

# MASTERPLANNING (LOCAL CHALLENGES)

Large scale change and place making



*Oadby and Wigston  
Borough Council  
Leicestershire*

## Large scale change and place making

### What the government says:

- 4.1 NPPF states that the purpose of the planning system is to contribute towards the achievement of sustainable development. It also sets out the three overarching objectives – economic objective, social objective and environmental objective. Further, NPPF suggests that the three objectives should be delivered through the preparation and implementation of plans, and through the planning decision making process.

### What the Council says:

- 4.2 The Council will always seek to ensure that each and every development that occurs within the Borough area contributes towards the delivery of sustainable development and place making.
- 4.3 Creating a sense of place is vital in ensuring that development fits well within the landscape that it is proposed, but is also vital to local communities and the way they carry out their everyday way of life. Place making means creating real ‘places’ and focuses on transforming public spaces and environments to strengthen the connections between people and places. Place making is very much a process centred on people and their needs, wants, aspirations, desires, and visions. It is about creating environments in which communities want to live, work and explore.
- 4.4 To ensure that larger scale development proposals are transparent and contribute towards the delivery of sustainable development and create a real sense of ‘place’, the Council will require the production of masterplans, development briefs or other appropriate strategies, that set out how the proposal seeks to deliver the three overarching NPPF objective, as well as how the proposal intends to create real ‘places’ and not just new developments.
- 4.5 The Council currently requires the production of either masterplans, development briefs and / or other appropriate strategies through Local Plan Policy 3 – Regeneration Schemes and Large Scale Change.
- 4.6 Further, the policy illustrates a set of criteria that the produced masterplans, development briefs and / or other appropriate strategies should take account of.
- 4.7 It is expected that the current Local Plan Policy 3 – Regeneration Schemes and Large Scale will be carried forward with amendments to ensure that it is up-to-date with national planning policy and guidance and also reflects the importance of place making. Also, it is expected that the definition of ‘large scale change’ will be consistent with the definition of major development as set out within the Annex 2 of the NPPF.

### Potential options:

- Maintain the current policy approach set out at Local Plan Policy 3 – Regeneration Schemes and Large Scale Change, within the new Local Plan. Ensuring that it is up-to-date with current national planning policy and guidance.
- Maintain a similar policy approach set out at Local Plan Policy 3 – Regeneration Schemes and Large Scale Change, within the new Local Plan, however with the addition of a definition for ‘large scale’.
- Ensure that further reference is made to the importance of place making and set out within planning policy what the place making expectations are.

- Remove the policy approach, and do not have a requirement for the production of masterplans, development briefs and / or other appropriate strategies should larger scale development be proposed.

Questions:

- Which of the approaches set out within the above potential options above do you consider to be the most appropriate in ensuring larger scale development contributes towards providing sustainable development?
- What do you consider to be the key principles of place making?

Please explain your answer in a few words. Also if there are other options that you feel are more appropriate please explain.

