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THE MASTER PLANNING PROCESS



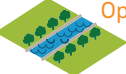
THE MASTER PLANNING PROCESS

A master plan is an overarching planning document and spatial layout which is used to structure land use and development.

'Master plan' is an all-encompassing term. Its scope can range from 10 year implementation at the regional scale, to an illustrative plan of small scale groups of buildings.

There is no formal process for master planning and every design team will have their own individual approach. In order to demonstrate the opportunities for maximising the benefits of combining SuDS with the design vision, a typical master planning process has been developed, and it is shown here.




Stages A – B form the preparation stages of the process, where the brief for the master plan is developed and the baseline analysis is conducted. Stages C – E step through the design process, moving from strategic land use arrangements to a concept design of streets and buildings. Broadly speaking, there are three key land use components to consider in the master planning process as design moves towards more detailed proposals:




- ①  Buildings and built form
- ②  The street network
- ③  Open spaces and landscape areas




Prepare. Define. Design

A	AIMS AND OBJECTIVES	document aspirations
	OUTLINE BUSINESS CASE	viability, feasibility, pragmatic

B	CONTEXT APPRAISAL	understanding the baseline and how a place works
	SPATIAL FRAMEWORK	opportunities and constraints
	ASSEMBLE MASTER PLANNING TEAM	the right range of skills for the team

INITIAL TESTING		
C	 LAND USE & DESTINATION	land use distributions and relationships
	 KEY CONNECTIONS	strategic connections between destinations
	 OPEN SPACES	connected green infrastructure
MASTER PLAN OPTION TESTING		

PREFERRED STRATEGY		
D	 BLOCK STRUCTURE	patterns of blocks and density areas
	 MOVEMENT FRAMEWORK	street hierarchies and the character of routes
	 OPEN SPACE NETWORK	functions and characters of open space
BUSINESS CASE		

DESIGN REFINEMENT		
E	 CONCEPT ARCHITECTURE	character areas and building typologies
	 CONCEPT STREET DESIGN	highways and streets
	 CONCEPT LANDSCAPES	open spaces and public realm
DEVELOPER BRIEF OR GUIDELINES		