTRODUCTION

The aim of the masterplanning process is to ensure future developments are designed to the highest standard, encompassing social, environmental and economic requirements to create the sustainable communities of the future. Successful masterplans demonstrate an integrated approach to community participation,

site planning, sustainable transport, servicing, community facilities, design, ecology and landscaping.

Exemplary new developments will be eligible to apply to the annual Scottish Quality in Planning Awards and the biannual Aberdeenshire Design Awards.

<http://www.scotland.gov.uk/Topics/Built-Environment/planning/National-Planning-Policy/awards>

http://www.aberdeenshire.gov.uk/design_awards/2012_awards.asp

2. PURPOSE

The purpose of this planning advice is to provide developers/landowners and residents with details of the masterplanning process, including guidance on their format and content. Details of sites requiring a masterplan are attached as Appendix 1

The submission of masterplans is required by the Aberdeenshire Local Development Plan Policy 8: Layout, Siting and Design of New Development which states that sites will be developed in accordance with a previously agreed development framework and/or masterplan.

3. MASTERPLANNING PROCESS

The preparation of masterplans will be undertaken by developers/landowners. It is expected that they will be developed in accordance with guidance in Planning Advice Note 83: Masterplanning.

<http://www.scotland.gov.uk/Resource/Doc/244134/0068213.pdf>

Details of Aberdeenshire's requirements for the content of masterplans is included in Appendix 3 and available at:

<http://www.aberdeenshire.gov.uk/planning/supplementary/index.asp>

There are a number of key stages in the masterplan process and it is essential that there is on-going engagement between the developer/landowner, local communities, planning service and consultees throughout its development. A summary of the process and key points of engagement is provided in Appendix 2.

PRE-MASTERPLAN MEETING

The Developer will need to undertake detailed surveys to establish the context, character, ecology, connectivity, constraints and opportunities of the site. Specific issues/constraints/opportunities which may exist on the site should be identified at the earliest opportunity to inform the evolution of the masterplan.

Developers are advised to contact the Planning Service Co-ordinator (Lesley Tierney (Tel: 01224 664564 e-mail Lesley.Tierney@aberdeenshire.gov.uk) who will act as the first point of contact. A Development Management Planner will also be assigned to the case and a pre-masterplan meeting will be arranged between the Developer, Council Services and Statutory Consultees. The form and initial assessment of the site will be submitted by the Developer prior to the meeting for circulation to participants.

Further guidance is available from the Council's website for all major developments.

<http://www.aberdeenshire.gov.uk/planning/devservices/GuidanceNote.pdf>

<http://www.aberdeenshire.gov.uk/planning/devservices/RequestforPreApplicationMeeting.pdf>

COMMUNITY CONSULTATION

Major application proposals require developers to carry out pre-application consultation with local communities. The aim is to include communities in the development process, encouraging improved trust and working relationships and, importantly, to provide an opportunity for community views to be reflected early in the process. It is a decision for each developer/landowner to make as to the most appropriate stage/s to engage with the community in developing a masterplan for a site, but there are clear benefits of early engagement in explaining the aims of the developer and getting information from the public as to what they want to see on the site and how it links to the wider area.

It is recommended as best practice that a minimum of two community engagement

events be undertaken. These would include discussion with the community at the outset to identify the key issues pertinent to a site which will inform the development of the draft masterplan. A further event/s would then seek views on the initial draft, with views informing the final approach. In determining the proposed level of consultation developers should take account of guidance in Planning Advice Note 3/2010: Community Engagement

<http://www.scotland.gov.uk/Resource/Doc/322754/0103851.pdf>

along with practical guidance available in the Planning Aid for Scotland Guide: SP=EED - A Practical Guide to Better Engagement in Planning to identify best practice

http://www.planningaidscotland.org.uk/pdf/sp_eed2.pdf

Developments which require masterplans are major developments as defined by the Town and Country (Hierarchy of Developments) (Scotland) Regulations 2009. Such applications require submission of a Proposal of Application Notice (POAN) to the Planning Authority at least 12 weeks prior to the submission of the application for planning permission. The relevant form is available at http://www.aberdeenshire.gov.uk/planning/devservices/Form-POAN_000.pdf

Completed notices should be sent to the main service centre for the area in which the development would be located. A copy of the Notice must also be served by the Developer on the Community Council/s whose area is within or adjoins the development site. The Planning Service has 21 days to respond either saying that the proposed consultation should be undertaken or, if not, what additional consultation should take place.

