



Employment & Economy



Evidence Base

Report produced by Cheddar Parish Council Neighbourhood Plan Steering Group

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Context

This is the 6th of 11 documents which constitute the Neighbourhood Plan evidence base.

1. Consultation February & March 2013.
2. About Cheddar.
3. Housing Needs and Preferred Sites.
4. 2nd Consultation November 2014.
5. Call for Sites Database.
6. Employment & Economy.
7. Consultation Statement.
8. SDC 2nd consultation Exit Poll.
9. SEA Screening Report.
10. Regulation 14 Report.
11. Equality Impact Statement.

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1.0 Executive Summary

1.1 The Steering Group was concerned that the emerging Neighbourhood Plan be firmly evidence based and that the consultation process be as wide as was possible. Having successfully consulted with the wider population the next phase was to consult specifically with Cheddar business people to incorporate their feedback into the plan.

1.2 A business questionnaire was sent out to local businesses and the 29 responses are covered fully in this report. The Group also liaised with the Cheddar Chamber of Commerce and the consultant they engaged to write an economic report for them. The author contributed a précised report specifically to the Steering Group for inclusion in the plan.

1.3 The surveys identified issues that the public as a whole had raised regarding roads, public transport, broadband etc but there were some unique responses too.

1.4 Business responses indicated concerns about recruiting specifically skilled staff and gave considerable feedback on premises requirements.

1.5 The responses indicate a need for more office, serviced business centre and start up units as compared to industrial units. Although the definition of start up is not clear, this could be industrial or office space.

1.6 The Neighbourhood Plan looks to allocate employment potential sites, which suit the development of office type accommodation and have the best accessibility possible. There are currently no office 'blocks' available in Cheddar, many small office based businesses are run from offices above shops or from home.

1.7 Some of the issues raised have been addressed since the surveys were conducted, however the need for the Gorge to have money invested in it to make it more attractive to visitors remains.

2.0 Introduction

2.1 Cheddar is a village in the north eastern part of Somerset and it originally supported an agricultural based economy. Over the years it has diversified to offer a wide range of employment opportunities.

2.2 The business areas of the village on the whole are grouped: mostly retail in the Lower Gorge and village centre, and commercial business parks at Winchester Farm, Cheddar Business Park and to a smaller extent the Valley Line estate. However there is a proportion of self-employed and smaller businesses all over the village with 6.4% of people working from home.

2.3 Key statistics regarding the working population have been taken from the 2011 Census and are referred to throughout this report. The full census data can be found in Appendix F.

2.4 Knowing the population statistics is important to knowing how many people are economically engaged. See Table 1.

Population	Cheddar %	Somerset %	England & Wales %
Usual resident population	5755		
Total males	47.9%	48.8%	49.2%
Total females	52.1%	51.2%	50.8%
Age 0 - 4	4.5%	5.4%	6.2%
Age 5 - 9	5.9%	5.2%	5.6%
Age 10 - 15	7.3%	7.2%	7.0%
Age 16 - 24	9.2%	10.2%	11.9%
Age 25 - 44	20.7%	22.5%	27.4%
Age 45 - 64	30.3%	28.3%	25.4%
Age 65 - 74	10.8%	10.8%	8.7%
Age 75+	11.3%	10.2%	7.8%

Table 1 Population statistics for Cheddar source 2011 census

2.5 Worth noting from Table 1 is the shift between three broad age bands: the school age population is similar to other areas, but the proportion in the school leaving, higher/further education and first half of working career ages (16 - 44) is significantly lower than the county and the country. The proportion of older age groups (45+, including retired people) is higher than elsewhere. This indicates that people leave the village in order to start their careers and return when they have established themselves. The village obviously does not offer a full range of educational and career opportunities such as can be found in cities. Bristol is an attractive place to work being just 22 miles away, offering a wide variety of opportunities and paying higher wages.

2.6 The full census data can be found in Appendix F, however some key aspects are presented here.

Economic activity	Cheddar %	Somerset %	England & Wales %
Employees full time	49.7	52.4	55.2
Employees part time	24.3	22.5	19.7
Self-employed	18.1	17.3	13.9
Unemployed	3.4	4.2	6.3
Retired	61.1	58.3	45.6
Full time student	14.4	12.0	19.2

Table 2 Economic activity source Census 2011

2.7 It can be seen from Table 2 that the village has considerably more self-employed people than the national average and as a consequence a somewhat lower proportion of full time employees. Part time work has been taken up by a larger proportion of people than the national and county average. There are part time and seasonal jobs relating to tourism and horticulture which would affect these statistics but they may not be the whole explanation as retail employment may account for some job opportunities. Unemployment is about half the national average.

2.8 It can be clearly seen that Cheddar has a high proportion of retired people and this can be linked with statistics on smaller households and under occupancy of larger houses. It is a thriving village but nevertheless does have a higher proportion of economically inactive people.

2.9 The number of full time students is closely associated with the demographics of the village rather than a lack of quality educational facilities; in fact the figure is greater than for Somerset.

2.10 The significant industries employing Cheddar people are:

Industry	Cheddar %	Somerset %	England & Wales %
Agriculture, forestry & fishing	1.5	2.5	0.9
Mining & quarrying	0.8	0.3	0.2
Manufacturing	7.5	11.3	8.9
Construction	8.5	8.3	7.7
Wholesale & retail, vehicle repair	16.4	17.6	15.9
Transport & storage	4.5	3.7	5.0
Accommodation & food service	6.7	6.0	5.6
Information & communication	3.4	2.4	4.0
Financial & insurance activities	3.2	1.9	4.3
Education	12.5	9.8	9.9

Table 3 Significant areas of employment source 2011 census

2.11 Although only 43 people are employed in agriculture, forestry and fishing this is a higher proportion than the national average but lower than for the whole of Somerset. This indicates that Cheddar is rural but offers other employment opportunities. Dairy farming has decreased and many farmers have diversified into other businesses including holiday accommodation.

2.12 Although mining and quarrying is pursued by just 22 people the number employed in this form of work is 300% higher than the national average and 167% higher than the Somerset average. The limestone quarries literally make a huge impact on the landscape when seen from above and have planning permission for some decades to come. The building of Hinkley Point C nuclear power station will see production increase considerably for some 10 years as the two quarries will be providing much of the raw material. This could increase quarrying employment and related jobs rather than on site building work as commuting to Hinkley could take 1 ½ hours. The lime kiln closed last year.

2.13 Manufacturing employs fewer than both the national and county average number of people, which to some extent reflects the agricultural past and lack of industrialisation. Light industry includes manufacturing UPVC windows and kitchen units and fabrication and welding equipment for other industries.

2.14 Construction however employs more than the county and national average number of people. There are no major house builders but smaller firms and partnerships. Wholesale is the smallest element of this category, whilst retail is the largest. There are a number of vehicle repair businesses including a specialist one of agricultural machinery.

2.15 Wholesale, retail and vehicle repair is a mixed collection of occupations, and Cheddar has a slightly higher than national average employed in this category.

2.16 Transport and storage is higher than the county average and this may reflect the number of owner drivers of HGV vehicles associated with quarrying activity within Cheddar. Storage is a very small element of this category.

2.17 Accommodation and food services employ more than average and this is reflective of the tourist businesses associated with Cheddar. Tourism is not specifically classified.

2.18 Information and communication along with financial services and insurance activities are both higher than the county average although below the national average.

2.19 Cheddar has a much higher proportion of persons employed in education than both the national and county average. Within the county this would be explained by the fact that the village has the main senior school serving the area with over 1,300 pupils and feeding into this is both a large first and middle school.

2.20 The national statistics on socio-economic classification clearly shows an above national and county average of persons in higher managerial and professional occupations, 12.4% compared to 10.3% and 9.3% respectively. See Table 4.

2.21 This is also true of lower managerial and professional occupations with 23.7% of the persons in this category. The figure for intermediate occupations is lower than the other averages but small employers and own account workers is a much higher proportion than the national average.

2.22 The socio-economic key statistics for Cheddar residents are shown in Table 4:

Classification	Cheddar %	Somerset %	England & Wales %
Higher managerial & professional qualifications	12.4	9.3	10.3
Lower managerial & professional qualifications	23.7	21.2	20.8
Intermediate occupations	11.9	12.1	12.7
Small employers & own account workers	12.8	12.5	9.4
Lower supervisory & technical occupations	7.0	7.9	6.9
Semi-routine occupations	14.0	16.3	14.1
Routine occupations	8.8	11.6	11.1

Table 4 Socio economic statistics source 2011 census

2.23 Overall the statistics show that Cheddar residents are more likely to be better qualified than the national average and employed in more skilful work.

2.24 One key aspect that the 2011 census highlights is the number of persons who go to work by car or van. The lack of public transport is typical of a rural area and does limit access to work for some people. See table 5.

Method of travel to work	Cheddar %	Somerset %	England & wales %
People who mainly work from home	6.4	5.3	3.5
Travel by:			
Train	0.5	0.6	3.3
Bus, mini bus, coach	0.5	1.2	4.7
Driving a car or van	46.3	43.3	37.1
Passenger in car or van	2.8	3.5	3.3
Bicycle	1.6	2.6	1.9
On foot	9.1	9.6	6.9

Table 5 Method of travel to work source 2011 census

2.25 Bus travel for Cheddar residents accounts for just a fraction of the national average, and the bus service through Cheddar has been reduced over the years and has a very limited range. Buses only connect directly with Weston super Mare and Wells. There is no direct route to other local employment sites such as Isleport Business Park in Highbridge or businesses in Bridgwater. The bus timetable is such that accessing jobs outside 9 to 5 is very limited. Reaching Bristol and getting home again is impossible as the Bristol bus takes 1 hour and 6 minutes to reach Wells and the last connecting bus to Cheddar has left by then.

2.26 A much higher proportion of people work from home than is the national average. This has implications for house size and design in order to provide work space and crucially access to high speed broad band.

2.27 Over 9% of the working population can walk to work and this is a key indicator of how sustainable the village is. However fewer people cycle and this may be an indicator of how unsafe our roads can feel when some key routes are narrow, with no pavements and often bounded by hedges.

3.0 Neighbourhood Plan Business Survey

3.1 In order to increase the evidence base and consult as widely as possible for the Neighbourhood Plan, the Steering Group designed a business survey to identify business specific issues.

