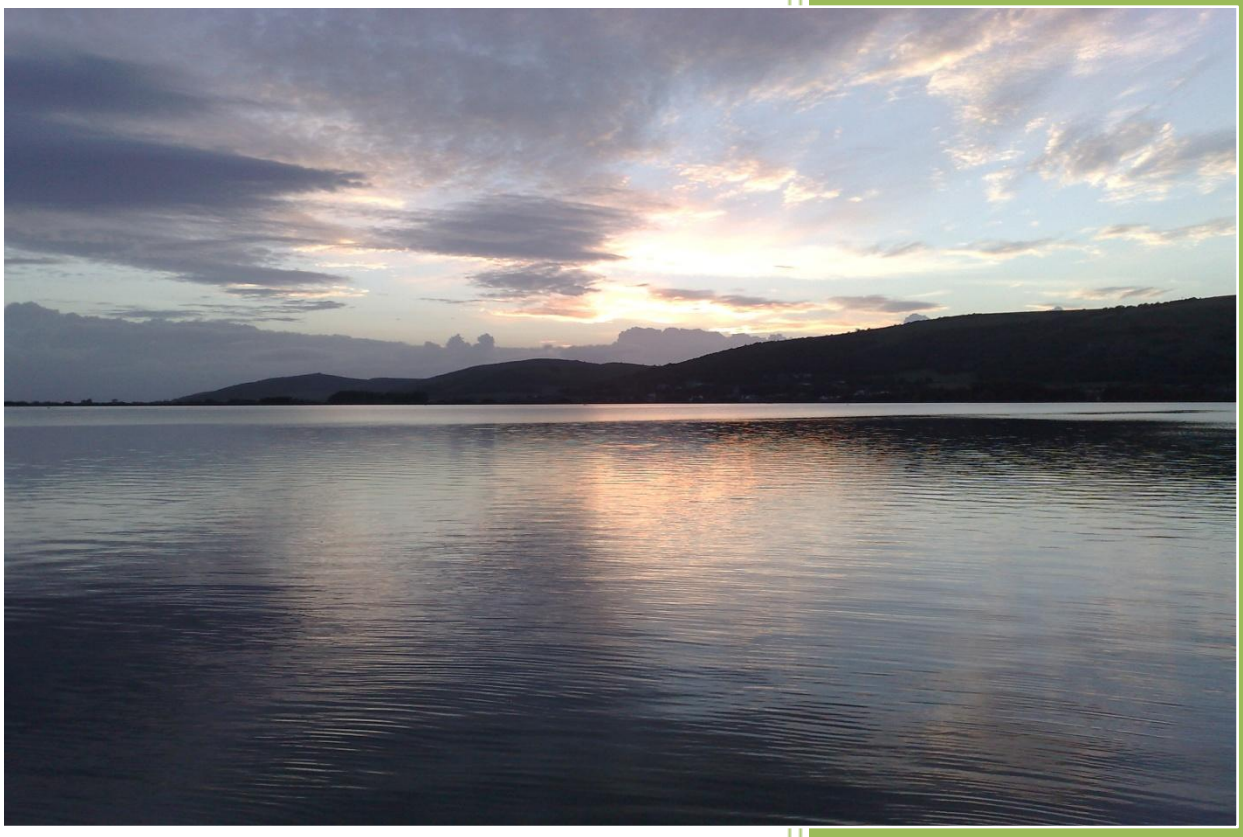
Document 2

About Cheddar



Evidence Base

Report produced by Cheddar Parish Council Neighbourhood Plan Steering Group

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Context

This is the 2nd 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 Assessment

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How the Neighbourhood Plan fits into the Sedgemoor Local Plan and major district wide infrastructure plans

1.1 The Cheddar Nighbourhood Plan is aligned with the National Planning Policy Framework (NPPF) and with the local development plan, the Sedgemoor District Council Core Strategy 2007 – 2027 (shortened to Core Strategy).

The Core Strategy states in specific relation to Cheddar that:

- That Cheddar is one of 17 key rural settlements identified in the District.
- The key rural settlements are to provide 1260 (excluding affordable housing) new homes between them. No specific number is allocated to Cheddar.
- That a minimum of 945 jobs be created in the key rural settlemnts. No specific number is allocated to Cheddar.
- Cheddar has been identified as a district centre in the retail hierarchy.
- Whilst there is no specific policy for Cheddar Gorge it has been identified as an under-utilised asset for the District and in need of new investment.
- There is no specific employment land supply and jobs trajectory for Cheddar in the Core Strategy.
- There is no specific requirement for Cheddar to develop further tourist accomodation in the Core Strategy.

1.2 Sedgemoor has adopted a Community Infrastructure Levy policy which will impact on Cheddar as a beneficiary of this levy on appropriate development in the parish.

1.3 A key national planning application within Sedgemoor is that for a new nuclear power plant at Hinkley. The impact of this on Cheddar is not yet known. The site is at least one hours drive from Cheddar, and not easily accessible by public transport. Cheddar is unlikely to attract any of the thousands of workers the site will require during its construction stage. Nor is the build likely to employ

many, if any, Cheddar residents. However housing a huge influx of workers for a decade of building may put pressure on the whole district housing stock, house prices and impact on the availability of tourist accomodation.

