

Information on Different types of Planning Code / Parish Plans, etc

Leigh on Mendip Parish Council currently have a Design Statement which was adopted in December 1998.

A Parish Plan was produced in 2006

Councillors have mentioned whether to update the Parish Plan or adopt other form such as a Design Code or Neighbourhood Plan so please find below a brief explanation of the different types.

Community Land Trust

Copied from The Community Land Trust Network Website

“Community Land Trusts - or CLTs – are democratic, non-profit organisation that own and develop land for the benefit of the community.

They typically provide affordable homes, community gardens, civic buildings, pubs, shops, shared workspace, energy schemes and conservation landscapes.

Run by ordinary people. They are community organisations run by ordinary people who want to make a difference to their local community, putting control of assets into the hands of local people. They can be set up by the community or a landowner, developer or council.

Protecting community assets forever. They ensure that their homes are permanently and genuinely affordable. CLTs act as long-term stewards of land and the assets on it. They ensure that it is put to the benefit of the local community, not just for now but for every future occupier.”

Design Statement

Copied from Mendip District Council's website

“Village Design Statements (VDS) are prepared by parish councils and communities and focus on the character of a village and its surroundings. They identify what makes a village unique and special and include recommendations to help ensure that future development respects the character of the area and the views of the community. Once endorsed by the Council's Planning Board, they become a "material consideration" in the determination of planning applications.”

Parish Plan

Copied from The Countryside Agency Parish Plans – Guidance for Parish and Town Council, written July 2004

“Parish Plans are “holistic” or comprehensive in scope. They should set out a vision for how the community wants to develop, and identify the action needed to achieve it. They can include everything that is relevant to the people who live and work in the community, from employment and playgrounds to the design of new buildings and protection of hedges and ponds. They can include any social, environmental or economic issues. It is up to you, the community to decide, what is important to you.

Parish Plans have the potential to influence a wide range of organisations and processes which affect the lives of rural communities. They should complement and help deliver local planning policies and frameworks but they cannot override adopted planning policy. They should influence local housing and land management strategies. They should also contribute to the way local services are managed and delivered.

A Parish Plan is a statement of how the community sees itself developing over the next few years. It:

- reflects the views of all sections of the community;
- identifies which features and local characteristics people value;
- identifies local problems and opportunities;
- spells out how residents want the community to develop in the future;
- prepares a plan of action to achieve this vision”

Design Code

Copied from Mendip District Council Website – What is a Design Code

“A design code is a set of simple, concise, illustrated design requirements which set out the key criteria and parameters for the physical development of a site or area.

Design codes provide clarity on what is expected of developments at the beginning of the design process, setting out requirements for how the built environment will look and function, and can be used to encompass many other forms of good planning and place-making.

They are predominantly a visual document which are easy to understand and use and are based on local issues and community aspirations.

Codes are a requirement of the 2021 National Planning Policy framework which states that local planning authorities should prepare design codes to provide a local framework for creating beautiful and distinctive places with a consistent and high-quality design.

Any local code will be based on the principles set out within the following national documents which set a baseline standard and quality of practice across England:”

After attending a recent training session on planning given by Andrew Towleron – SLCC National Advisor, he mentioned that Neighbourhood plans are dropping in numbers.

There is an emphasis on creating a Design Code in fostering good design, there is now a new national model with the emphasis on design.

Design codes can restrict permitted developments

Stoke St Michael Parish Council are currently creating a Design Code under a pilot scheme.

Neighbourhood Plans

Copied from Locality the Power of Community Website

“Neighbourhood planning was introduced in the Localism Act 2011. It is an important and powerful tool that gives communities statutory powers to shape how their communities develop.

A neighbourhood plan is a document that sets out planning policies for a local area.

It's used to decide whether to approve planning applications, including new buildings (e.g. community facilities) or changes to existing buildings (e.g. giving permission to change the upper floors of shops to flats).

It's written by the local community, the people who know and love the area, to ensure the community gets the right types of development, in the right place.”