3.2 The questionnaire asked about issues relating to staffing, facilities etc, and was quite specifically designed to allow respondents to complete a section on any issue or points which they wished to raise.

3.3 The survey was sent electronically with a covering personal email to over 120 Cheddar businesses. Appendix B.

3.4 A press release was sent to the local Cheddar Valley Gazette and to the 'freebie' monthly local magazines advising everyone that a business consultation was taking places (see Appendix A for press coverage).

3.5 The questionnaire could be completed by logging onto www.cheddarplan.co.uk however paper copies were available on request. Appendix C.

3.6 This methodology allowed respondents to be confirmed as being only those eligible to complete the questionnaire because they were in BS27 postcode area and specifically invited to take part.

3.7 The database of business emails was compiled by the Steering Group members and it is acknowledged that firstly not all businesses were reached and secondly that some 'one man bands' who do not advertise or have insertions in trade directories would be missed out as their emails were not available. There were no constraints on which types of businesses were approached by email. There was press coverage see Appendix A.

3.8 The specific survey data can be found in Appendix D. It is summarised here. There were responses from businesses including:

restaurateurs, a specialist design and manufacturing company, web designer, a hairdresser, four retail outlets, an accountant, a leisure provider, tourist accommodation provider, builder, local radio station, specialist photography company, a specialist dairy products company and a veterinary practice.

3.9 The design of the questionnaire was such that with responders having multiple choice options for response many questions turned out to pretty much have an 'average' response, which was in itself not especially revealing. Significant points however have been identified and taken into further consideration.

3.10 There were 29 responders from 13 different business categories. The tourist businesses were well represented if public houses and food services and accommodation are grouped together with the specific tourist response. (Q1)

3.11 The key business areas are:

The village centre, which is mostly retail, financial and specialist services, such as legal and accountancy, and represented in Q2 by responses from the retail sector, public house and veterinary practice.

The Lower Gorge, a mostly retail area with public house and food services and tourist attractions.

The three business parks, but especially Cheddar Business Park and Winchester Farm which cater for a wide range of businesses including manufacturing, a local radio station and specialist technical businesses.

A key finding was that 27% of responders work from home.

3.12 5 of the responders were self-employed and 52% of the businesses employed between 2 to 10 people. One employer had over 100 staff.

3.13 41% businesses have 51% of their staff living in Cheddar itself.

3.14 Whilst many of the responses to the question about local services and resources (Q5) were answered 'average' the following responses are worth noting:

Broadband was rated poor by 38% and only average by another 38%. Broadband is specifically noted as a resource that needs improving in Q13.

Only 6 businesses were not concerned about drainage/flood risk, most were not too concerned but 4 indicated this to be a poor outlook in answer to Q13. This is noted as needing to be improved.

It was surprising that any business would rate electricity supply as anything less than average, but 3 recorded poor. One specifically said power outages affected their business very noticeably as this was the local radio station. This was reiterated in response to Q13 as resources that needed improving.

The gas supply was not a significant issue.

59% thought public parking was a poor resource and 34% thought it was only average. This issue scored the highest in response to Q13 as a resource that need improving.

Public transport was also indicated as poor by 48% and average by 34%. It was the third highest resource needing improving in response to Q13.

Roads were rated poor or average more than good. In response to Q13 they were rated joint 3rd as a resource that needed improving.

Road signage was recorded by 34% as poor. This response was unexpected since road signage is a normal highways resource. However in the freehand comments sections of the questionnaire it would appear that answers are more to do with advertising signage and a) the need for it b) the difficulty of getting permission c) the cost of it rather than the response being about road signage itself.

Staff availability was only scored good by 28%. This could reflect the low unemployment rate and the lack of people seeking work or specific skills shortages in some businesses. Some freehand comments suggest the latter. This response was reiterated in response to Q13 about resources that need improving.

3.15 Issues relating to broadband, public transport, roads and parking have been raised in other consultations but unique to this business survey were the issues of electricity power supply, staff availability and road signage.

3.16 It is encouraging that 69% businesses expect to recruit up to 10 more staff in the next 1 to 3 years, with 2 other businesses looking to expand by between 6 to 20 staff in the next 4 to 7 years. This is the response to Q 8.

3.17 76% businesses stated that their current site was suitable for growth of their businesses. One specific one in the freehand comments section, Yeo Valley, states they are actively looking to relocate to anywhere suitable not necessarily Cheddar. The current site is referred to in our Housing Needs and Preferred Sites document, Document 3, because the Steering Group have allocated it as a continuing employment site. 3 of the other 5 responders saying they would relocate would prefer to stay in Cheddar specifically.

3.18 Many responses to the question (Q11) about the quality of Cheddar business premises were rated average. However the following specific points were noted:

More people rated individual business offices poor (8) than rated them good (3)

More people rated serviced business centres poor (7) than good (4)

However industrial units scored well poor (1) average (12) good (9)

More people rated retail units poor (6) as against good (3)

Start up units were rated poor (6) as against good (2)

3.19 Since the survey was conducted the empty retail premises and public house in the centre of the village have been occupied and this response to the quality of premises might well be different if the question was asked again now. Industrial units are mostly purpose built and new on the business parks and as a consequence quality of this type of premises is not an issue.

3.20 The answers to Q12 also suggest that there may be a shortage of some kinds of premises; the implication is that smaller offices and start up units are needed. This is echoed in the answer to Q13 about which resources need improving regarding suitable premises.

3.21 Individual business units start up units and serviced business centres can be considered for inclusion in neighbourhood plan policies as a result of this consultation. This can be done by allocating potential sites for development to meet this need for quality business units of these types.

3.22 Q14 asked if businesses would like to see an increase in the population of Cheddar. The result was:

10 businesses would prefer to see no increase

11 businesses would like to see a little increase

5 businesses would like to see a lot of increase

3 thought it would not make much difference

3.23 72% of businesses did not want to see the Cheddar population increase by much. This is somewhat surprising as the majority of responders were in the public house & food services and retail businesses where an increased local population would provide potentially more customers.

3.24 The majority, 62%, of responders thought Cheddar was a good place for a new business to set up (Q15). In response to Q16 about what type of business would be best suited to operating in Cheddar, the pattern tended to reflect what is already here. With the businesses in descending order of selection:

Tourism & attractions

Accommodation

Agriculture & horticulture

Deduction

Public house & food services

Leisure

Building and allied trades

Retail

Engineering & motor trades

Estate agency

Administration & support services

Finance & insurance

Hair & beauty

Manufacturing

Media & marketing

Quarrying

Distribution

Medical & human health

4.0 Key issues identified in Business Survey

4.1 The survey responses indicate that businesses in Cheddar are looking to expand and that most can do this within their existing premises. However some will need to move and half of those would prefer to stay in Cheddar. Twenty businesses are looking to take on more staff in the coming years.

4.2 Some businesses have difficulty recruiting suitably qualified staff, even though Cheddar has a skilled population; the vacancies seem to be for very specialist roles.

4.3 In order to expand and for economic growth as a whole the issue of suitable premises is key. Whilst industrial units seem to meet current requirements, there is a shortage of good small office and business centre space available. Also there is a need for start up units, although whether this is office or factory floor space is not clear.

4.4 Infrastructure improvements are required in order to support the current economic viability of the village as well as any future economic growth. This is mostly around provision of fast broadband service. However since the survey was undertaken BT Openreach has provided access to higher speed broadband via a fibre network. The need for other basic infrastructure including a reliable electricity supply and improved roads is made clear in these results.

4.5 Public parking is a key issue highlighted in this survey. The availability of land and the necessary finances make it a difficult issue to address. There are physical constraints in the Gorge and space constraints in the village.

4.6 Public transport is in decline nationally in rural areas. This is unlikely to change in the near future. Whilst many companies employ Cheddar residents eight companies employ fewer than 25% of local people. Reliance on cars to get to work is not an issue easily addressed and safe cycle and pedestrian routes will not alter the mode of transport of those coming from any distance to work in Cheddar.

4.7 Responders did believe that businesses connected with wholesale and distribution, transport and storage would be likely to be established in the village, this too could be a reflection of the difficulties of road infrastructure serving the village.

4.8 Most responders clearly believe that tourism and attractions are the best suited businesses for the village. In the freehand comments there is mention of Longleat Enterprises failing to look after their properties and investing in the Gorge's appearance and overall attractiveness. Cox's Mill Hotel has been empty and boarded up for some years now. New management is now consulting architects to see how the building or site could be developed, there is a programme of repainting buildings that Longleat owns and £400,000 has been invested in a new show cave display/attraction. There are references to a possible cable car development, but that now appears to be a shelved project. Overall though the Lower Gorge does look 'tired' and needs investment to make it more attractive.

4.9 There appears to be a consensus that more retail outlets would be good, but this is countered by references to there being too many charity shops in the village and in the Gorge that some shops are empty. There are no longer empty premises in the village centre, so since the survey this situation has improved.

5.0 Chamber of Commerce Business Report

5.1 Cheddar Chamber of Commerce and Industry, engaged Strategic Planning Advice Ltd to undertake a survey of businesses in Cheddar in order to create a report, published in August 2015, that the Chamber could take forward to develop the Cheddar economy.

5.2 The author interviewed fourteen companies, across four key employment sites, the Gorge, Winchester Farm, the high street (Bath Street) and Cheddar Business Park. These 14 businesses represented a cross section of business types from service industries, manufacturing and retail.

5.3 The full report was presented to the Chamber and to the Neighbourhood Plan Steering Group, however in order to protect personal identities the Steering Group is publishing just that part of the report specifically written and given to the Steering Group for inclusion in the Neighbourhood Plan. That part of the report can be found in Appendix E.

5.4 It is worth noting that the main report makes this statement in its opening paragraphs, 'The astonishing character of Cheddar is founded on a web of interlocking economic, social and natural phenomena'. This really sums up the economy of the village: it has businesses based on the natural landscape and the element of dependence of businesses on each other that is characteristic of small communities where services and suppliers are mostly local.

5.5 The point is made that the Neighbourhood Plan should recognise that the health and sustainability of Cheddar is dependent on four broad sectors of economic activity:

- Industrial and business to business activities, mostly located on the business parks.
- The shops and services in the village centre.
- The tourist attractions, shops and services serving mainly tourists but also local residents, mainly located in the gorge.
- The firms which extract primary resources e.g. water and minerals.