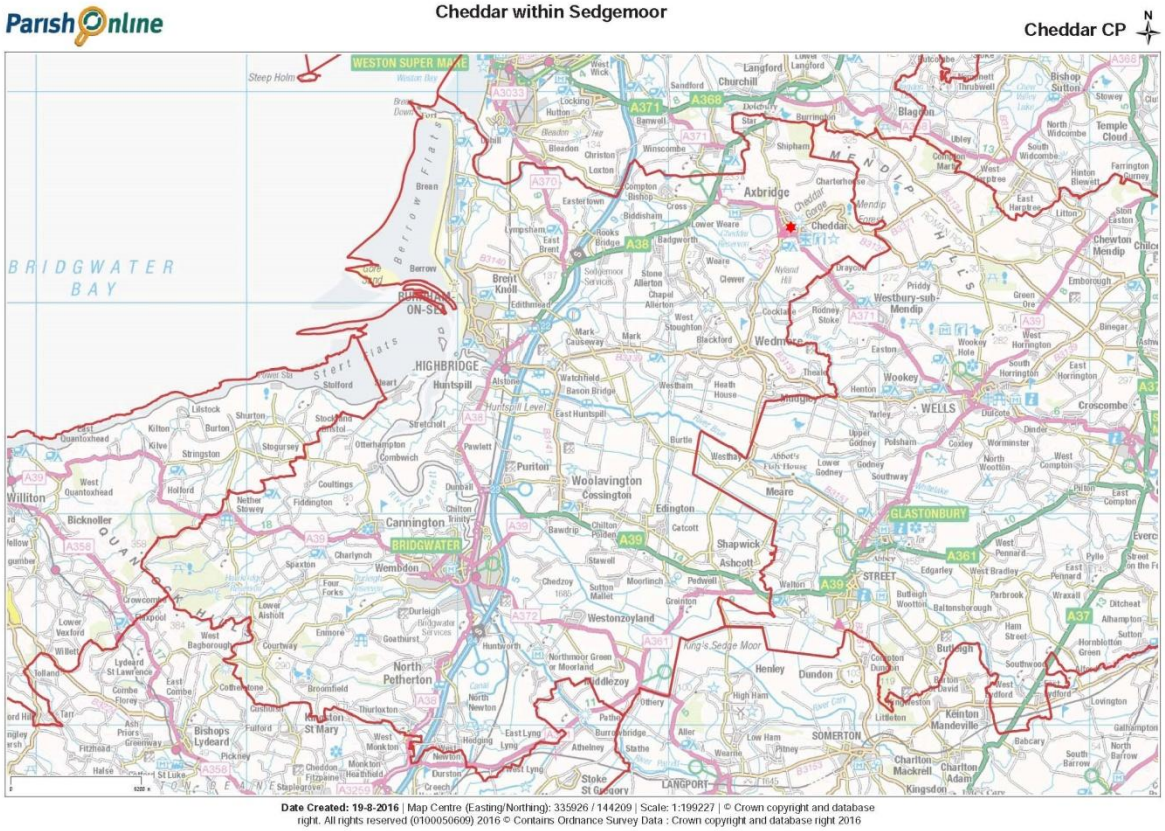
1.4 Raw materials from Cheddar quarries for the Hinkley nuclear power plant build will create a huge amount of extra HGV traffic for the years of construction. Transmission lines for this development will not pass directly through Cheddar parish.

1.5 Regionally, an application has come in from Bristol Water to build a new reservoir in Cheddar parish. Infrastructure on this scale will impact on the Neighbourhood Plan, but the number of local jobs created will not be large as Bristol Water will use its own employees or favoured regional contractors. Whilst the application has been passed by Distrcit planners, Ofwat have refused permission. For the timebeing this project will not go ahead, however the demand for water will increase and an application will surely come back in the future.

2.0 Cheddar in its National and Regional Context

2.1 Cheddar is a village in the West Country. South of Bristol and north of Devon and Cornwall, it is situated in the predomianately rural county of Somerset. Cheddar is in the District of Sedgemoor.

2.2 The village is of national significance because it is a tourist destination, being famous for Cheddar Gorge and the associated Cheddar caves. Cheddar receives national and international visitors because of these limestone features.



Map 1 Cheddar in its Regional Context

3.0 The History of Cheddar

3.1 Identity and character are important aspects in helping to shape the future of Cheddar. In setting out our policies to guide future development in the village, it is important to understand both, how the village has evolved and what it has become.

3.2 Cheddar has been a place of human settlement and activity for thousands of years. Archaeological finds show that the caves in the Gorge were used by humans 12-13,000 years ago and the oldest intact human skeleton in Britain, at around 9,000 years old, was found in Gough's cave in 1903.

3.3 The first evidence of substantial settlement in Cheddar is of a Roman-villa estate, taking in land now occupied by St Andrew's Church Vicarage, the eastern end of Parson's Pen, Kings of Wessex Academy School playing fields and some of the school buildings. Roman finds are scattered across the village and in the surrounding countryside, including a pottery at the site of what is now Cheddar Business Park. At this time it appears that the river Yeo was navigable from the Bristol Channel via the River Axe and, in addition to the favourable position on the Somerset Levels at the foot of the Mendip Hills, the Roman villa complex may have been linked to lead mining up on the hills at Charterhouse, with lead brought down, via the Gorge, to a small quay on the River Yeo at Hythe Bow.

3.4 It is likely that the Roman settlement in combination in this prime location, led to the establishment of an important Anglo-Saxon settlement by AD 900 at the latest. Here a royal palace was established, where the King met with his Council (the Witan). Under the control of King John (1209) the palace underwent further change to become a hunting lodge, before it passed to the Bishop of Wells. Part of this complex, a chapel dedicated to St Columbus and rebuilt in the 13th century, remains as a ruin within the grounds of Kings of Wessex Academy School.

3.5 The local limestone geology which resulted in early human habitation in Cheddar's caves, also led to another of its claims to fame, Cheddar Cheese. Matured in the caves, Cheddar Cheese has been made in the village since at least the 12th century, with a pipe roll (financial record) of King Henry II recording a purchase of 10,240lbs (4,640 kg) of cheese in 1170.

3.6 In the medieval period, Cheddar market area became established around its 15th century market cross and during this time and beyond, a series of mills developed along the river Yeo as the village grew through infilling between dispersed rural settlement. See Map 2

3.7 The planned medieval area shown on Map 2 contains many early cottages, and a striking feature of this area is the long narrow back gardens behind some of these cottages. In later years many of these would become family run strawberry growing fields.

3.8 In the Victorian era Cheddar became something of a centre for the production of clothing, with the last factory, producing shirts, closing in 1950. The village grew in size but very few 'worker's' terraced cottages were built, however many good sized stone built Victorian villas were built and they form a key feature of the local built character to this day. See Map 3.

3.9 Cheddar's caves first became a visitor attraction when local mill owner George Cox, while quarrying building stone, discovered Cox's cave in 1837. He opened the cave as a show cave and his nephew, Richard Cox Gough, who moved to Cheddar in 1868, subsequently opened up the show-cave system known as Gough's cave.

3.10 In 1869, completion of the Cheddar Valley Branch of the Great Western Railway provided a significant economic boost, enabling the distribution of stone from local quarries, Cheddar cheese and strawberries to be distributed to distant markets and brought an increase in visitors to the natural splendour of its dramatic gorge. Through the 19th and 20th century Cheddar Gorge continued to develop as a tourist attraction, including the creation of the elegant and iconic modernist Caveman Restaurant in 1934.