ABERDEEN CITY AND SHIRE DESIGN REVIEW PANEL

For larger sites and/or more sensitive locations, it is recommended that the views of the Aberdeen City and Shire Design Review Panel are sought at an early stage. The Panel comprises members from a variety of backgrounds in the public and private sectors who can give a valuable external view on the evolving masterplan, offering constructive and objective advice. Further details and guidance are available:

http://www.aberdeencity.gov.uk/planning_environment/planning/planning_sustainable_development/pla_design_review_panel.asp

DRAFT MASTERPLAN

The developer can then commence production of the masterplan as a result of responses from the meeting. It may be that several iterations of the masterplan are produced and it is likely that discussions with all parties will be required to achieve a quality outcome. It is particularly important that the Planning Service Co-ordinator and Development Management Planner dealing with the site are aware of the evolution of the masterplan during this process

Developers are advised to engage in on-going discussions during the production of a draft masterplan. Local communities may be involved during this process. Developers should liaise with the Council services involved, eg. Roads to discuss potential Roads Construction Consent matters. In addition discussion with consultees such as SEPA should be undertaken to ensure the proposal will meet their requirements. This iterative approach is key to making sure all aspects of the proposal meet the requirements of the site whilst creating a high quality development. A workshop style approach may be of benefit in achieving this aim, but it needs to be agreed with all parties and programmed carefully to ensure maximum benefit from the time commitment involved.

FINALISED MASTERPLAN

Once a Finalised Masterplan is available it will be submitted to the Planning Service along with a Pre-Application Consultation (PAC) report detailing the consultation process which was undertaken, outcomes and whether, and how, the proposal has been changed to address these. There is no formal limit between the length of time between a Pre-Application Consultation Report (PAC) and the submission of a subsequent planning application. However the Planning Service can assess if the time between them is long enough to need a new PAC.

The Planning Service will register the masterplan, place it on the Council's website and forward a copy to consultees to ensure

that all issues have been resolved to their satisfaction, before referring it to the Area Committee for agreement.

Following Committee agreement the Council's website will be updated to identify that the masterplan is the agreed document within which planning applications will be submitted.

Developers should be clear that, although a masterplan could be submitted concurrently with a planning application, it is likely that the application would be refused as contrary to Policy 8 of the LDP unless the masterplan has prior Committee agreement. The purpose of the masterplan is to inform the planning application and, although aspects of both may be prepared in common, eg. the Design and Access Statement, it is essential to improving the design process that applications are developed within the framework of an agreed masterplan. Submitting both together may well lead to delays, rather than speeding up the process for developers.

4. MASTERPLAN FORMAT

Masterplans may be presented in a variety of ways but a number of key processes require to be followed to create a robust and meaningful framework which adds value to the development process and ensures its long term deliverability.

Submissions should include two documents:

- A. A masterplan appraisal document, providing an overview of the development of the masterplan. The document can be submitted in corporate style and format but should be structured under the following headings to provide consistency when they are assessed:
- Vision
 - Context
 - Site Analysis and Appraisal
 - Development of the Design and Layout
 - Procedural Requirements

B. A separate non-technical summary explaining, in layman's terms, the process followed, and detailing the outcomes using a series of images and plans. This will be the document which is presented to Committee although the masterplan appraisal document will be available to Members.

To create a user friendly document text should be limited, with key elements explained with diagrams and/or maps. Sketches, photos, concept diagrams, photomontages, 3D diagrams and models etc. can all be used to illustrate the

development of design ideas and the final outcome. It is anticipated that submissions will, therefore, be largely graphical in nature. A checklist of the issues which should be included within the masterplan is provided in Appendix 3, masterplans which do not adequately address these issues are unlikely to be recommended favourably to Committee.

The masterplan will be available in electronic format with any colour printed documents no larger than A3.