5.6 The report acknowledges that the neighbourhood plan will allocate potential development sites, however it then goes on to say that this need will be met by recognising the existing development at Winchester Farm and then negotiating with the landowner its expansion. The author of the report cannot do more than suggest that Winchester Farm be expanded.

5.7 The emphasis on this particular site is directly in relation to the persons interviewed by the report's author. The Neighbourhood Plan acknowledges the value of Winchester Farm to the economic viability of the village but will not necessarily wish to see it expanded much more as none of the issues relating to traffic jams on Sunday for the car boot sale, or the volume of commercial traffic going through the village is addressed by this report, and possible other suitable sites could be identified to meet the needs identified in the Steering Group's survey.

5.8 The report highlights the need for village centre parking, an issue already identified. Since the writing of the report Sainsburys has not built a new supermarket on land west of Cheddar Business Park, as was planned but has taken over an existing supermarket (Budgens) in the centre of the village.

5.9 Empty shops in the village centre have been reopened by independent traders and many businesses have invested time and money in redecorating their premises so the centre of the village looks far more appealing than previously.

5.10 The report highlights 'problems' in the Gorge area, some of which the Neighbourhood Plan cannot address. Car parking is physically constrained and a landowner would need to come forward with a proposition that could be taken up to improve the situation. Plans for a new visitor experience or attraction are very much in the hands of Longleat Enterprises; the idea of a cable car seems to have been dismissed and no new plans are on the table.

5.11 There are several groups working together to improve the appearance of the Gorge and to determine what its future customer base should be. Visit Somerset, National Trust, Somerset Wildlife, Longleat, Cheddar Parish Council and the Chamber of Commerce are all in the process of defining and achieving a Vision for Cheddar. Whilst one particular group is mostly focussed on the Gorge itself, it liaises with organisations such as 'Walkers are Welcome' to develop the plans for attracting visitors and the facilities they need in a 21st century destination.

5.12 The above comments go a long way to addressing the reports other issues about vacant properties and having a major attraction to make Cheddar an outstanding national destination.

5.13 The report refers to water and mineral extraction and how the council should recognise the contribution made to the area by these activities. A second reservoir has planning permission to be built, however OFWAT have withheld finance. It can be assumed that this project will be submitted again in the future as the need for more water supply will grow over the coming years. The refusal

was not based on demand for water so much as a determination that Bristol Water addresses other infrastructure issues before developing a new reservoir.

5.14 The building of a new reservoir would provide some local employment, but few jobs associated with it once built. The original plans provided for improved recreational facilities relating to birdwatching, bridleways and pedestrian routes. The Neighbourhood Plan expects this project to come about sometime in the future and considers a new reservoir as a positive addition to the recreational parts of local life.

5.15 As and when a new plan comes forward the opportunity can be taken to engage with Bristol Water on improvements to the appearance of the Lower Gorge where the company has infrastructure for extracting water from the River Yeo and diverting it to the existing reservoir.

5.16 With regards to mineral extraction, this is expected to increase should Hinkley Point C be built. In the meanwhile the quarries have planning permission for decades to come and a local Neighbourhood Plan has no influence over national mineral requirements.

6.0 Conclusion

6.1 Cheddar supports a wide range of businesses and it is especially notable that many are independent ones rather than branches of national or even regional employers. The few national ones tend to be in the retail sector, the supermarket, chemist and convenience store outlets, with Costa and Edinburgh Wool Mill in the Gorge. To add to this there are the banks. Also there is Vado UK, one of Cheddar's largest employers, which was originally independent, but is now part of Norcross Group.

6.2 Examples of more regional rather than national businesses are the estate agents and businesses with a couple of offices including an accountancy and a solicitors practice. Added to this can be Yeo Valley dairy business.

6.3 However most of the rest of the retail, food and accommodation businesses are family owned and have a single premises.

6.4 Examples of local independent manufacturing businesses are wide ranging from Cheddar Ales, Cheddar Gorge Cheese Company, Rotamec, and Majestic Windows. These businesses employ mostly local people and are situated on the two main business parks.

6.5 The Neighbourhood Plan business survey identified the key issues shown above and where a local planning document can be used to address such issues then suitable policies will be considered.

6.6 The Chamber of Commerce report identified some issues that had not been picked up elsewhere, especially on water extraction. The report is however heavily weighted in favour of a single business location, namely Winchester Farm. This has come about as a consequence of which persons and businesses were consulted. 36% of the businesses interviewed are located on this privately owned site, and there is reference to the owner and his agent wanting to have agreements with the District Council to have a planning zone specifically at that location.

6.7 Since the survey work was conducted for this report there has been more investment in the village. There are no empty premises in the village centre and Longleat has spent money on a new, but not major visitor attraction in the Gorge at Cox's Cave. Many of the shops and the hotel in the middle of the village have been repainted or refurbished and the outlook is much better than a couple of years ago.

6.8 Local businesses suggest that they will expand and take on more staff especially if quality premises are available. It would seem that the need is not so much for industrial units as for office space.

6.9 Locations for further development need to consider being located where road constraints are the least, where drainage/flood risk is not an issue and where staff and customers can easily park.

Appendix A

Press Release and Press Coverage for Neighbourhood Plan Business Survey

Press Release.

Businesses in Cheddar are being asked for their views on the village as part of the neighbourhood plan which is being prepared. The brief questionnaire asks businesses how they rate local services and resources including broadband, roads, parking, business premises and staff availability. It asks about their prospects for expansion locally to help assess employment opportunities and for their views on residential development in the village.

Residents have already been asked for their views on Cheddar and how they would like to see it develop and this is the turn of the business community to give its input.

The neighbourhood plan is being prepared by a steering group comprising Cheddar parish councillors and community representatives under the chairmanship of former Parish Council Chairman Lyn Goodfellow. When finalised, the plan will have legal status and will enable the village to have more influence over future development.

Businesses are urged to fill in the questionnaire online via the link at www.cheddarplan.co.uk. Paper copies will be available from the parish office for anyone unable to do so.

ENDS

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Cheddar Business Survey for Neighbourhood Plan

Businesses in Cheddar are being asked for their views on the village as part of the neighbourhood plan which is being prepared. The brief questionnaire asks businesses how they rate local services and resources including broadband, roads, parking, business premises and staff availability. It asks about their prospects for expansion locally to help assess employment opportunities and for their views on residential development in the village.

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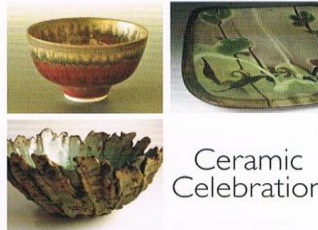
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The Cheddar & Axbridge Paper, August 2014

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Members of Cheddar's neighbourhood plan steering group: from left, Lyn Goodfellow, chairman, Paul Fineran, former chairman of Cheddar Parish Council planning committee, and Christina Brown, chairman of the parish council

Businesses quizzed on their views of village

By Charlotte Fay-Fineran

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BUSINESSES in Cheddar are being asked for their views on the village as part of the neighbourhood plan which is being prepared by councillors and volunteers.

The brief questionnaire asks Cheddar businesses how they rate local services and resources including broadband, transport, parking, business premises and staff availability.

A spokesman for the council said: "It asks about their prospects

for expansion locally to help assess employment opportunities and for their views on residential development in the village.

"Residents have already been asked for their views on Cheddar and how they would like to see it develop and this is the turn of the business community to give its input."

The neighbourhood plan is being prepared by a steering group comprising Cheddar parish councillors and community representatives, under the chairmanship of former parish council chairman, Lyn Goodfellow.

The spokesman added: "When finalised, the plan will have legal

status and will enable the village to have more influence over future development.

"The parish council intends to publish the results of the survey along with an update on possible development sites at a public consultation to be held on November 14 and November 15 in Hannah More Cottage, Cheddar."

Businesses are urged to fill in the questionnaire online via the link at www.cheddarplan.co.uk or email survey@cheddarplan.co.uk for a link directly into the survey.

Paper copies will be available from the parish office for anyone unable to complete the survey electronically.

Appendix B

Email invitation to complete Business Survey

Cheddar Business Survey

Cheddar Parish Council is conducting a survey of local businesses to find out your views on local issues to help with future planning decisions. The brief questionnaire includes questions about local services, roads, broadband, business premises and staff recruitment.

Whatever the size of your business we value your opinions and would appreciate you spending a few minutes completing the survey online at www.cheddarplan.co.uk

Registration is required, but if you encounter any problems, then please email with your name, company name, and preferred email address and we will generate a direct link for you, eliminating the registration process.

If you would prefer a paper copy of the questionnaire please contact the Clerk on 01934 743217 or email clerk@cheddarparishcouncil.org

Appendix C Steering Group Business Questionnaire

Cheddar Neighbourhood Plan Business Survey

Cheddar Parish Council is preparing a Neighbourhood Plan for the parish to enable all members of the community to have their say on how they would like to see Cheddar develop. A vital part of this is getting the views of local businesses. To ensure data protection answers will be treated in the strictest confidence and only published collectively. Individual responses will not be disclosed.

Please spend a few minutes answering this questionnaire to tell us what you think of Cheddar.

Q1 Your business type

Agriculture & horticulture
Accommodation
Administration & support services
Building & allied trades
Distribution, transport & storage
Education
Engineering & motor trade
Estate agency
Finance & insurance
Hair & beauty
IT Scientific and technical activities
Leisure
Manufacturing
Media & marketing
Medical and health care
Public house & food service activities
Quarrying
Retail
Tourism & attractions
Other (please indicate)

CURRENT SITUATION

Q2 Where in Cheddar is your business located?

At home
Business Park
Lower Gorge
Village centre
Other (please indicate)

Q3 How many employees work in your Cheddar business?

(full-time equivalents)

Self only
2-5
6-10
11-20
21-50
51-100
100+

Q4 Approximately what proportion of your staff live in Cheddar?

<25%
26-50%
51-75%
76-100%

Q5 How do you rate local services/resources in Cheddar for your business?