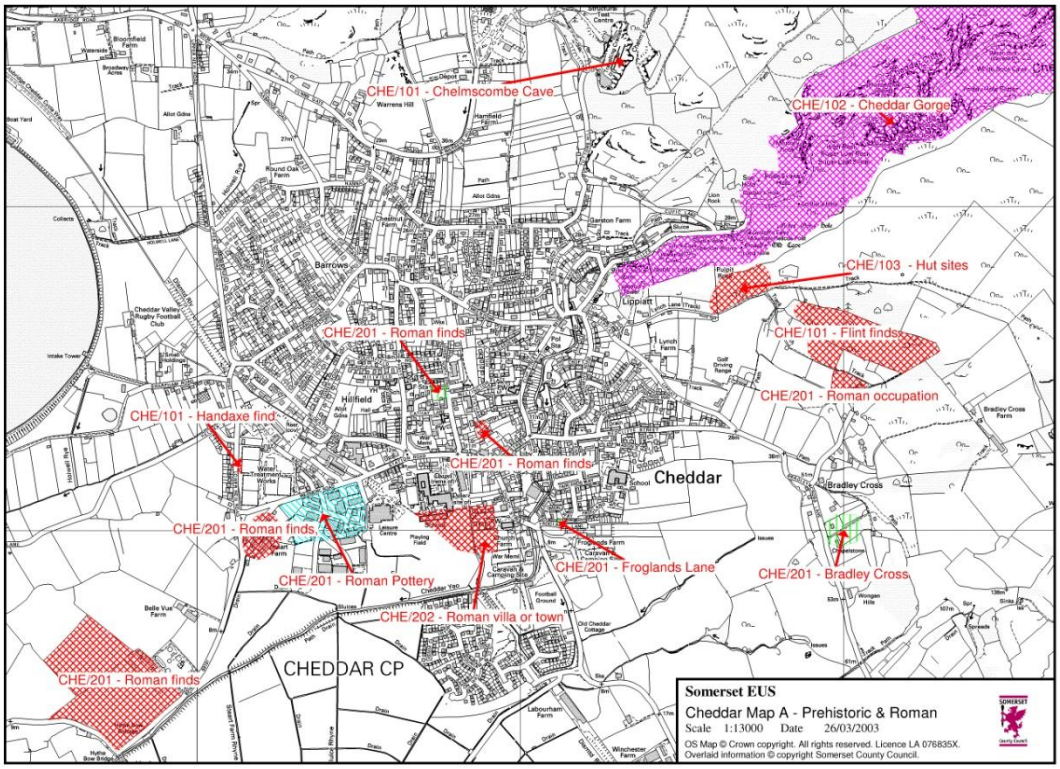
3.11 Strawberry growing was a major activity in the area as a result of the warm sheltered Cheddar valley, with mineral rich soil and spring water from the hills. At the time of the closure of the railway line in 1963 there were around 400 growers but the industry, while still important, is much diminished now.

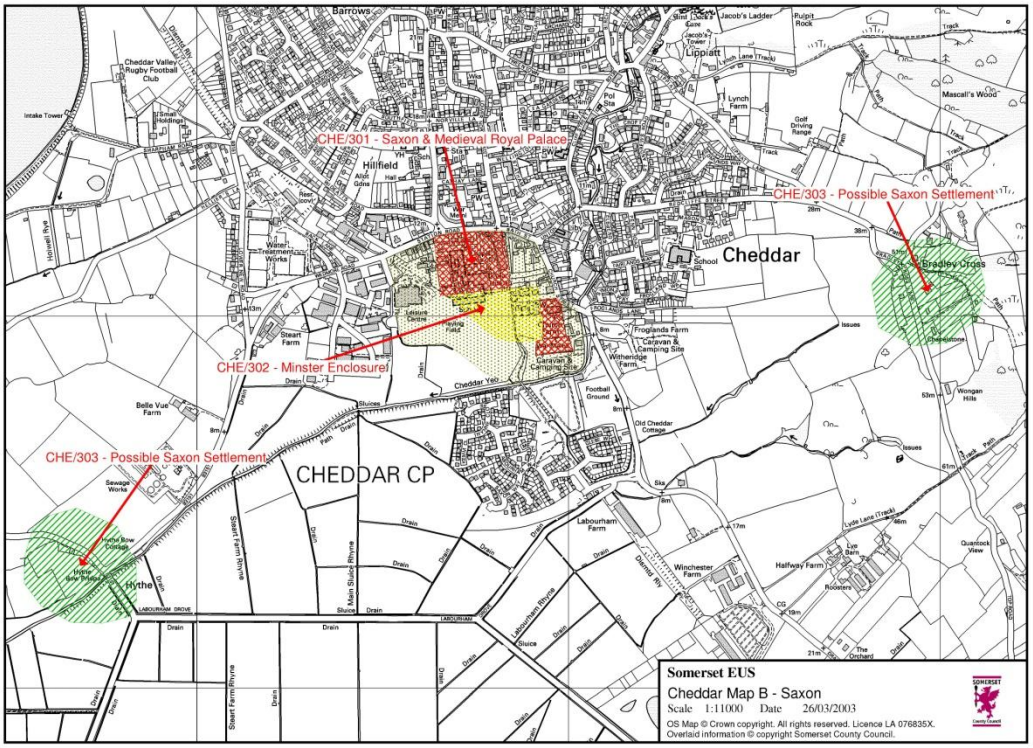
3.12 Cheddar's position on the gentle slopes and flat land at the foot of the Mendip hills, with large volumes of water emerging from the underground systems within the limestone rock, also led to the construction of Cheddar reservoir in the 1930's, a major civil engineering undertaking that both employed many local people and brought in labour from afar.