APPENDIX I: SITES REQUIRING MASTERPLANS

Summary

| | |
|-----------------------|-----------|
| Banff and Buchan | 10 |
| Buchan | 13 |
| Formartine | 11 |
| Garioch | 10 |
| Kincardine and Mearns | 10 |
| Marr | 7 |
| Total | 61 |

Banff and Buchan

Local Growth (RHMA)

| | |
|------------------------|--------------------|
| Aberchirder | H2 |
| Banff | M1 |
| Banff | H1 |
| Cairnbulg/Inverallochy | H1, E1, P2 |
| Cairnbulg/Inverallochy | H2 |
| Fraserburgh | M1 |
| Fraserburgh | H1, E1, BUS2 |
| Macduff | EH1 |
| Portsoy | H3 |
| Rosehearty | M1 |
| Whitehills | H1 |

Buchan

Peterhead to Hatton SGA

| | |
|-----------|----|
| Peterhead | M1 |
| Peterhead | H1 |

Local Growth (RHMA)

| | |
|-------------|---------------|
| Crimond | H1 |
| Cruden Bay | M1, H1 |
| Fetterangus | H1, H2, R2 |
| Longside | M1 |
| Maud | EH1, H1 |
| Mintlaw | M1 |
| Mintlaw | H1 |
| Mintlaw | EH3 |
| Strichen | H1 |
| Stuartfield | H1 |
| St Fergus | H1 |

Formartine

Ellon to Blackdog SGA

| | |
|----------|--------|
| Balmedie | M1, H1 |
| Blackdog | M1 |
| Ellon | M1 |
| Foveran | M1 |

Local Growth (AHMA)

| | |
|------------|----|
| Newburgh | H1 |
| Oldmeldrum | M1 |
| Oldmeldrum | M2 |
| Tarves | M1 |

Local Growth (RHMA)

| | |
|---------|----------------|
| Turriff | H1, EH1, R1 |
| Turriff | M1 |
| Turriff | E1, E2, E3 |

Garioch

Huntly to Pitcaple SGA

None

Inverurie to Blackburn SGA

| | |
|-----------|----|
| Inverurie | H1 |
| Inverurie | H4 |
| Inverurie | M1 |
| Inverurie | M2 |
| Inverurie | M3 |
| Inverurie | F |
| Kintore | M1 |

Local Growth (AHMA)

| | |
|-----------------|----|
| Kemnay | H1 |
| Newmachar | M1 |
| Newmachar | H1 |
| Sauchen / Cluny | H1 |
| Westhill | H1 |

Kincardine and Mearns

Portlethen to Stonehaven SGA

| | |
|------------|----|
| Elsick | M1 |
| Newtonhill | H1 |
| Stonehaven | H4 |

S. of Drumlithie to Laurencekirk SGA

| | |
|--------------|----|
| Laurencekirk | M1 |
|--------------|----|

Local Growth (RHMA)

| | |
|----------------------|--------|
| Auchenblae | M1 |
| Edzell Woods | M1 |
| Inverbervie | H2 |
| Luthermuir | M1, M2 |
| St Cyrus/Lochside | M1 |