(on a scale of 1-3 where 1 is very poor and 3 very good)

Broadband
Drainage/ flood risk
Electricity supply
Gas supply
Public parking
Public transport
Roads
Road signage
Staff availability

Q6 What is the biggest local problem for your business in Cheddar?

Q7 Explain why

FUTURE PROSPECTS

Q8 Do you envisage taking on more staff in Cheddar in the near future?

In the next 1-3 years in the next 4-7 years

No more

1-5 more

6-10 more

11-20 more

21-50 more

51+

Q9 Is your current site suitable for the growth of your business?

Yes

(go to question 9)

No

If no, why not?

Inadequate parking on site

Poor access to site

Premises too small

Other (please indicate)

Q10 If no where would you like to relocate to?

Within Cheddar if possible

Outside Cheddar preferably

Either inside or outside Cheddar, wherever suitable premises could be found

Q11 How do you rate the *quality* of Cheddar business premises in general?

(on a scale of 1-3, where 1 is very poor and 3 very good).

Individual business offices

Serviced business centres

Industrial units

Retail units

Start-up units

Warehousing

Other (please indicate)

Don't know

Q12 How do you rate the *availability* of Cheddar business premises in general?

(on a scale of 1-3, where 1 is very poor and 3 very good).

Individual business offices

Serviced business centres

Industrial units

Retail units

Start-up units

Warehousing

Other (please indicate)

Don't know

Q13 What local services/resources need improving for you to expand in Cheddar?

No improvements needed

Suitable premises

Broadband

Drainage/ flood risk

Electricity supply

Gas supply

Public parking

Public transport

Roads

Road signage

Staff availability

Other (please list)

Q14 Would you like to see an increase in the residential population of Cheddar?

No increase

Increase a little

Increase a lot

No opinion/ makes no difference

GENERAL BUSINESS DEVELOPMENT

Q15 Do you think Cheddar is a good place for new businesses to set up?

Yes (go to Q14)

No (go to Q15)

Q16 If yes, what type of businesses do you think would be best suited to operating in Cheddar?

Agriculture & horticulture

Accommodation

Administration & support services

Building & allied trades

Distribution, transport & storage

Education

Engineering & motor trade

Estate agency

Finance & insurance

Hair & beauty treatment

IT, scientific & technical services

Leisure activity

Manufacturing

Media & marketing

Medical & human health care

Public house & food service activities

Quarrying

Retail

Tourism & attractions

Wholesale supply

Other (please indicate)

Q17 If no, why not?

(please explain)

Q18 Do you have any other comments for consideration to ensure the planning policies and proposals in the Neighbourhood Plan meet the future needs of local businesses?

(please explain)

Thank you for completing this survey

Appendix D Survey Results

Please note: Not all respondents replied to all questions, there were 29 responders.

Question 1. Your Business type?

Business Category	Total in category	Business Category	Total in category
Agriculture & horticulture	1	Media & marketing	1
Accommodation	2	Medical & human healthcare	1
Education	2	Public house & food service	6
Hair & beauty	1	Retail	5
IT, scientific & technical	3	Tourism & attractions	3
Leisure activities	2	Other	1
Manufacturing	1	Remaining categories no response	0

Question2. Where in Cheddar is your business located?

Place	At Home	Business Park	Lower Gorge	Village Centre	Other
No. of businesses	8	5	7	7	1

Question3. How many employees work in your Cheddar Business?

No. of staff	Self only	2-5	6-10	11-20	21-50	51-100	100+
No. of businesses	5	10	5	3	3	2	1

Question 4. Approximately what proportion of your staff live in Cheddar?

% of staff	Less than 25%	26 – 50%	51 – 75%	76 – 100%
No. of businesses	8	8	6	6

Question5. How do you rate local services/resources in Cheddar for your business?

Service/Resource	Poor	Average	Good
Broadband	11	11	6
Drainage/flood risk	4	19	6
Electricity supply	3	8	18
Gas supply	0	9	19
Public parking	17	10	2
Public transport	14	13	2
Road	9	16	4
Road signage	10	15	4
Staff availability	9	11	8

Question 6. What is the biggest local problem for your business in Cheddar?

Freehand comments recorded separately

Question7. Explain why.

Freehand comments recorded separately

Question 8. Do you envisage taking on more staff in Cheddar in the near future?

Number of companies	Looking to take on:
10	No staff in 1 – 3 years
17	1 – 5 staff in 1 – 3 years
3	6 – 10 staff in 1 – 3 years
1	6 – 10 in 4 – 7 years
1	11 – 20 in 4 – 7 years

Question 9. Is your current site suitable for the growth of your business?

Yes = 22 No = 5

There followed a 'sequential question' 'If not, why not?' There were no responses to this question.

Question 10. If premises not suitable where would you like to relocate to?

Within Cheddar if possible	3
Outside Cheddar preferably	1
Either inside or out wherever suitable premises could be found.	2

Question 11. How would you rate the quality of Cheddar business premises in general?

Business premises Quality rating	Poor	Average	Good
Individual business offices	5	13	3
Serviced business centres	7	8	4
Industrial units	1	12	9
Retail units	8	13	3
Start-up units	6	11	2
Warehousing	3	13	4
Other	0	0	0
Don't know	0	0	0

Question 12. How would you rate the availability of Cheddar business premises in general?

Business premises Availability rating	Poor	Average	Good
Individual business offices	5	6	5
Serviced business centres	5	5	5
Industrial units	4	8	5
Retail units	6	5	6
Start-up units	5	8	2
Warehousing	3	8	5
Other	0	0	0
Don't know	0	0	0

Question 13. What local services/resources need improving for you to expand in Cheddar?

Service/resource	Responders could indicate more than 1 service/resource
No improvements needed	1
Suitable premises	5
Broadband	12
Drainage/flood risk	8
Electricity supply	4
Gas supply	0
Public parking	18
Public transport	12
Roads	12
Road signage	13
Staff availability	11
Other	4

Other responses were:

- 20 mph speed limit
- As much energy given to small traders as larger ones ie Budgens & Sainsburys
- More varied independent retail business to attract more customers to Cheddar
- Signage previously been rejected
- There is an expectation of easy and free car parking in small towns

Question 14. Would you like to see an increase in the residential population of Cheddar?

Response	No increase	Increase a little	Increase a lot	Makes no difference
No. of businesses	10	11	5	3

Question 15. Do you think Cheddar is a good place for new business to set up?

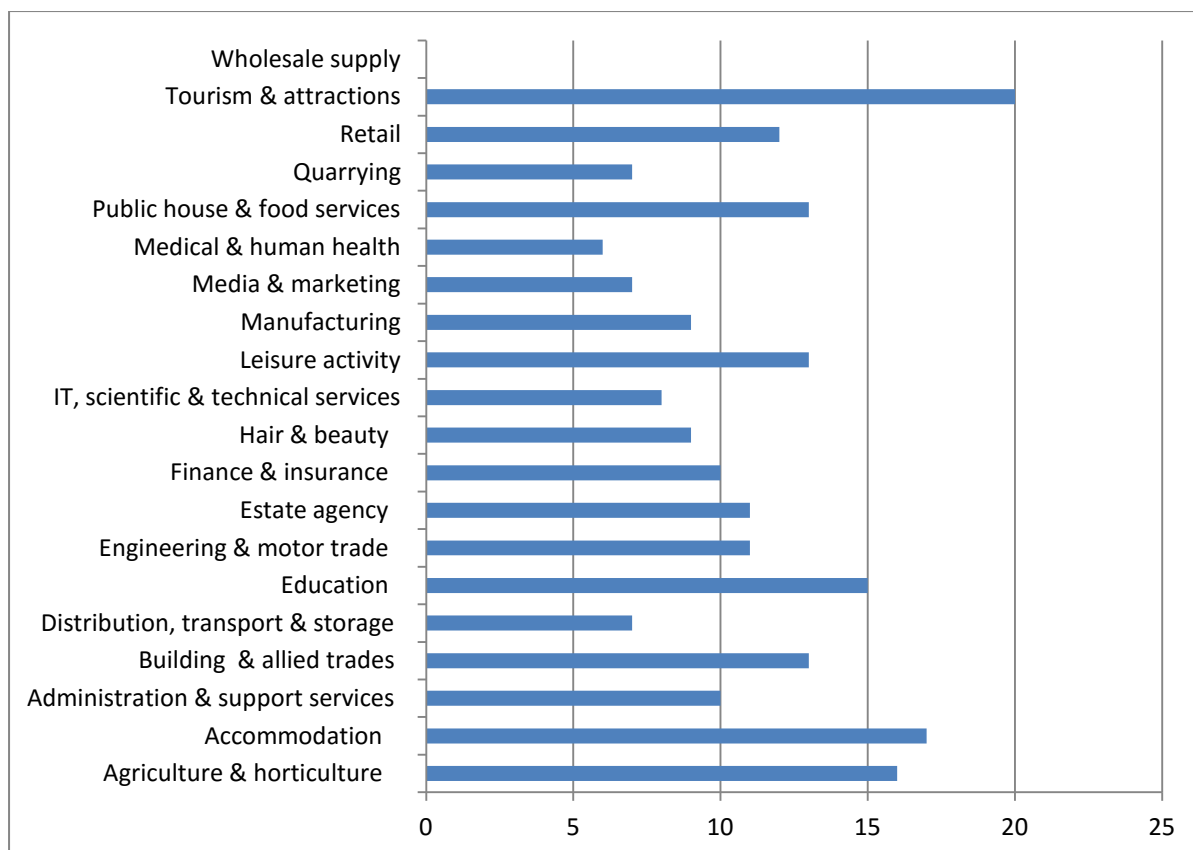
Yes = 18 No = 10

Question 16. If Yes to Q15 what type of businesses do you think would be best suited to operating in Cheddar? (Responders could select any number of categories).