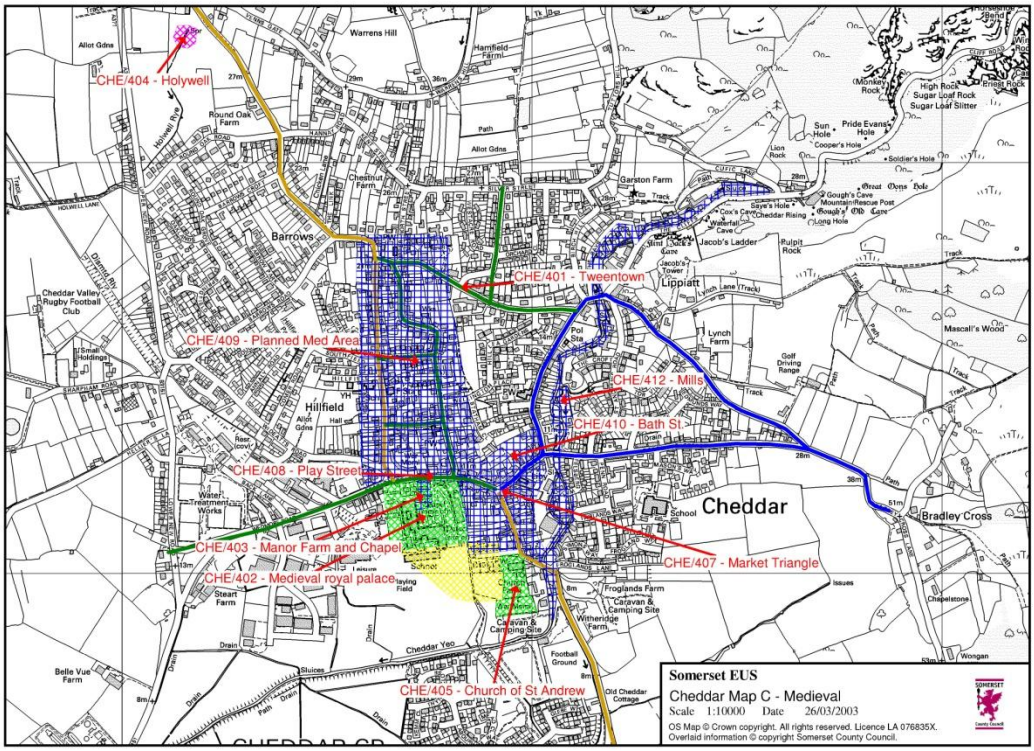
3.13 Cheddar is a place shaped by geology, topography and water, a place that has played a role in the history of England and a village that continues to have a profile far beyond the locality through the renown of its gorge, the caves, its cheese and its strawberries.

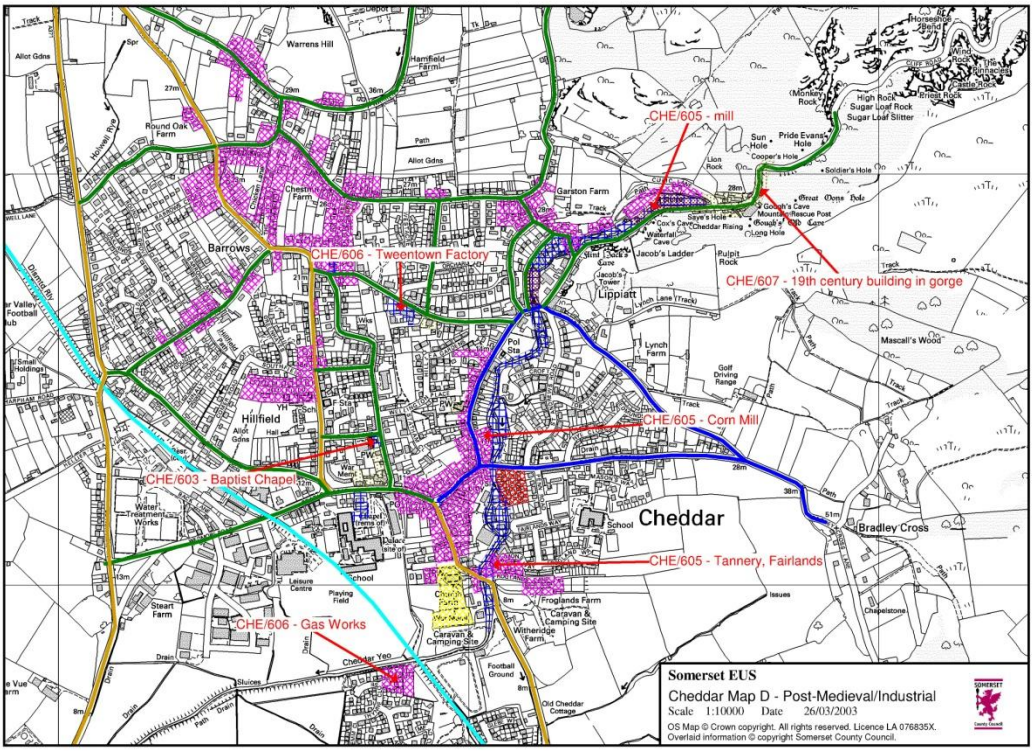
3.14 The centre of the village has been designated as a conservation area and potential developments are required to take note of this especially with regards to archaeology.

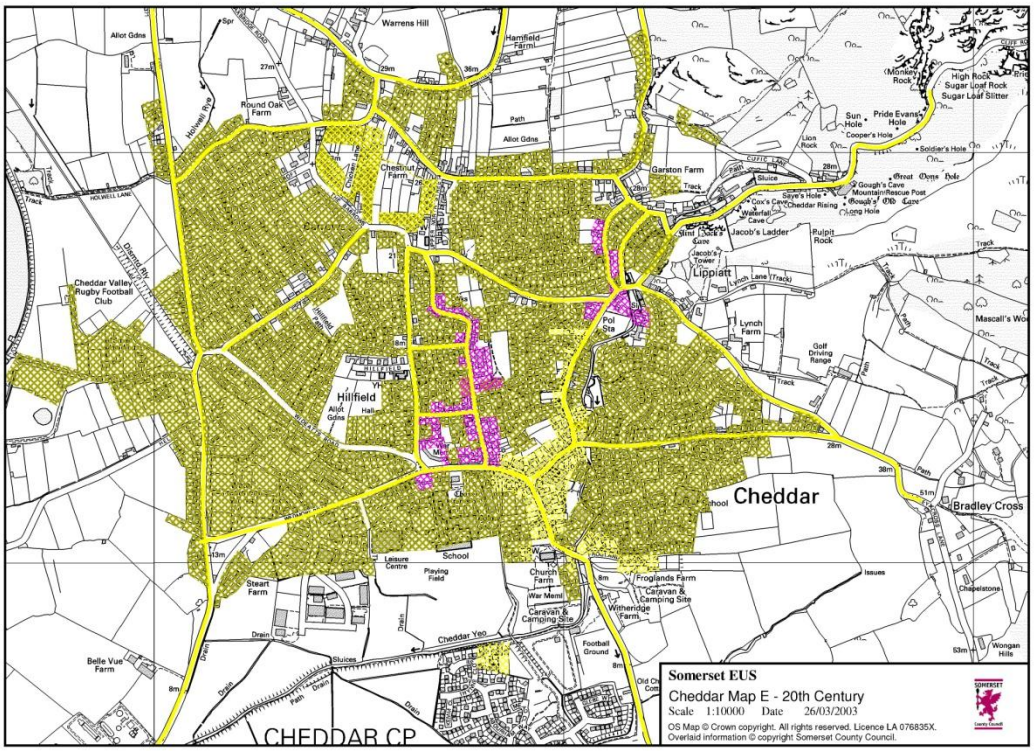
3.15 There are many listed buildings in the village including two manor houses and some large farmsteads as well as individual cottages and houses with particular architectural features worthy of conservation. The conservation area encompasses the site of a Roman villa and the remains of the Saxon palace in the grounds of the Kings of Wessex Academy, now in the shopping and service centre of the village. (Map 3)