Marr

Huntly to Pitcaple SGA

| | |
|--------|---------|
| Huntly | H1, EH1 |
|--------|---------|

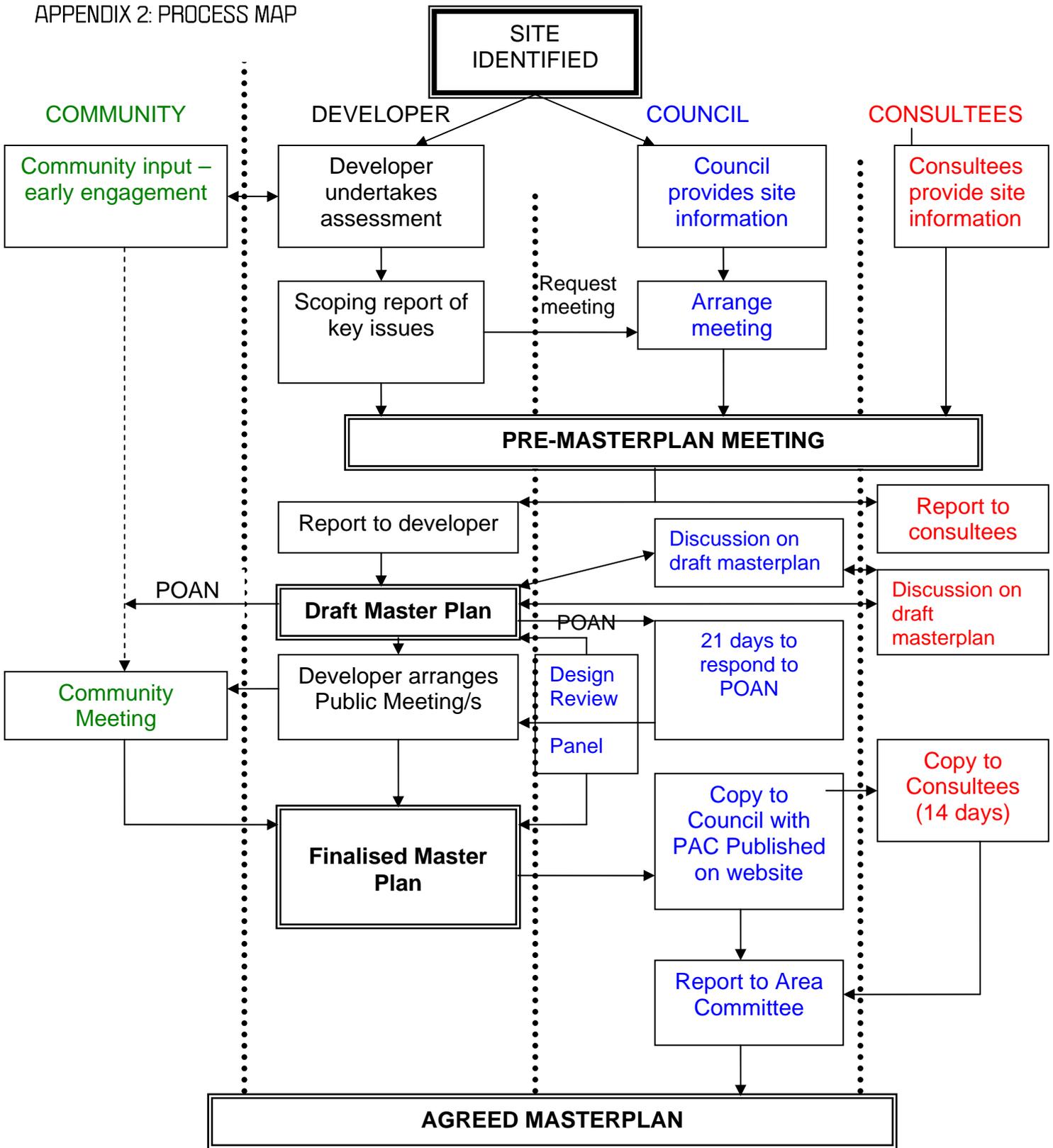
Local Growth (AHMA)

| | |
|-----------|----|
| Banchory | M2 |
| Banchory | H2 |
| Inchmarlo | H1 |

Local Growth (RHMA)

| | |
|------------|---------|
| Aboyne | M1 |
| Monymusk | EH1 |
| Kincardine | EH1 |
| O'Neil | |
| Tarland | M1, EH2 |

APPENDIX 2: PROCESS MAP



APPENDIX 3: CONTENT AND ASSESSMENT OF MASTERPLAN

STAGE 1: VISION

The masterplan will clearly establish the vision for the development and how it will be achieved.

STAGE 2: CONTEXT

A review of policy guidance relevant to the development site, including Government guidance, Aberdeenshire Local Development Plan policy, Supplementary Guidance, and Aberdeenshire Parks and Open Spaces Strategy (2011) etc. should be undertaken to inform the initial approach.

<http://www.aberdeenshire.gov.uk/planning/ldp/index.asp>

A short summary identifying the key points from this review should be included as part of the masterplan appraisal

Any development framework which encompasses the site and has been agreed by Local Area Committee will be identified to ensure the masterplan is developed in line with the agreed framework.