Respondent	A g	A c	A d	B u	D i	E d	E n	E s	F i	H a	I T	L e	M a	Mia	Med	P H	Q u	R e	To	W h
1	X	X	X	X	X	X				X	X	X						X	X	
2	X					X	X	X								X	X		X	
3	X	X	X	X	X	X	X	X	X				X	X	X	X		X	X	
4					X								X							
5	X	X	X	X		X	X	X	X	X	X								X	
6	X	X	X	X	X	X	X	X	X	X			X	X	X	X	X	X	X	
7	X	X	X	X		X	X	X	X	X	X					X	X	X	X	
8	X	X		X		X		X								X	X		X	
9												X			X			X	X	
10	X		X	X		X	X			X		X				X	X		X	
11	X	X		X		X	X	X	X	X	X	X				X				
12					X					X		X	X	X				X	X	
13	X	X		X								X				X	X	X	X	
14		X										X							X	
15	X	X		X				X		X	X	X	X			X		X		
16									X	X	X									
17	X	X				X	X					X		X					X	
18		X														X		X	X	
19		X	X				X	X	X	X	X	X	X	X					X	
20	X	X	X	X	X	X	X	X	X				X	X	X	X	X	X	X	
21	X					X													X	
22		X										X							X	
23						X			X		X				X					
24												X								
25	X	X	X	X	X	X	X	X	X				X	X	X	X	X	X	X	
26						X														
27	X		X	X								X	X							
28																		X		
29		X														X			X	

Key

Abbreviation	Business Category	'Votes'	Abbreviation	Business Category	'Votes'
Ag	Agriculture & horticulture	16	IT	IT, scientific & technical services	8
Ac	Accommodation	17	Le	Leisure activity	13
Ad	Administration & support services	10	Ma	Manufacturing	9
Bu	Building & allied trades	13	Mia	Media & marketing	7
Di	Distribution, transport & storage	7	Med	Medical & human health	6
Ed	Education	15	PH	Public house & food services	13
En	Engineering & motor trade	11	Qu	Quarrying	7
Es	Estate agency	11	Re	Retail	12
Fi	Finance & insurance	10	To	Tourism & attractions	20
Ha	Hair & beauty	9	Wh	Wholesale supply	0



Suggested Type of Business within Cheddar.

Q17 & Q18 Freehand written responses.

Question 6. What is the biggest problem for your business in Cheddar?

Customer complaints about boy racers which prevents their travelling down the gorge to eat at the restaurant, poor run down image of the gorge itself and unnecessary parking restrictions

Needs larger supermarket with cheaper products so I don't have to go to Wells or Weston

Having limited space

Finding suitably qualified people

Lack of good business services, e.g. business hub, fibre broadband, affordable business workspace
I run the business from home but with the nature of what I do I work all over.

Road closures for lengths of time have lost my business hundreds of pounds. Badly documented on council websites and media giving the impression the village is shut. Roadworks not being thought out in terms of multi happening once in local area. Shops still being empty giving the area still a little run down feel.

Parking & staff

Too many food places being allowed to open up. Lack of gift shops to bring people back to Cheddar throughout the year. Too many empty premises which are owned by Longleat who charge such high rents for such a short period of time so they are not rented but left empty which is an eyesore.

Recruiting new staff

Noise levels, loutish behaviour, road congestion.

Lack of Footfall

Finding local staff, difficulty expanding business

Poor/slow telephone/internet and constant interruptions in electricity supply

Public transport links and getting to/from the motorway (north) and to customer on south coast access to trunk roads

Business is tucked out the way so many don't see it, and many haven't even heard about us.

The lack of visitors. Not enough picnic areas. The state of the Gorge with empty shops, untidy hedges, park area and lack of toilet facilities. Parking charges. Roads and pathways not swept. Lack of road sign signage to highlight our presence to the general public etc.

Road Closures.

Economic Decline

Broadband speeds available, particularly upload speeds which at 1Mb maximum are pathetic.
lack of other businesses

Council making it very difficult and expensive to advertise

Reducing volumes of seasonal trade. Limited accommodation / camping / caravanning to make Cheddar a destination rather than a half day visit

Recruitment of the best teachers and staff. Parking for large numbers of visitors (parents evenings).
Safety for children on roads around Cheddar.

Supermarkets and over housing development coming to the village.

Parking

Obviously the biggest problem that we have is the state of the Gorge itself, which 99% of it is solely down to Cheddar Caves. Most of the empty properties are either already owned by Cheddar Caves, or were hastily purchased when the Longleat Estate decided "let's build a cable car". Yet the director of the Caves fobs us Traders off with 'all the money was spent by David Bradley' meanwhile all you see in local and national media is spend, spend, spend and promote Longleat Estate, leaving the Gorge left as an outcast from the Longleat family like a forgotten sibling which no one cares about. I am not saying that we rely on the Caves for our clientele as we have a large community of regular customers whom come to Cheddar for a walk in the amazing surrounding area followed by Lunch or a Cream Tea with us. I could honestly say that the most common comment from the majority of our customers be them regular or one off tourists is 'cheddar is a bit run down isn't it! Why are there so many empty and dilapidated units' If the Gorge strip was a Council run High Street that Council would be lambasted by its electorate for the state of the high street, yet Cheddar Caves think they can just get away with leaving their buildings to rot. Cheddar Caves should have a passion towards the properties they own, just like the majority of traders have toward theirs. Another problem again pointed out by many, many customers is parking and the extortionate price for doing so. Why they cannot park per hour.

Question 7. In response to Q6 Explain why?

Negative impact on trade

We would like to expand but are limited by space

We have to attract people with qualifications from outside the area e.g. Bristol

Would bring better business opportunities and employment to the area, business networking would improve, and raise profile of Cheddar as a place to do business

Outdoor courses. No options within Cheddar.

Better planning of roadworks, better communication that Cheddar is open for business. Lower starter incentive rents for empty shops.

Limited spaces in car parks due to tourists and cost for local residents, it should be free for local customers who are paying for a service in a local business

Because there is not a wide enough range of gift shops etc to bring trade into Cheddar just food places being open without any restrictions whatsoever. Therefore there are so many food places all competing for the same trade but a reduced number of visitors because there is nothing for them to return to see after one visit.

Difficult to find where to advertise available jobs, need more applicants to find the right people

We try to offer a quiet and relaxed environment to our customers.

Without customers a high street business will decline

Lack of interest and transport, and lack of support from CPC

As a radio station we rely heavily on both electricity and the internet. Interruptions in electric supply cause us many problems (for obvious reasons). The slow internet in the area poses problems in the range of things we are able to do on the web

Travelling time for clients

We are on a farm/industrial estate with limited signage

Nobody seems to care!!!! and visitors always complaining about the decline of the Gorge. General feedback from customers dirty, and too expensive for a family to enjoy. Cave bus ride only available with full paying ticket. The toilets next to our shop not always open once the summer season ends. Our brand is well known, and although after 8 years of being here we are starting to see more of the general public, it is surprising how many town people come in and say they never knew we were here. We are proactive with sponsoring local events, radio adverts, young farmers and the cricket club and we release a member of our staff to Cheddar Fire Service (often ensuring the service is up to a minimum operating level). Being allowed to erect some permanent, John Deere branded signage would help to improve the footfall in to our showroom and help to grow our business further.

Customers assume we will not be open

Investment in Leisure "Experiences", in other parts of the U K and Overseas, has left Cheddar stuck in the 1970s and the number of visitors willing to come to Cheddar Gorge to spend time & money has more than halved.

Any serious business work requires a good symmetrical broadband service

People like to wander around shops - there are not many to wander around!

Very pedantic regarding erecting signs and planning permission is ridiculously expensive

Previously Cheddar was seen as a base to explore from now people come in for half a day & leave

Difficult to explain - many reasons.

The more houses allowed to be built, the more the Council will say we need more Supermarkets and Petrol Stations.

Lack of places

Yeo Valley Farms Limited have a number of smaller existing premises which have been added as over a number of years as the business has expanded. To accommodate long term growth larger, fit-for-purpose premises will be required.

Question 17. Extension of Q15 Do you think Cheddar is a good place for new business start up? Q17 If no, why not?

Lots of empty premises in village or charity shops and estate agents instead.

Compared to what is on offer in other locations such as better broad band and business facilities, better transport links and roads, a new business set up in Cheddar could be hampered from the start.

Too fragmented. The Gorge has few options and the Centre has no parking and not much life.

Poor roads and general appearance of local shops etc.

Inward looking village with poor transport links to encourage people to come in to see new business.

Not until the decline of the Gorge and the village stops.

Tourism and Retail are in decline due to lack of investment.

Too difficult to advertise your company.

Due simply to poor infrastructure, electric, roads, drainage, parking etc.

Question 18. Do you have any other comments for consideration to ensure the planning policies and proposals in the Neighbourhood Plan meet the future needs of local businesses?

A more business focused District Council would be a positive improvement

The village needs focus to bring it back to a place for locals to go. If you have a problem with Budgens feels Budgens is taking over but leaving the high street barren

Cheddar needs to smarten up and become more like Wedmore to draw money into the area.

Needs more child based activities or attractions so that children love going to cheddar, bringing in more families. Who is allowing business to change from gift shops to food outlets without consideration for the current (long established) food business) i.e. ice creams, sweets, fudge, food and drinks.

Cheddar should not be held back because local people are afraid of change.

Cheddar gorge needs improving and support ie. Improved parking and cable car perhaps improvements to foot paths

Overall Cheddar has potential for economic growth but the issues with broadband speed and the electricity supply interruptions could impede this.

Cheddar needs better link into the outside world it will die as a shopping destination unless it encourages people in.

Just get all the empty shops occupied and please tidy the Gorge to its former beauty. We need flowers everywhere. Also CCTV in the Gorge. Maybe shops could sponsor and help to create flower tubs and displays.

Cheddars roads need to be improved, with the bottlenecks removed, or a bypass to allow centre improvements

Cheddar must embrace change. We should encourage tourism through change. We should encourage business through change if we stand still, effectively we are going backwards. let's have a cable car, let's have a bypass, let's have a reservoir, let's have a supermarket. let's have the publicity that goes with change !!

Make advertising our businesses easier and less expensive

There are questions I do not feel able to answer well in this survey however there is the inevitability of change in population demographic in and around Cheddar and the business options will need to adapt accordingly.

The cable car should be allowed to come as The main attraction to Cheddar is now dying a death.

The Gorge needs updating ASAP.