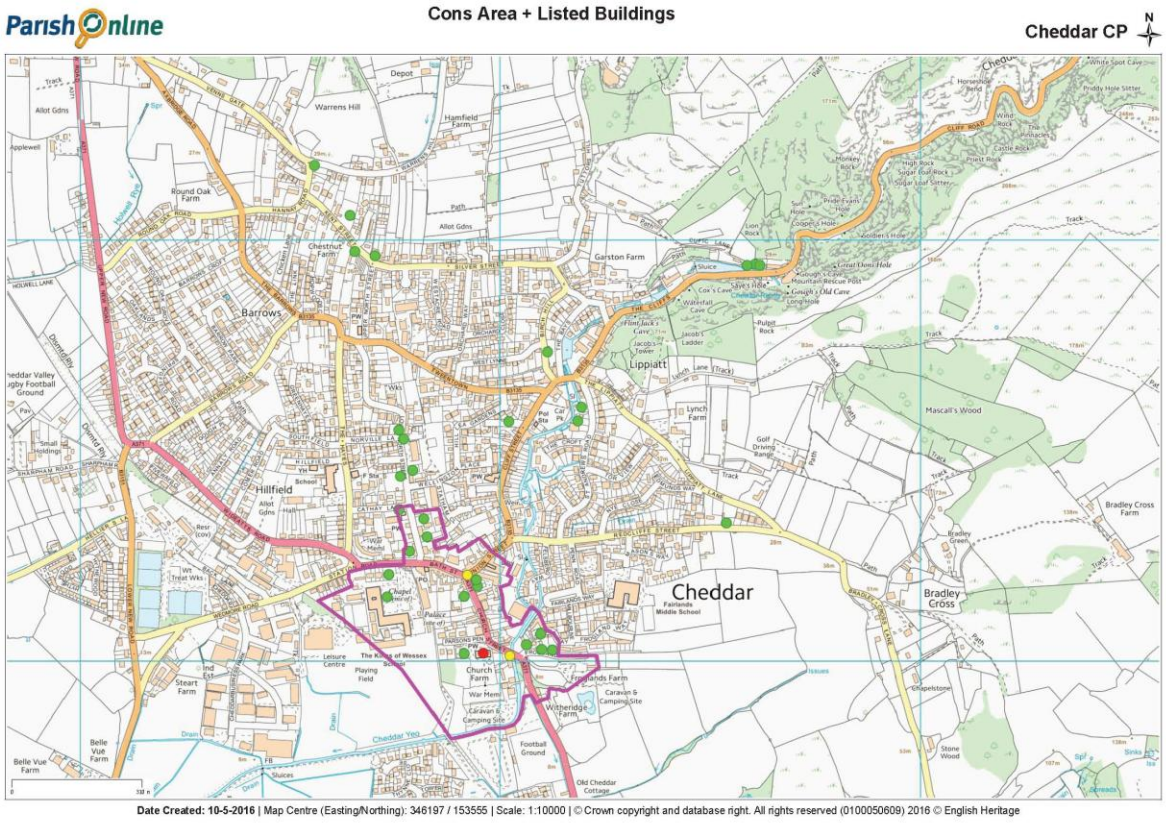

CHE/301 - Saxon & Medieval Royal Palace
CHE/303 - Possible Saxon Settlement
CHE/302 - Minster Enclosure
CHE/303 - Possible Saxon Settlement
CHEDDAR CP
Cheddar
Somerset EUS
Cheddar Map B - Saxon
Scale 1:11000 Date 26/03/2003
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Overlaid information © copyright Somerset County Council.


CHE/404 - Holywell
CHE/401 - Tweentown
CHE/409 - Planned Med Area
CHE/412 - Mills
CHE/410 - Bath St
CHE/408 - Play Street
CHE/403 - Manor Farm and Chapel
CHE/402 - Medieval royal palace
CHE/407 - Market Triangle
CHE/405 - Church of St Andrew
Cheddar
Somerset EUS
Cheddar Map C - Medieval
Scale 1:10000 Date 26/03/2003
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CHE/605 - mill
CHE/606 - Tweentown Factory
CHE/607 - 19th century building in gorge
CHE/605 - Corn Mill
CHE/603 - Baptist Chapel
CHE/605 - Tannery, Fairlands
CHE/606 - Gas Works
Cheddar
Somerset EUS
Cheddar Map D - Post-Medieval/Industrial
Scale 1:10000 Date 26/03/2003
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Cheddar
Somerset EUS
Cheddar Map E - 20th Century
Scale 1:10000 Date 26/03/2003
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3.16 The Medieval listed buildings are scattered around the village, and were mostly farmsteads although at least one other was a manor house. The two listed buildings in the Gorge are small cottages, no longer associated with industry or milling.