An assessment of the specific mix of land uses required for the site, including % of affordable housing, areas of employment land, community facilities, m² of retail floorspace, % of open space and its purpose, waste recycling, drainage etc. will be undertaken.

STAGE 3: SITE ANALYSIS AND APPRAISAL

The existing site will be surveyed to identify its constraints, opportunities, and connectivity or potential conflicts with surrounding uses. The appraisal will include the following issues:

Climate including:

- Prevailing wind
- Microclimate, frost pockets and sun traps
- Over-shadowing
- Opportunities for passive solar gain

Local Landscape Characteristics including:

- Views to the site from the wider landscape and views out of the site
- Topography

- Woodland, shelter belts, specimen trees, planted avenues, copses

- Boundaries including drystone dykes, consumption dykes, estate boundary walls etc

Ecology including:

- Surveys for protected species, eg bats, badgers, water vole, otters
- Follow on surveys for protected species/habitats
- Walk over surveys to identify ecological issues
- Advice from NESBReC (www.nesbrec.org) on biological records for the site
- Nature conservation designations eg. SSSI's, SAC's SINs Local Nature Reserves etc
- Identify areas of habitat suitable for retention/expansion

Drainage and water supply including:

- Connections to public services
- Route of any existing supplies
- Watercourses: rivers, burns, ditches, culverts
- Wetlands
- Water bodies: ponds, seasonal pools and drainage channels
- Porosity and ground conditions

History and archaeology including:

- Listed buildings and designed landscapes
- Scheduled ancient monuments
- Known sites within the local Sites and Monuments Record/Historic Environment Record
- Features of significance locally such as stiles, marker posts
- Setting of conservation areas, listed buildings and scheduled ancient monuments
- Historic patterns of development prevalent in the area which make it distinctive

Constraints including:

- Contamination
- Flooding, both historical, and areas with potential for flooding
- Known sources of pollution eg. noise, explosives stores, industry
- Other issues such as powerlines, underground services, wayleaves, rail lines
- Tree Preservation orders

Services including:

- The need for links to existing public roads
- The requirement for junction upgrades, visibility, bridges,
- The need for links to existing public transport and opportunities to provide new routes
- The design of streets to ensure a high quality streetscape which can comply with RCC requirements
- Rights of way, pedestrian paths, desire lines and cycle routes either existing or planned.
- Location of existing facilities such as schools, community facilities, shops, open space
- Existing gas/electricity/renewable energy (eg district heating, solar heating and pv's)
- Foul drainage capacity
- Existing waste disposal/recycling facilities

Community Engagement which may include:

- Early engagement with local groups and the Community Council/s
- Use of charrette process to create involvement from a wide range of residents
- The outcome of this process, including specific sensitivities highlighted by the local community
- Assessment of local market conditions, housing demand and shortages

The following list details some of the additional studies which may be required to support the masterplan document:

- Landscape impact assessment
- Impact on trees and woodland, including tree survey

- Walkover habitat survey
- Species surveys eg. bats, otters, squirrels etc.
- Archaeological survey
- Transport Assessment
- Drainage Impact Assessment
- Retail impact study
- Surface water management plan
- Flood risk assessment
- Noise assessment
- Design and access statement

STAGE 4: DEVELOPING THE DESIGN AND LAYOUT

Once the context, identity and connections of the site have been established the masterplan process will develop the design within a well defined framework of buildings, movement and open space.

The design will respond to the context of the site, respecting built and natural features ie. landform, trees, other vegetation, water courses and water bodies etc. on and around it to enhance the character of the area and create a distinctive, high quality place for future residents to enjoy. Too often new developments result in an overall loss of biodiversity, instead the aim should be to achieve a net benefit over time.

The aim of the masterplan will be to create places which meet the qualities, highlighted in Designing Places 2011 <http://www.scotland.gov.uk/Resource/Doc/212607/0099824.pdf>

It will use the results of the site appraisal to produce a masterplan unique to the development site. The following aspects will be taken into account in its development and evolution:

Climate: Housing layouts will consider climatic variations across the site, using the developed form and landscaping to reduce the effects of wind chill or take advantage of sun traps and maximise solar gain. The location of ancillary buildings such as garages can be used to good effect to aid privacy and give shelter.