This survey is submitted by DTZ on behalf of Yeo Valley Family Farms Ltd who operate from Cheddar Road, Axbridge. Please refer to the following in response to a number of questions raised in the Business Survey: What is the biggest problem for your business in Cheddar? Availability of suitable land/premises. Yeo Valley Farms Limited have a number of smaller existing premises which have been added as over a number of years as the business has expanded. To accommodate long term growth larger, fit-for-purpose premises will be required. Do you envisage taking on more staff in Cheddar? Yeo Valley Farms Limited is continuing to grow. If new premises can be provided there would be a significant net gain in jobs in the local authority area and over 120 new jobs could be created. Approximately 43 people are currently employed at Axbridge and these jobs will be retained at any new facility. Is your current site suitable for the growth of your business? If no where would you relocate to? 'Wherever suitable premises can be found' [tick box] – To accommodate long term growth aspirations further space and bespoke storage, distribution and production facilities are required. Work is currently underway to find new space in Sedgemoor and secure the future of Yeo Valley Farms Limited in the local area. We would be more than happy to provide any additional information that may help preparation of the Neighbourhood Plan. In the meantime we would be grateful if you could keep us informed of progress and the publication of the draft Plan. Kind regards.

Appendix E Chamber of Commerce Report

Cheddar Economic Development Strategy

For Cheddar Chamber of Commerce and Industry in association with Sedgemoor District Council and Cheddar Gorge and Caves (Longleat Enterprises Ltd)

Strategic Planning Advice Ltd

September 2015

This note contains the text relating to the Neighbourhood Plan: the proposed policies and supporting text drawn from the actions set out above.

Neighbourhood Plan

We suggest that the Neighbourhood Plan is an essential instrument for facilitating some of the measures that have been listed above, with each major sector of the Cheddar economy being recognised and supported. Justification for the measures and policies proposed is provided earlier in the Report; it is not repeated. We suggest the following policies for inclusion in the draft Neighbourhood Plan, recognising that the support of the District Council will be needed:

The Cheddar Economy

The Council recognise that the health and sustainability of Cheddar are dependent on the viability and growth of four broad sectors of economic activity:

1. The industrial or business-to-business activities which are located mostly within the industrial estates: Winchester Farm, Cheddar Business Park, Labourham Farm and Valley Line Industrial Park.
2. The shops and services located in the village centre.
3. The tourist attractions, shops and services serving mainly tourists, but also local residents, located mainly in the Gorge.
4. The firms and organisations which extract primary resources e.g. water and minerals and which conserve the natural assets of the area.

Industrial Estates and Business Parks

The Council recognise the need to identify additional space for the expansion of industrial or business-to-business activities in Cheddar. The Council will meet this need by:

1. Recognising the existing development at Winchester and Labourham Farms through suitable allocations in the Plan. This will be achieved through negotiation with the landowner on a suitable long-term boundary for the development area and on reasonable improvements to the existing development. The Council will also examine with the landowner the scope for accommodating additional industrial or business-to-business activities within the sites.
2. If no space for expansion can be identified at Winchester and Labourham Farms, the Council will seek other opportunities within the village and allocate an appropriate amount of land.

Supporting text

Recognition of, and support for, Winchester and Labourham Farm industrial estates	Estates which have been the source of a high volume of economic activity and enterprise including new firms, but which have developed in spite of planning controls.	1. Enable the estates to develop and provide further opportunities for new business. 2. Set agreed limits to the expansion of the development. 3. Diversify the opportunities for a wide range of economic activity, which already includes the hotel, industrial units, storage units, car boot sale and the karting track.	This calls for agreement between Sedgemoor DC, as planning authority and local economic development agency, and Ashley Hann and his planning consultant. A Simplified Planning Zone (SPZ) might be an appropriate vehicle for these circumstances. Several have been implemented in the UK including a third (second renewal) SPZ for the Slough Trading Estate. SPZs are areas in which planning permission is granted in advance for defined types of development. Provided the development proposed complies with the SPZ scheme, there is no need to obtain planning permission in the normal way. In order to maintain the enterprising and accessible character of the estates, it would be wise to establish a loose-fit regime within the SPZ, focussing controls on potential effects on parties outside the boundary.
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The Village Centre

The Council recognise the role that the centre could play in increasing the amount of consumer expenditure that is retained within the village; it will encourage modernisation and change that contributes to this end, specifically:

1. Support for additional retail and service activity in the centre, especially convenience including supermarket shopping, but also other retailing that increases the attraction of Cheddar.
2. Resistance to the change of use of retail, service and parking land and premises to uses outside these three uses.
3. Support for additional car parking within or accessible to the village centre.

Supporting text

Explore the potential for a supermarket in the village centre.	Trade leaks out of Cheddar because of a number of factors including the main supermarkets being in Glastonbury, Wells and Weston-super-Mare and the loss of the spending of people commuting out of Cheddar to work. There is a risk that the proposed Tesco and J Sainsbury supermarkets would be too far from the village centre for there to be significant numbers of linked trips to shops in the centre. There clearly is interest on the part of more than one supermarket group in developing a store in Cheddar.	1. Retention of more supermarket spending in the village. 2. Generation of increased footfall in the village and hence potential for additional spending in village shops. 3. Additional parking in the village centre.	A site such as this is normally identified and assembled by a developer who approaches a suitable supermarket, or sometimes by the local authority. In the present case the local authority could review the options and explore them with possible supermarkets. Some demolitions will be required. It may not be possible to meet the full space requirements for a supermarket and it may be expedient to use the opportunity to secure the redevelopment of a public facility. It may be necessary to wait until the existing consents have expired. Addendum: since the report was written, Sainsbury's have taken over the Budgen's store, which is valuable in bringing a supermarket into the
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			village centre, albeit at the expense of another supermarket. Furthermore Lanes has closed; the site should be retained in retail use (expansion for Tesco next door?) and enough parking provided. Change of use to residential should be resisted.
Car parking in the village centre	Insufficient and inconvenient. Space suitable for shoppers occupied by employees and residents. Loss of trade to village shops and services.	1. Ease of parking becomes known to residents of Cheddar and surrounding villages and to local employees. 2. Increased turnover in shops and services. 3. Fewer vacant shops and more jobs.	Chamber or group of active retailers to prepare a canny plan for improving parking for shoppers (probably short-stay and at certain times): • Negotiating shared use of private parking e.g. at Bath Arms, as has been suggested • Negotiate temporary use of vacant sites. • Negotiate provision of parking for shoppers when planning applications in the village centre are being considered. • Work with Somerset CC to see whether parking regulations could be amended to make more spaces available

The Gorge

The Council recognise the role of the business activities in the Gorge in bringing additional income and jobs to the village and in providing revenues to support the conservation of the natural assets of the Gorge; they also recognise that visitors and revenues have declined seriously. The Council regard it as a priority to restore the economic health of the Gorge economy and will consider support for measures to improve the economic performance of the

economy. Measures that the Council will consider supporting, depending on their wider benefits to the economic, social and physical well-being of the Gorge and village, include:

1. The allocation of additional land for visitors' and staff parking.
2. The change of use and development of land and premises in the Gorge in order to improve the competitiveness and attractiveness of the business concerned and to improve the attractiveness of the Gorge as a whole.
3. A major investment that will be a destination for visitors of at least regional, preferably national, impact.
4. Temporary use of vacant premises.

Supporting text

Improve parking provision for the Gorge.	Parking insufficient at peak periods. Parking in the Gorge generates traffic which conflicts with comfortable and safe pedestrian movement. The parking higher up the Gorge detracts from the enjoyment of the scenery. Park and ride has been tried; it was not successful. Often the nature of the trip undertaken to Cheddar starts with: "Let's go out in the car; where shall we go?" not "Let's go to Cheddar; how shall we get there?" The nearest competing attraction, Wookey Hole, has a large car park on the site that is free to visitors. Other competing attractions e.g. National Trust country houses usually offer abundant car parking close to the house. Cars are becoming more efficient in	1. A net increase in car parking spaces accessible to the Gorge. 2. Closure of most sensitive car parks in the Gorge. 3. Improved ambience for visitors in the Gorge. 4. Scope for more events which require large open spaces and the temporary closure of the road. 5. Additional visitors to the Gorge.	A key player in this initiative is Cheddar Gorge and Caves, who control the upper car parks. Several alternative sites for additional parking were listed in our 2000 report. There are probably other sites. They all pose significant problems to be overcome. Agreement will need to be reached with a landowner and the funding of the loss of spaces and the new car park resolved. There would need to be widespread support for any proposal; which will rely on demonstrating major ecological network benefits. This is an important issue for Cheddar and it may be appropriate for Sedgemoor DC to support Cheddar with their planning and, possibly, compulsory purchase powers.
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	fuel use and in their emissions.		
Dealing with vacant properties	Several firms mentioned the blighting effect of the vacant properties. Action could form part of the theatre initiative, but we understand that all/many of the properties are owned by CGC. Vacant properties have become a common feature in town and village centres since the recession and as a result of the changes in High Street retailing. Innovative solutions have been found, in order to reduce the deleterious effect on other traders, solutions which can be summarised in the term “Pop-up shops”; this is simply finding temporary uses which remove the blank look of an empty shop and provide some life to interest shoppers. The largest and most prominent empty building is Cox’s Hotel. One future use of these buildings will be decided when question of the cable car is resolved.	1. A more attractive Lower Gorge. 2. More visitors and more spending.	This action depends on CGC, firstly deciding whether to proceed with the cable car project, secondly deciding when the empty properties will be required for the project (or not at all) and then deciding: • If the cable car goes ahead, whether the interval is long enough to entertain some interim uses; if not, the buildings could be spruced up to a minimal level. • If the cable car does not go ahead, then temporary and permanent uses for the buildings need to be found.
A single major attraction to make Cheddar a nationally outstanding destination.	Market for Cheddar tends to be limited to residents living within about an hour’s drive and to holidaymakers staying within half an hour’s drive. Visitor numbers are declining gradually but long term.	Two options are considered: • The cable car that is the subject of planning application. • Public facilities to enhance access to the natural habitats of the Gorge. In our 2000 Report we considered	CGC are the promoter of the cable car. There is a case for considering CGC working in partnership with an agency with a primary responsibility for the conservation of natural habitat and for educating people about it, for example SWT. This could

