

Cheddar Neighbourhood Development Plan 2011-2027

Decision Statement: June 2018

1.0 Introduction

- 1.1 In accordance with R18 of the Neighbourhood Planning (General) Regulations (2012) (as amended) referred to hereafter as “the regulations”, Sedgemoor District Council (the local planning authority) is required to produce a Decision Statement outlining the action to be taking in response to the recommendations of the Examiner.
- 1.2 This statement confirms that the modifications proposed by the examiner’s report have been accepted, the draft Cheddar Neighbourhood Development Plan has been altered as a result; and that this plan may now proceed to referendum.

2.0 Background

- 2.1 The Cheddar Neighbourhood Development Plan relates to the area that was designated by Sedgemoor District Council as a neighbourhood area on 3rd October 2012. The designated area covers the entire parish of Cheddar that lies within the Sedgemoor District Council Planning Authority Area.
- 2.2 Following the submission of the Cheddar Neighbourhood Development Plan to Sedgemoor District Council, in connection with R15 of the regulations, the plan was publicised and representations were invited. The publicity period ended on 25th August 2017.
- 2.3 Timothy Jones, Barrister, FCI Arb was appointed as Independent Examiner by Sedgemoor District Council with the agreement of Cheddar Parish Council, to undertake the examination of the Cheddar Neighbourhood Development Plan and to prepare a report of the independent examination. On reviewing the content of the plan, Mr Jones decided a public hearing was necessary.
- 2.4 On 12th January 2018 a public hearing was held at the Lecture Room, Cheddar Caves, Cheddar Gorge, Cliff Road, Cheddar, BS27 3QF. The purpose of the hearing was to assist the examiner’s consideration of a number of issues relating to housing and employment. All other issues were considered through the written representations that were submitted during the submission consultation.

2.5 The examiner's report concludes that subject to making the modifications recommended by the examiner, the Plan meets the basic conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum.

3.0 Decision

3.1 The Regulations require the local planning authority to outline what action to take in response to the recommendations of an examiner made in a report under paragraph 10 of Schedule 4A to the 1990 Act (as applied by Section 38A of the 2004 Act) in relation to a neighbourhood development plan.

3.2 Having considered each of the recommendations made by the examiner's report, and the reasons for them, Sedgemoor District Council in consultation with Cheddar Parish Council has decided to accept the modifications to the draft plan. Annex 1 below outlines the alterations made to the draft plan under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by Section 38A of 2004 Act) in response to each of the Examiner's recommendations.

3.3 This Decision Statement is issued to Cheddar Parish Council as the Qualifying Body to confirm that the Cheddar Neighbourhood Plan should proceed to referendum.

3.4 To meet the requirements of the Localism Act 2011 a referendum which poses the question "*Do you want Sedgemoor District Council to use the neighbourhood plan for Cheddar to help it decide planning applications in the neighbourhood area?*" will be held in the parish of Cheddar. The date on which the referendum will take place is agreed as **30th August 2018**

4.0 Annex 1: Schedule of proposed modifications

Examiners report reference	Recommended modification	Modification accepted
1. Pg. 9 Para 36	Proposals Map 5: The Proposals Map should be modified by removing from the Green Wedge all land lying to the south of the field boundary that runs in approximately east-west direction between the A371 Upper New Road and the reservoir and is shown on Turley's Drawing Number 900 of 15.01.2017, as attached as annex 2.	Accepted
2. Pg.11 Para 40	Policy BE2: Alter the opening words of policy BE2 to read: "Cheddar will allow for development of 200 – 300 (or such higher figure as may be appropriate in the light of any future local plan) new homes within the Parish between 2011 and 2027	Accepted
3. Pg.11 Para 41	Policy BE4: Alter the sixth indent in policy BE4 to read: "whilst encouraging windfall development on infill sites, single tandem development (sites created in the back gardens of existing dwellings sharing the same driveway access as the original dwelling) will be resisted where they would have a significant adverse impact on neighbours."	Accepted
4. Pg12. Para 43	Policy BE5: Alter policy BE5 to read: "The Vision statement expresses a desire to keep the village company and to maintain the 'community feel' of the village. We will support appropriate development primarily within the development boundary. Development on the Green Wedge between Cheddar and the adjacent settlement of Axbridge will be resisted. To protect the surrounding countryside, residential development will be resisted along the B3151 from the top of Cheddar Gorge into Cheddar. The part of Brook Bank from Cocklake to Draycott that runs through the Parish of Cheddar has no houses along it. This part of the road should be left as a country land without residential development."	Accepted

5. Pg12. Para 44	Proposals Map 8: The Proposals Map should be modified by removing from the Green Wedge all land lying to the south of the field boundary that runs in approximately east-west direction between the A371 Upper New Road and the reservoir and is shown on Turley's Drawing Number 900 of 15.01.2017, as attached as annex 2.	Accepted
6. Pg13.Para 45	Para 9.44: Replace paragraph 9.44 with: "there is evidence of the presence of bats and dormice on site B. Before further permission are granted in respect of the sites, its impact on protected species should be properly considered."	Accepted
7. Pg13. Para 47	Para 10.22: Replace the words in brackets at the end of paragraph 10.22 with: "(Map 10)"	Accepted
8. Pg14. Para 49	Policy EE3: Replace the first sentence of the second paragraph of policy EE3 with: "We will support the use of the existing 'Yeo Valley' site as shown on Map 13 and we would allocate it, for office and serviced office use, light industrial use/commercial and high technology use (within use classes B1, B2 and B8), resisting other uses unless there is evidence that the land is not required for these uses."	Accepted
9. Pg.14. Para 50	Para 13.3: Replace the third sentence of paragraph 13.3 with: "However protection of other countryside needs to be considered so that this part of Somerset is kept attractive."	Accepted
10. Pg.15 Para 51	Policy LEH2: A. Replace the third sentence of paragraph 13.13 with: "We propose that part of this western boundary of the village be protected as a Green Wedge." B. Replace policy LEH2 with: "The Green Wedge shown on Map 16 below is to maintain the separation of Cheddar and Axbridge. Development will not be supported within this."	Accepted
11. Pg.15 Para.52	Map 16: Map 16 should be modified by removing from the Green Wedge all land lying to the south of the field boundary that runs in approximately east-west direction between the A371 Upper New Road and the reservoir and is shown on Turley's Drawing Number 900 of 15/01/2017 as attached as annex 2.	Accepted

Annex 2: Turley's Drawing Number 900 of 15/01/2017



Turley