Assessment guide:

1. Which areas are most exposed to wind chill and how has wind-chill been reduced within the development?
2. How does the orientation of the built form maximise passive solar gain?
3. How do the key elements and features of the layout respond to the climate?

Connectivity: An assessment of the connections to destinations outside the development site will be required, both for existing built up areas and for future development phases. The masterplan will include coherent access routes for public and private transport, cycles and pedestrians. These will seek to improve existing routes as well as creating new ones. They should be designed at the outset to maximise opportunities offered by the site, such as footpaths following existing woodland boundaries for shelter, or using areas set aside as watercourse buffer strips to give attractive and functional dual use open space.



Attractive footpath link through new woodland area

Assessment guide:

1. How does the design relate to existing neighbouring features, such as public open spaces and landmarks?
2. How have the variety of ways of getting to, and between, the key services and places of employment been optimised?
3. How easily can residents get to the places they need to access, particularly for pedestrians, cyclists and the less able (eg connection of routes to green corridors and core paths)?

Land Use: The location of new community facilities such as schools, nurseries, care

homes, sheltered housing, medical facilities, employment uses, recycling centres and retail have to be determined at an early stage as they will have specific locational needs and must be connected to existing and proposed routes around the site.



Location of schools, community facilities and retail uses is key to the success of the development

Assessment guide:

1. Is the mix of land-uses appropriate?
2. What mixture of educational requirements is proposed – nursery, primary, secondary, specialist and where will they be located?
3. What other community services are included and will they be co-located with educational establishments?
4. What mix of employment types is proposed-general, specialist, warehousing, offices?
5. Where will employment be located and how will it be accessed?
6. What access and arrangements for waste disposal will be provided?
7. What mix of retail floorspace is proposed – comparison, convenience, retail warehousing, local shops etc.?

- Where will retail units be sited and how are they accessed/serviced?

Infrastructure: This can include major land uses such as SUDs ponds as well as pumping stations, district heating systems, sub stations etc. Their locations need to be designed into the scheme early in the development of the masterplan, often substations etc. can appear as afterthoughts with a visual impact out of scale with their size. Access for maintenance needs to be designed into the scheme.



Little thought given to the contribution of infrastructure on sense of place

Assessment guide:

- Will any critical items of infrastructure be required (eg bridges, flyovers, WWTW, mains extensions, recycling centres etc. and at what stage?
- How will these items be provided and who by?
- How renewable are the energy sources proposed?
- How has the recycling of water been maximised?
- Is the drainage system proposed the most sustainable for the site?

- How efficiently will waste be managed in terms of the principles of "reduce, re-use, recycle and recover"?
- Who will be responsible for on-going maintenance?
- What financial arrangements are proposed to ensure continuing maintenance?

Street layout: The built form should not be determined around the requirement of standard road layouts. Novel road layouts which allow greater freedom for innovative designs are now increasingly acceptable and the opportunity should be taken to create interesting interactions between the built form and access requirements. Traffic calming measures are rendered obsolete where road layouts take a new approach to reduce overall traffic speeds through shared surfaces, width restrictions etc. Roads Construction Consent requirements should be considered at an early stage with development following the Manual for Streets, Designing Streets and Aberdeenshire Council's Roads Construction Consent

<http://www.scotland.gov.uk/Resource/Doc/307126/0096540.pdf>



Street dominated by traffic calming



Excessive street width for residential area



Houses front onto street with narrower road width

Assessment guide:

1. How will accessibility be provided to the site (including access to adjacent undeveloped sites) and for each property by cars, public transport, goods and service vehicles?
2. How does the building design and/or road layout optimise the density of the site?
3. How will the visual impact of providing adequate parking space be minimised?
4. How will pedestrian movements be given priority over vehicles?
5. Is there a clearly defined transport hierarchy?