	NT and SWT struggle to convert Gorge visitors to visitors to the extraordinary natural habitats above the Gorge, visitors who are curious to experience those habitats and learn more about them. Difficulty of delivering a single coherent strategy and message among the many business owners in the Gorge. It seems unlikely, from experience elsewhere, that visitors to the exceptional landscape and habitat of Cheddar/the Mendips are going to generate the volume of revenues needed to maintain the assets of Cheddar.	that a cable car could be very beneficial as a major attraction and as a means of managing and educating increased flows of people to the top of the Gorge; its ecological network benefits and effects need to be considered and developed carefully. The RSPB have extensive experience of attracting large numbers of people to natural habitats: Minsmere in Suffolk is the flagship reserve: 80,000 visitors p.a. served by an RSPB shop, tearoom, visitor centre, eight hides, three miles of nature trails and a car park. The RSPB approach allows large numbers of people into sensitive habitats, but in a limited area and under controlled conditions, leaving large areas untouched by visitors. It facilitates informing and teaching people (talks, displays, guided walks, school visits etc); it also creates revenue generation opportunities: café, shop, donations, membership sales. Involves significant built development in sensitive landscape and ecology and access/parking. Could this type of investment be linked to the cable car as a means of entertaining and controlling visitors at the top? Alternatively such	be the vehicle for engaging many more parties in the presentation of Cheddar Gorge and village, for example through the action entitled "Managing the theatre of the Gorge." Broad support is necessary for the success of a cable car, not just in securing planning permission but also in delivering benefits across the Gorge and village. An ecological visitor centre could be created by the NT on their land or by CGC, working in partnership with, for example, SWT, on their land.
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		facilities might be at the bottom of the cable car. A centre at Cheddar might need to display and feature more than the characteristics of the SSSI/AONB, for example the history and prehistory associated with the Cheddar caves.	
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Firms and Organisations which Extract Primary Resources and which Conserve the Natural Assets of the Area

The Council recognise the contribution such activities can make to local employment and to the conservation of the natural assets of the area. They will support development, subject to the Council's assessment of the balance of positive and negative impacts on the economic, social and environmental well-being of Cheddar.

Appendix F Census Data

2011 Census Profile

Area name: Cheddar

Area type: Parish

Area code: E04008617

Produced by the Partnership Intelligence Unit, Somerset County Council
2011 Census statistics from Office for National Statistics Copyright@ons.gov.uk

Population

Population	Cheddar	Cheddar %	Somerset	Somerset %	England & Wales %
Total usually resident population	5,755	100.0%	529,972	100.0%	100.0%
Total males	2,755	47.9%	258,396	48.8%	49.2%
Total females	3,000	52.1%	271,576	51.2%	50.8%
Age 0-4	258	4.5%	28,717	5.4%	6.2%
Age 5-9	340	5.9%	27,487	5.2%	5.6%
Age 10-15	422	7.3%	38,386	7.2%	7.0%
Age 16-24	530	9.2%	54,266	10.2%	11.9%
Age 25-44	1,189	20.7%	119,246	22.5%	27.4%
Age 45-64	1,745	30.3%	150,210	28.3%	25.4%
Age 65-74	623	10.8%	57,463	10.8%	8.7%
Age 75 and over	648	11.3%	54,197	10.2%	7.8%
Median age of population in the area	45		44		
Population density (people per hectare)	No data		1.5		3.7
People living in households	5,684	98.8%	517,124	97.6%	98.2%
People living in communal establishments	71	1.2%	12,848	2.4%	1.8%
Schoolchildren or full-time students aged 4+ at non term-time address	110		8,053		

Identity

Ethnic Group	Cheddar	Cheddar %	Somerset	Somerset %	England & Wales %
White Total	5,665	98.4%	519,255	98.0%	86.0%
White: English/Welsh/Scottish/ Northern Irish/British	5,548	96.4%	501,558	94.6%	80.5%
White: Irish	31	0.5%	2,257	0.4%	0.9%
White: Gypsy or Irish Traveller	0	0.0%	733	0.1%	0.1%
White: Other White	86	1.5%	14,707	2.8%	4.4%
Black and Minority Ethnic Total	90	1.6%	10,717	2.0%	14.0%
Mixed: White and Black Caribbean	7	0.1%	1,200	0.2%	0.8%
Mixed: White and Black African	2	0.0%	650	0.1%	0.3%
Mixed: White and Asian	23	0.4%	1,407	0.3%	0.6%
Mixed: Other Mixed	10	0.2%	984	0.2%	0.5%
Asian/Asian British: Indian	10	0.2%	1,069	0.2%	2.5%
Asian/Asian British: Pakistani	0	0.0%	203	0.0%	2.0%
Asian/Asian British: Bangladeshi	11	0.2%	442	0.1%	0.8%
Asian/Asian British: Chinese	10	0.2%	1,247	0.2%	0.7%
Asian/Asian British: Other Asian	14	0.2%	1,912	0.4%	1.5%
Black/Black British: African	1	0.0%	607	0.1%	1.8%
Black/Black British: Caribbean	1	0.0%	291	0.1%	1.1%
Black/Black British: Other Black	0	0.0%	115	0.0%	0.5%
Other ethnic group: Arab	1	0.0%	175	0.0%	0.4%
Other ethnic group: Other	0	0.0%	415	0.1%	0.6%

Country of Birth	Cheddar	Cheddar %	Somerset	Somerset %	England & Wales %
United Kingdom	5,497	95.5%	498,211	94.0%	86.6%
Republic of Ireland	29	0.5%	1,989	0.4%	0.8%
Other EU member countries (in March 2001)	55	1.0%	6,340	1.2%	0.9%
Other EU Accession countries (April 2001-March 2011)	30	0.5%	8,171	1.5%	1.5%
Other countries	144	2.5%	15,261	2.9%	8.1%

Religion	Cheddar	Cheddar %	Somerset	Somerset %	England & Wales %
Religion not stated	455	7.9%	42,304	8.0%	7.2%
Christian	3,734	64.9%	339,211	64.0%	59.3%
Buddhist	9	0.2%	1,612	0.3%	0.4%
Hindu	5	0.1%	506	0.1%	1.5%
Jewish	1	0.0%	337	0.1%	0.5%
Muslim	12	0.2%	1,470	0.3%	4.8%
Sikh	1	0.0%	100	0.0%	0.8%
Other religions	27	0.5%	3,361	0.6%	0.4%
No religion	1,511	26.3%	141,071	26.6%	25.1%

Language	Cheddar	Cheddar %	Somerset	Somerset %	England & Wales %
Households where all people aged 16+ have English as a main language	2,409	98.4%	220,394	97.1%	91.2%
Households where at least one but not all people aged 16+ have English as a main language	27	1.1%	2,810	1.2%	3.7%
Households where no people aged 16+ have English as main language but at least one person aged 3 to 15 has English as a main language	0	0.0%	381	0.2%	0.8%
No people in household have English as a main language	13	0.5%	3,404	1.5%	4.3%

Migration	Cheddar	Cheddar	Somerset	Somerset	England & Wales
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		%		%	%
Born in UK	5,497	95.5%	498,211	94.0%	86.6%
Resident in UK: Less than 2 years	22	0.4%	3,964	0.7%	1.7%
Resident in UK: 2 years or more but less than 5 years	25	0.4%	5,531	1.0%	2.1%
Resident in UK: 5 years or more but less than 10 years	41	0.7%	6,343	1.2%	2.8%
Resident in UK: 10 years or more	170	3.0%	15,923	3.0%	6.8%

Health and Care

Limiting long-term illness	Cheddar	Cheddar %	Somerset	Somerset %	England & Wales %
People whose day-to-day activities are limited a lot	438	7.6%	43,988	8.3%	8.5%
People whose day-to-day activities are limited a little	616	10.7%	55,676	10.5%	9.4%
People aged 16 to 64 whose day-to-day activities are limited a lot	138	2.4%	16,901	3.2%	3.7%
People aged 16 to 64 whose day-to-day activities are limited a little	252	4.4%	24,038	4.5%	4.7%
General health					
Very good health	2,841	49.4%	241,500	45.6%	47.1%
Good health	1,892	32.9%	187,101	35.3%	34.1%
Fair health	763	13.3%	74,426	14.0%	13.2%
Bad health	199	3.5%	21,227	4.0%	4.3%
Very bad health	60	1.0%	5,718	1.1%	1.3%
All people who provide unpaid care					
Total number of carers	636	11.1%	58,382	11.0%	10.3%
1-19 hours a week	470	8.2%	39,353	7.4%	6.5%
20-49 hours a week	64	1.1%	6,716	1.3%	1.4%
50 or more hours a week	102	1.8%	12,313	2.3%	2.4%

Economic Activity

Economic Activity	Cheddar	Cheddar %	Somerset	Somerset %	England & Wales %
Total number of people aged 16 to 74	4,087		381,185		
Total Economically active	2,923	100.0%	269,768	100.0%	100.0%
Employees full time	1,453	49.7%	141,278	52.4%	55.2%
Employees part time	709	24.3%	60,626	22.5%	19.7%
Self-employed	530	18.1%	46,782	17.3%	13.9%
Unemployed	100	3.4%	11,350	4.2%	6.3%
Full time student	131	4.5%	9,732	3.6%	4.9%
Total Economically inactive	1,164	100.0%	111,417	100.0%	100.0%
Retired	711	61.1%	64,972	58.3%	45.6%
Student	168	14.4%	13,422	12.0%	19.2%
Looking after home or family	129	11.1%	13,935	12.5%	14.3%
Longterm sick or disabled	100	8.6%	13,317	12.0%	13.8%
Other	56	4.8%	5,771	5.2%	7.2%
Total Unemployed	100	100.0%	11,350	100.0%	100.0%
aged 16-24	No data	#VALUE!	3,466	30.5%	27.9%
aged 50 and over	No data	#VALUE!	2,644	23.3%	18.5%
who have never worked	No data	#VALUE!	1,255	11.1%	16.2%
who are long term unemployed	No data	#VALUE!	4,092	36.1%	39.3%

Qualifications of people aged 16 and over	Cheddar	Cheddar %	Somerset	Somerset %	England & Wales %
No Qualifications	962	20.3%	97,590	22.4%	22.7%
Highest level of qualification: Level 1	599	12.7%	59,803	13.7%	13.3%
Highest level of qualification: Level 2	780	16.5%	74,821	17.2%	15.3%
Highest level of qualification: Apprenticeship	216	4.6%	19,408	4.5%	3.6%
Highest level of qualification: Level 3	557	11.8%	52,538	12.1%	12.3%
Highest level of qualification: Level 4 and above	1,434	30.3%	111,538	25.6%	27.2%
Other qualifications / level unknown	187	3.9%	19,684	4.5%	5.7%