Map 3 Conservation area (purple) and location of Listed Buildings (green)

4.0 The Natural Environment

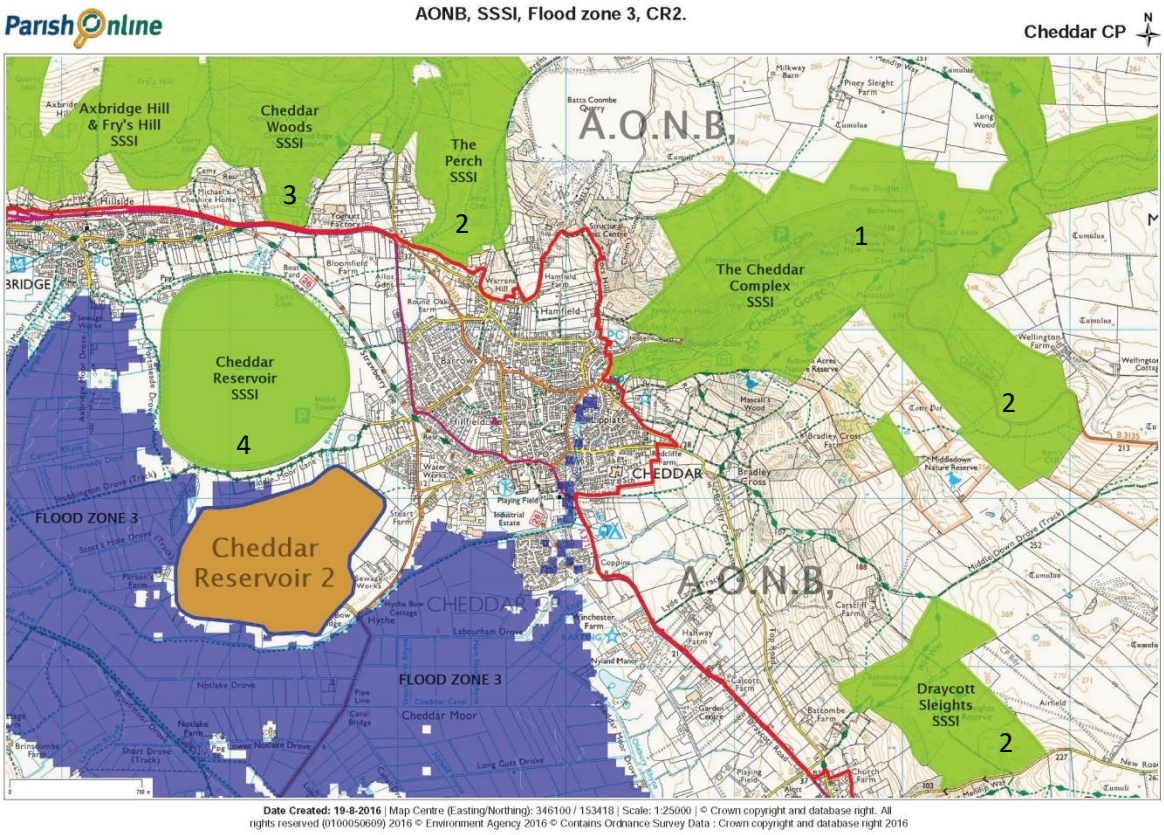
4.1 Cheddar is world famous for the karst scenery of the Mendip hills, the Gorge, probably Britain's best known limestone feature, and for its extensive underground system of caves. The Gorge is some 2 million years old and the limestone here has a rich fossil record.

4.2 The grey limestone has provided the local building material for hundreds of years and gives Cheddar its distinctive appearance. Neighbouring Draycott stone, (a red conglomerate) can be seen in some buildings and walls around the village, but not to any large extent. The Mendip scarp slope is the distinctive landscape feature with its associated spring line where the limestone meets the impermeable clay on the lower slopes.

4.3 The parish includes a large part of the North Somerset and Mendip Bats Special Area of Conservation (SAC). Cheddar Gorge was designated under Habitats Regulations, which is the transposition into English law of the EU Habitats Directive. It was designated SSSI under the Wildlife and Countryside Act 1981. The 'Cheddar Complex' SSSI is part owned by the National Trust and part managed by Somerset Wildlife Trust. The eastern side of Cheddar Gorge is owned and managed by Longleat Estates.

4.4 Cheddar Gorge SAC is recognised for the importance of its bat maternity and hibernation sites for greater horseshoe bats, as well as hibernation sites for lesser horseshoe bats. There are populations of great crested newts and hazel dormice which are afforded protection under the Habitats and Species Regulations 2010. The area is also home to water voles, peregrine falcons and adders, also protected species under the Wildlife and Countryside Act 1981. The Gorge area is also home to wild goats and soay sheep. There are badger setts throughout the whole area including in some parts of the built up village area.

4.5 The semi natural habitats include unimproved grassland, calcareous dry dwarf shrub heath, semi-natural broadleaved woodland and dense scattered scrub. The area is home to several nationally rare plants, about fifteen in all, most notably the Cheddar Pink.



Map 4 North Somerset & Mendip SAC areas and SSSIs

Name	Description
North Somerset & Mendip SAC Area 1	Area of semi natural grassland and scrubland on calcareous substrata – limestone. Including caves not open to the public. Forested slopes, screes, ravines. Mixed woodland with rocky slopes. Includes 7 SSSIs. This includes hibernation and maternity bat roosts for Greater and Lesser Horseshoe bats
Mendip Woodlands SAC Area 2	Forested slopes, screes and ravines. Mixed woodlands
Mendip Limestone Grasslands Area 3	European dry heaths. Semi-natural grassland and scrubland. Caves not open to the public. Forested slopes, screes and ravines. Roost for Greater Horseshoe bats.
Cheddar Reservoir SSS1 4	Water fowl

4.6 The area also includes several nature reserves run by the Somerset Wildlife Trust. These include especially: Black Rock, Long Wood, Mascall's Wood, and Velvet Bottom. The Black Rock reserve covers 181 acres of woodland, limestone grassland, conifers and an abandoned quarry. Long Wood covers 47 acres of ancient woodland and includes Longwood Swallet. Evidence of Roman lead smelting can still be seen at Velvet Bottom.

4.7 Other SSSIs in the parish include Cheddar Reservoir with up to 11 regular species of wild fowl, and Cheddar Wood specifically noted as an ancient woodland supporting a wide range of flora including four species of orchid: Common spotted-Orchid, Early-purple Orchid, Greater butterfly-Orchid and Bird's-nest Orchid. Cheddar Wood also supports a variety of rare butterflies and moths plus a rare slug, Arion fasciatus. The other major SSSI in the parish is The Perch, which is specifically noted for its fauna including a strong dormouse population and five species of bat, including the Greater Horseshoe and Lesser Horseshoe which use the site for feeding. Thirty species of birds are known to breed within this site and at least twenty-three species of butterfly breed here.