Poor visual impact resulting from large parking area. Change of surfacing and use of landscaping would reduce the impact

Servicing: Details such as lighting and incorporating service access, including bin lorries, fire engines and access for maintenance vehicles, should be given early

consideration to ensure they are successfully integrated into the development

Assessment Guide:

1. How has light-pollution been minimised?
2. Is road access for key services the most appropriate?

Existing natural features and areas such as watercourses, walls, hedges and trees should be used as features to define the identity of the site, with opportunities to improve them with additional planting and re-profiling straightened or culverted channels.



Example of poor design with limited access for maintenance

Access for on-going maintenance of watercourses and ditches should be designed in to the layout. Buffer strips along the side of watercourses allow flooding to be accommodated and improve access.

<http://www.aberdeenshire.gov.uk/planning/devservices/BufferStripGuidance.pdf>



Good example of buffer strip giving amenity space, access for maintenance, space for channel re-alignment and flood water

Assessment guide:

1. *How will existing watercourses, wetland, woodland etc be accommodated and enhanced?*

Open space: Decisions about the location of open space should include clear and early thought about its function, connection to other areas, both natural and man-made, and how it will be maintained.



Open space can serve a wide variety of functions, from amenity ground to allotments, and from toddlers play parks to sports pitches.

Each has its own requirements and characteristics and all areas should be designed into the scheme at the outset rather than trying to find a function for odd corners after the design process is complete. The latter approach leads to long term maintenance issues and often pressure for incorporation into domestic gardens, with the consequent erosion of public open space. Early consideration allows maximum benefit to be derived from the open space, often allowing multi-uses of the same space and improving links in and around the development. Well designed developments which maximise the benefits provided by coherent landscaping can give the site a unique selling point and increase property

values as well as improving health and well being.

Badly designed areas can become underused and neglected, giving poor quality environments and increasing residents concerns over crime and vandalism. Further advice on green infrastructure is available in the Scottish Governments series on Practical Projects: Green Infrastructure, Design and Placemaking

<http://www.scotland.gov.uk/Resource/Doc/362219/0122541.pdf>



We ll designed open space with room for tree planting and access links following desire lines.

Assessment guide:

1. *How does the design and layout relate to existing open space?*
2. *Has every open space or landscaped area got a clearly defined function?*
3. *Has on-going maintenance been planned for and can it be adequately funded?*

Landscaping should be an integral part of the design evolution, it should not be a last minute addition. Tree planting, for example, can be used to give shelter through forming windbreaks, use of deciduous trees to maximise solar gain in winter, reinforcement of existing landscape features such as planted avenues or copses. Boundary treatments should reflect the types common in the area eg. drystone dykes, rather than using standard suburban fencing to ensure privacy, the layouts should be designed so privacy is achieved as part of the overall design.

Consideration should also be given to how landscaping features can contribute to net improvements in biodiversity on the site (see

planning advice 1 /2012 “Opportunities for biodiversity enhancements in new developments”

Assessment guide:

1. *How does the design respond to the local landscape/townscape?*
2. *How does the proposed landscape design contribute to a sense of place?*
3. *Is the quality and quantity of planting proposed adequate?*
4. *How adequate are the arrangements for implementation and subsequent maintenance of both existing and new landscaping?*
5. *How will biodiversity be optimised?*

Density: The density of the development will be carefully considered to maximise the use of the site whilst, critically, ensuring there is provision of a mix of densities and house types throughout the site, maximising choice and opportunities. The mix may include flats, terraced houses, bungalows and semi-detached properties as well as the ubiquitous ‘executive villa’, depending on the location and context of the site. Affordable housing should not be seen as a separate entity, the aim is to create a variety of house types within every development whilst ensuring that at least the required percentage of affordable houses are included throughout the scheme. A variety of sizes of gardens can be accommodated, moving away from the tendency to provide every plot with the same minimum area of private garden. More interesting design solutions can be developed from an innovative mix of plot size and building type, which can reflect the dense cores of many older settlements, with larger plots located towards the outer edges of bigger sites.

Assessment guide:

1. *Is an appropriate mix of house type and tenure planned?*
2. *What mixture of housing densities is proposed and where?*
3. *How will the affordable housing be provided?*

Security: layouts should follow guidance in Secured by Design

<http://www.securedbydesign.com>

to ensure there is provision of defensible space and surveillance of public areas. Safe routes to school should be designed into the development.