People in Employment

Method of travel to work	Cheddar	Cheddar %	Somerset	Somerset %	England & Wales %
Total number of people aged 16 to 74	4,087	100.0%	381,185	100.0%	100.0%
People who work mainly at or from home	262	6.4%	20,104	5.3%	3.5%
Who usually travel to work by:					
Underground; metro; light rail; tram	1	0.0%	319	0.1%	2.5%
Train	20	0.5%	2,160	0.6%	3.3%
Bus; Mini Bus or coach	22	0.5%	4,470	1.2%	4.7%
Taxi	3	0.1%	553	0.1%	0.3%
Motorcycle; scooter; moped	32	0.8%	2,488	0.7%	0.5%
Driving a car or van	1,892	46.3%	165,198	43.3%	37.1%
Passenger in a car or van	113	2.8%	13,462	3.5%	3.3%
Bicycle	64	1.6%	9,917	2.6%	1.9%
On foot	373	9.1%	36,465	9.6%	6.9%
Other method of travel to work	20	0.5%	1,619	0.4%	0.4%
Not in employment	1,285	31.4%	124,430	32.6%	35.5%
Hours Worked	Cheddar	Cheddar %	Somerset	Somerset %	England & Wales %
Part time: 15 or less	358	12.8%	27,292	10.6%	9.6%
Part time: 16 to 30	605	21.6%	54,428	21.2%	19.5%

Full time: 31 to 48	1,421	50.7%	138,579	54.0%	57.7%
Full time: 49 or more	418	14.9%	36,456	14.2%	13.2%
Industry	Cheddar	Cheddar %	Somerset	Somerset %	England & Wales %
A Agriculture; forestry and fishing	43	1.5%	6,420	2.5%	0.9%
B Mining and quarrying	22	0.8%	646	0.3%	0.2%
C Manufacturing	209	7.5%	29,124	11.3%	8.9%
D Electricity; gas, steam and air conditioning supply	8	0.3%	1,681	0.7%	0.6%
E Water supply;sewerage,waste management+remediation activities	23	0.8%	2,213	0.9%	0.7%
F Construction	237	8.5%	21,362	8.3%	7.7%
G Wholesale + retail trade; repair of motor vehicles + motorcycles	459	16.4%	45,068	17.6%	15.9%
H Transport and storage	125	4.5%	9,446	3.7%	5.0%
I Accommodation and food service activities	189	6.7%	15,281	6.0%	5.6%
J Information and communication	94	3.4%	6,227	2.4%	4.0%
K Financial and insurance activities	90	3.2%	4,758	1.9%	4.3%
L Real estate activities	41	1.5%	3,127	1.2%	1.4%
M Professional, scientific and technical activities	176	6.3%	13,495	5.3%	6.6%
N Administrative and support service activities	124	4.4%	10,538	4.1%	4.9%
O Public administration and defence	115	4.1%	16,472	6.4%	6.0%
P Education	351	12.5%	25,159	9.8%	9.9%
Q Human health and social work	337	12.0%	33,483	13.0%	12.5%
R/S/T/U Other	159	5.7%	12,255	4.8%	5.0%
National Statistics Socio-Economic Classification	Cheddar	Cheddar %	Somerset	Somerset %	England & Wales %
Total number of people aged 16 to 74	4,087	100.0%	381,185	100.0%	100.0%
1. Higher managerial and professional occupations	505	12.4%	35,394	9.3%	10.3%
2. Lower managerial and professional occupations	967	23.7%	80,961	21.2%	20.8%
3. Intermediate occupations	487	11.9%	45,949	12.1%	12.7%
4. Small employers and own account workers	522	12.8%	47,655	12.5%	9.4%
5. Lower supervisory and technical occupations	285	7.0%	30,116	7.9%	6.9%
6. Semi-routine occupations	573	14.0%	62,295	16.3%	14.1%
7. Routine occupations	359	8.8%	44,359	11.6%	11.1%
Never worked and long term unemployed	102	2.5%	11,886	3.1%	5.6%
Full-time students	287	7.0%	22,570	5.9%	9.0%
Not classifiable for other reasons	0	0.0%	0	0.0%	0.0%

Housing and Accommodation

Dwellings	Cheddar	Cheddar %	Somerset	Somerset %	England & Wales %
Total number of dwellings	2,543	100.0%	239,720	100.0%	100.0%
Unshared	2,543	100.0%	239,633	100.0%	99.9%
Shared	0	0.0%	33	0.0%	0.1%
Total number of household spaces	2,543	100.0%	239,965	100.00%	100.0%
Occupied	2,449	96.3%	226,989	94.6%	95.6%
Unoccupied	94	3.7%	12,976	5.4%	4.4%
Accomodation type	Cheddar	Cheddar %	Somerset	Somerset %	England & Wales %
Detached	1,218	47.9%	77,435	32.3%	22.6%
Semi-detached	695	27.3%	72,850	30.4%	30.7%
Terraced (including end terrace)	280	11.0%	56,775	23.7%	24.7%
Flat, maisonette or apartment:					
Purpose-built block of flats	251	9.9%	22,146	9.2%	16.3%
Part of a converted or shared house (including bed-sits)	47	1.8%	6,383	2.7%	4.2%
In commercial building	35	1.4%	2,543	1.1%	1.1%
Caravan or other mobile or temporary structure	17	0.7%	1,833	0.8%	0.4%
Tenure	Cheddar	Cheddar %	Somerset	Somerset %	England & Wales %
All households	2,449	100.0%	226,989	100.0%	100.0%
Owned: Owned outright	1,023	41.8%	85,778	37.8%	30.8%
Owned: Owned with a mortgage or loan	871	35.6%	72,131	31.8%	32.7%
Owned: Shared ownership (part owned and part rented)	23	0.9%	1,487	0.7%	0.8%
Social rented: All	204	8.3%	30,730	13.5%	17.6%
Private rented: Private landlord or letting agency	257	10.5%	29,405	13.0%	15.3%
Private rented: Other	37	1.5%	3,853	1.7%	1.4%
Living rent free	34	1.4%	3,605	1.6%	1.4%
Household size	Cheddar	Cheddar %	Somerset	Somerset %	England & Wales %
Average household size (persons per household)	2.3		2.3		
Average number of rooms per household	5.8		5.8		
Average number of bedrooms per household	2.9		2.9		
Occupancy rating (rooms) of -1 or less	76	3.1%	10,615	4.7%	8.5%
Occupancy rating (bedrooms) of -1 or less	31	1.3%	5,377	2.4%	4.7%
Central heating	Cheddar	Cheddar %	Somerset	Somerset %	England & Wales %
Households with no central heating	47	1.9%	7,986	3.5%	2.7%

Car availability	Cheddar	Cheddar %	Somerset	Somerset %	England & Wales %
No cars or vans in household	320	13.1%	36,092	15.9%	25.6%
One car or van in household	965	39.4%	98,217	43.3%	42.2%
Two or more cars or vans in household	1,164	47.5%	92,680	40.8%	32.1%
Total number of cars or vans in area	3,734		318,697		
Number of cars per household	1.5		1.4		

Household Composition

Household Composition	Cheddar	Cheddar %	Somerset	Somerset %	England & Wales %
Residents aged 16+ in households	4,664	100.0%	424,511	100.0%	100.0%
Living in a couple: Married/Registered same-sex civil partnership	2,588	55.5%	218,377	51.4%	45.9%
Living in a couple: Cohabiting	454	9.7%	52,004	12.3%	11.9%
Living in a couple: In a registered same-sex civil partnership or cohabiting (same-sex)	22	0.5%	2,673	0.6%	0.9%
Single (never married nor registered a same-sex civil partnership)	829	17.8%	82,437	19.4%	25.8%
Living Alone: Married or in a registered same-sex civil partnership	53	1.1%	4,256	1.0%	1.4%
Separated (but still legally married or in a same-sex civil partnership)	65	1.4%	7,823	1.8%	2.1%
Divorced or formerly in dissolved same-sex civil partnership	281	6.0%	29,271	6.9%	6.6%
Widowed or surviving partner from a same-sex civil partnership	394	8.4%	30,343	7.1%	6.3%
In a registered same-sex civil partnership	No data	#VALUE!	699	0.2%	0.2%
Total number of households	2,449	100.0%	226,989	100.0%	100.0%
One person household	726	29.6%	67,537	29.8%	30.2%
One person household: Aged 65 and over	413	16.9%	33,500	14.8%	12.4%
Any type of household: All aged 65 and over	704	28.7%	58,723	26.3%	20.9%
Married/Civil p'ship couple household: No children	368	15.0%	34,577	15.2%	12.3%
Married/Civil p'ship couple household: With dependent children	453	18.5%	33,693	14.8%	15.2%
Married/Civil p'ship couple household: All children non-dependent	148	6.0%	12,078	5.3%	5.6%
Cohabiting couple household: No children	97	4.0%	11,939	5.3%	5.3%
Cohabiting couple household: With dependent children	96	3.9%	9,424	4.2%	4.1%
Cohabiting couple household: All children non-dependent	5	0.2%	1,027	0.5%	0.5%
Lone parent household: With dependent children	105	4.3%	12,709	5.6%	7.2%
Lone parent household: All children non-dependent	60	2.4%	6,341	2.8%	3.5%
Multi-person household: All full-time students	0	0.0%	67	0.0%	0.6%
Multi-person household: Other	105	4.3%	12,374	5.5%	7.3%
Households with dependent children	Cheddar	Cheddar %	Somerset	Somerset %	England & Wales %
Households with dependent children	683	27.9%	59,753	26.3%	29.1%
Households with dependent children: aged 0-4	207	8.5%	22,289	9.8%	11.8%
H/holds with no adults in employment: with dependent children	34	1.4%	6,071	2.7%	4.2%
H/holds with no adults in employment: without dependent children	828	33.8%	73,232	32.3%	29.4%
One person in household with a long-term health problem or disability: with dependent children	82	3.3%	8,868	3.9%	4.7%