4.8 Within the parish there are 11 key Local Wildlife Sites (LWS). As they are not in the AONB, and therefore benefiting from national planning protection, but are smaller sites they are at risk of being developed because they are not as well protected. These LWSs are:

Name	Description
Holwell Rise	This is a vegetated rhyne with rare invertebrates
Holwell Lane Copse	Unimproved marshy grassland
Round Oak Field	Unimproved grassland
Cheddar Yeo River	Fast flowing river with species indicating high biological quality
Cheddar Clay Pits	Lakes, woodland and marshy grassland, scrub and limestone outcrops
Chelms Combe	Calcareous grassland, rock outcrops, scrub, woodland and tall herb vegetation
Cheddar Wood Lane	Green lane and nationally scarce flora
Parsonage Lane	Green lane and nationally scarce flora
Long Cut Drove Rhyne	Ditch system with rich aquatic flora and a rare invertebrate population
Bradley Cross Farm	Unimproved calcareous grassland and limestone outcrops
Cheddar Wood Edge Reserve	Disused strawberry fields reverted to herb rich grassland

Table 1 Cheddar- Local Wildlife Sites

4.9 The ecology report undertaken for the Helliers Lane development (source Sedgemoor planning portal application 17/09/00089) indicated that within a 2km of that site on the western edge of the village, bats, otters, reptiles, mammals, water voles, amphibians and birds can be found. With this information and the above SSSIs providing habitats for these species it can be concluded that there is great biodiversity and many rich habitats in Cheddar and its environs.

4.10 South of the Mendip slope the alluvial Cheddar Moors are drained by the River Yeo and the rhynes and drainage ditches associated with it. Most of the area is in flood zone 3a and is used for grazing.

4.11 The moors flood to a greater or lesser extent every year and farm buildings are built on land either around Nyland Hill or small areas of ground known to be about a metre above the most likely flooded areas.

4.12 The village is mostly built above flood zone 3a, although the most recent large development at Draycott Park is in the flood zone and the properties are protected by bunds and drainage ditches.

4.13 The River Yeo has flooded, most notably in 1968 when the river tore down the lower Gorge and caused considerable damage to property. In the winter of 2013 the B3151 in the Gorge was closed for some weeks as rainwater and runoff from the middle of the Gorge flowed down the road and took the road surface away making it unsafe to drive on. The cause of the flood was a blocked swallet which would normally have taken the water underground, this was remedied and the road patched up.

4.14 The river runs very high whenever there is heavy rainfall and the environment agency monitors it closely in order to give flood warnings if necessary and to open gates further along the river system in order to speed up drainage.



Map 5 Flood Map Source Environmnet Agency



Winter flooded Cheddar Moors as seen from Mendip Hills

5.0 Transport and Movement

5.1 Cheddar is bounded by the Mendip Hills to the North and flood prone levels to the south, as a consequence access tends to be linear along an east west axis via the A371 county road and the defunct railway line, which is now a cycle track to the west. The A371 connects with the A38 to the west and the A37 to the east. Through this system it is possible to reach the M5 to the east and from there a fast route to Bridgwater, Taunton and beyond to Exeter and on to Cornwall southwards, and London (via the M4) and the Midlands northwards. To the west the A37 gives access to Bath in the north and Glastonbury to the south, eventually reaching the A303 in mid Somerset.

5.2 Two minor roads through the Mendips use both Cheddar Gorge (B3151) and the Shipham valley to access the main roads to Bath and Bristol respectively northwards. The continuing B3151 southwards connects Cheddar with series of villages and eventually to the A37.



Map 6 Transport Connections

5.3 The A371 is the east west road for taking traffic to and from the M5 for inland towns and Weston Super Mare on the coast. HGV traffic, wanting to go east from the south of Bristol, use the A371 avoiding the Mendips or goes further south to pick up the A39 south of the low lying levels.

5.4 The volume of traffic has increased over the years as shown in Table 2 giving the traffic count on the A371 source www.dft.gov.uk . This counting point is on the junction of the A371 and Holwell Lane/ Round Oak Road.

Year	Pedal cycle	Motorcycle	Cars/Taxis	Buses/Coaches	Light Goods	All HGVs	Total
2000	18	78	7759	65	1172	339	9413
2001	16	80	8092	70	1186	342	9770
2002	27	93	9148	72	1158	392	10863
2003	23	101	9267	65	1299	401	11133
2004	22	114	9276	55	1371	421	11237
2005	23	100	9332	56	1419	415	11322
2006	20	80	8860	40	1053	315	10348
2007	20	82	8931	43	1193	338	10587
2008	20	87	8645	47	1238	334	10351
2009	23	87	8619	49	1236	311	10302
2010	23	79	8498	51	1275	308	10211
2011	40	130	8452	26	1441	345	10394
2012	37	120	8385	27	1490	333	10356
2013	37	124	8366	26	1542	327	10386
2014	30	136	8345	27	1606	327	10441
2015	29	137	8287	28	1748	353	10552
Percentage change	+61%	+76%	+7%	-57%	+49%	+4%	+12%

Table 2 Traffic Count at Point 18417 - Source Department of Transport

5.5 Table 2 shows that the number of car journeys has increased by the least amount over the period. The number of car journeys in 2015 has not climbed back to the 2005 level, but is still higher than at the start of the millennium. This could well be the result of an unsteady but nevertheless increase in oil prices over the period.

5.6 Cycle and motorcycle use may have increased in response again to the rising cost of fuel.

5.7 A key aspect of the traffic volume is that the number of buses has more than halved in the time. This has an impact on people travelling to work, to education and to other facilities.

5.8 Whilst the number of HGV movements has not increased significantly, just 12% in 15 years, the size of the Lorries has increased with quarry Lorries changing from the old 20 Tonne standard to the new 44 Tonne Euro 6 compliant trucks (Introduced for the Hinckley Point C project). See Table 3.

Year	2 Axle rigid	3 Axle rigid	4 or 5 axel rigid	3 or 4 axel artic	5 axel artic	6 or more axel artic
2000	188	41	39	32	35	4
2001	190	49	41	28	30	4
2002	203	59	32	11	44	43
2003	205	63	35	11	39	48
2004	213	69	40	11	35	53
2005	211	67	42	9	30	56
2006	174	42	33	10	44	12
2007	187	45	39	10	44	13
2008	183	50	40	8	40	13
2009	168	50	38	8	34	13
2010	175	50	32	8	30	13
2011	110	60	35	64	39	37
2012	109	64	39	47	37	38
2013	105	67	42	37	36	40
2014	103	71	44	36	33	41
2015	107	80	46	45	33	42
Percentage change	-43%	+95%	+18%	+40%	+6%	+950%

Table 3 Type of HGV traffic count at point 18417 source Department of Transport

5.9 Whilst it is possible to align the volume of HGV traffic with fuel prices and the recession it can also be seen that the main concern is the big increase in the large HGV vehicles entering the village. The A371 runs through the village centre and the shopping area. It has a sharp bend in the middle by the market cross and people fear being hit by lorry wing mirrors as the vehicles pull over to take the bend when there is oncoming traffic. This is also a problem by NatWest bank where the road is especially narrow and the footpath is just the width of a person. On this bend a pedestrian and a large HGV cannot pass each other as the lorry mirrors are over the pavement.