Assessment:

1. *How does the design provide for a reasonable level of security?*
2. *How does the design provide residents with privacy?*
3. *Are there safe places for children to play?*
4. *How does the design provide easy, direct and safe routes to walk, and cycle, to and between available services?*



Play areas should be overlooked to ensure they are safe places.



Footpaths should be well lit.

Adaptability: Part of creating a sustainable place is ensuring that it can be adapted to meet future needs. This includes making properties which can be adapted eg single storey properties with space to add a stair; large enough gardens to allow extensions without adversely affecting neighbours and adequate ground floor accommodation to meet disabled/elderly resident’s needs. If

developments include a range of house types there will be a greater mix of residents and people have the opportunity to stay in an area throughout their lives.

Community woodlands can be used to buffer residential from other uses eg. business parks and trunk roads, improve biodiversity, store CO₂, provide outdoor classrooms and create a woodfuel resource if managed sustainably.



Green space which has a variety of uses maximises the adaptability of the environment eg. landscaped areas designed as part of an attenuation scheme for surface water can help to future proof developments against climate change.



Same site in flood conditions

Assessment guide:

1. *How adaptable will the layout and design of buildings be to changing circumstances?*
2. *How effectively will access be provided for those who are permanently or occasionally less mobile?*
3. *How adaptable will the design be to different uses?*

Design code: Details of how the distinctiveness of the place will be achieved will be included in a design code identifying the range of building designs, heights, roof pitches, windows, doors and detailing such as garages, porches, dormers etc. This may separate large schemes into smaller groups with distinctive features to increase the sense of identity and readability of the development by breaking up large housing schemes into identifiable neighbourhoods or groups. The code will identify the layout and design of any landmark buildings such as community buildings or employment uses. The incorporation of public art, either as part of the overall detailing of the development or as a separate feature, should be included in the design code. Street furniture, surfacing and signage can be incorporated into the code.

Assessment Guide:

1. *How does the design contribute to a sense of place?*
2. *Will the pattern of development relate well to its neighbours?*
3. *How does the layout of the buildings contribute to useful semi-public spaces?*
4. *How does the design create a welcoming environment (i.e. the design's "feel good" quality)?*
5. *How does the style of the design suit the location?*
6. *How does the design allow the new buildings to fit within the role and function of neighbouring buildings (i.e. scale, size and prominence)?*
7. *Will any 'landmark' buildings be required and where will they be sited?*
8. *How will public art be incorporated?*

Materials: The masterplan may or may not include details about specific materials as these may be revised as the development proceeds. Developers are encouraged to consider the choice of materials for every site and a palette of preferred options should be included in the masterplan. The emphasis will always be on using the highest quality materials which can be achieved whilst responding to the character of the wider area and respecting the colours and textures of local materials. Some sites will be of a particularly sensitive nature and materials may have to be specified in these cases.



Materials appropriate to their context

Consideration should always be given to the embodied energy of materials choice, aiming to reduce this as far as possible.

Assessment guide:

- 1. How do the finishes, textures and colours of the materials relate to each other and to the surroundings?*
- 2. How does the design maximise the use of durable and renewable construction materials, and how will the energy cost implications of getting the materials to the site be as low as it can be?*
- 3. How will the energy needed to run the building over its life-cycle be minimised?*

- 4. How has end of life recycling been considered?*

STAGE 5: PROCEDURAL REQUIREMENTS

Community engagement. The masterplan will be accompanied by a Pre-application Consultation report detailing the consultation process which was undertaken, outcomes and whether, and how the proposal has been changed to address these.

Developer contributions. These will be dealt with in detail through the consultation with the Planning Gain Unit. The masterplan document should include a summary of the contributions being sought, without including financial details.

Management arrangements. These include any phasing, specific stages for provision of any infrastructure or landscaping and, should more than one landowner/developer be involved, who is responsible for which elements and at what stage. Details of the responsibility for on-going management arrangements for communal areas, such as landscaping, play areas and SUDS should be included.