5.10 The mediaeval road layout cannot be easily altered but consideration should be given to introducing chicanes or other measures that allow the larger vehicles to use the middle of the road rather than having to hug the pavement.

5.11 There is no railway in Cheddar, the nearest stations are Highbridge, Weston Super Mare and Worle each approximately 10 miles away and Yatton (12 miles) on the Bristol to Penzance route.

5.12 The railway was closed in 1963 and now provides a cycle way, called the Strawberry Line, following the railroad and connecting Yatton to Cheddar. The railroad to Wells has parts in private ownership and hope to continue the Strawberry Line all the way to Wells would require purchasing this land. There is a strong local residents group which maintains the section from Cheddar to Axbridge as a safe cycle route especially for pupils attending Cheddar schools from Axbridge.

5.13 There are many pathways throughout the village for pedestrians to access the village centre, but there are many older lanes in the village that do not have pavements. The main shopping road, Bath Street, has very difficult pavements, narrow and dipping which force people onto the road to pass each other.

5.14 There are many rights of way routes in and around the village and across the Mendips. These are used by locals and visitors alike. Cheddar has been designated 'Walkers are Welcome' status to especially encourage visitors to explore the beautiful landscape.

5.15 Bus services are somewhat limited, with direct daily access being available to Wells and Weston Super Mare. The earliest First Bus Service to Weston Super Mare is 7.34am and last return one is at 20.40pm. This service is reduced on Saturdays, Sundays and Bank Holidays. There is a single daily service offered by Bakers that connects with Bristol, with a change at Langford, at 6.47am. The return journey is available from Bristol at 17.44pm, changing at Langford and arriving in Cheddar at 19.12pm. These services are not conducive to travelling to work by bus, especially to Bristol.

5.16 Residents have negotiated with a local coach company a monthly direct service to Bristol arriving at 10.06 and returning at 13.55. This service will continue whilst an average of 30 people use it each time. Those with Bristol hospital appointments, arrange their appointments around this service as well as shoppers wanting access to the better choice of shops Bristol offers.

5.17 Students are catered for with a Bakers bus service direct to Strode College during term time, Bridgwater College students also have a dedicated bus service.

5.18 As a consequence of a lack of public transport choice many people rely on their cars for travel to work and shopping. This is especially true of those who commute to Bristol, where parking is limited, but use the Park & Ride to reach the city centre.

5.19 Bristol Airport, whilst not directly accessible by public transport is just 11 miles from the village, and provides some employment and obvious access to business and holiday routes.

5.20 Of the 4,087 persons aged 16 to 74 in employment the key census statistics for those travelling to work are:

Method of travel to work	Cheddar	Cheddar %	Somerset	Somerset %	England & Wales %
Mainly work at or from home	262	6.4	20,104	5.3	3.5
Travel by underground, metro, light rail, tram	1	0	319	0.1	2.5
Train	20	0.5	2160	0.6	3.3
Bus, mini bus, coach	22	0.5	4470	1.2	4.7
Taxi	3	0.1	553	0.1	0.3
Motorcycle, scooter, moped	32	0.8	2488	0.7	0.5
Driving car or van	1892	46.3	165198	43.3	37.1
Passenger in car/van	113	2.8	13462	3.5	3.3
Bicycle	64	1.6	9917	2.6	1.9
On foot	373	9.1	36465	9.6	6.9
Other	20	0.5	1619	0.4	0.4

Table 4 Census statistics on Cheddar residents travel to work arrangements.

5.21 Several conclusions can be drawn from the 2011 census data shown in Table 4, which highlight some of the issues relating to living in a rural area but also provide evidence for some of the policies in this Neighbourhood Plan. They include:

- There is a high proportion of people working from or at home.
- That public transport is not the key method of travel to work and is below the rural Somerset figure let alone the national.
- Whilst bicycle use is a lower percentage in Cheddar than in the rest of the county the proportion of pedestrians walking to work is higher.

5.22 The Neighbourhood Plan should have policies addressing transport issues and provision of adaptable buildings and broadband to support work from home as well as purpose built buildings and improve sustainability in Cheddar parish.

5.23 The history of the village is reflected in the narrowness of the roads, especially the A371 through the centre of the village. At its junction with Union Street there is the Grade 2 listed Market Cross in the middle of the road. This junction is also on a bend and large lorries often have to hug the side of the road to navigate the bend, endangering pedestrians on the narrow pavement with their wing mirrors.

5.24 The A371 exits the village westwards via Church Bridge, a narrow bridge between two tight bends where only cars can pass each other by keeping tight to the left. There is no pavement on either side and pedestrians have to time their crossing depending on single file traffic going across the bridge.

6.0 Community Facilities and Infrastructure.

6.1 As a village Cheddar is classified in the Sedgemoor District Local Plan (Sedgemoor Core Strategy 2006-2027 published May 2013 hereafter called Core Strategy) as one of the 17 identified Key Rural Settlements. The settlement hierarchy identifies Bridgwater, Highbridge and Burnham-on-Sea as the three largest settlements. The Key Rural Settlements are the next largest category determined by dwellings, population and community facilities, of these Cheddar is the largest.

6.2 The Core Strategy is under review (July 2106) and the spatial strategy being considered has altered to predesignating Cheddar as a Tier 1 settlement, with Bridgwater as principal town and Burnham on Sea/Highbridge and Cheddar as Tier 1. The other current KRSs remain classified as Tier 2 and thereby are not destined to be developed as much as being suggested in the current consultation of a draft new strategy. Our Neighbourhood Plan will have policies which offer preferred sites for future development and an overall housing target for the plan period to 2027, in line with the current Core Strategy period.

6.3 The village is the centre of education in the Cheddar Valley with three schools of its own. The Kings of Wessex Academy www.kowessex.co.uk takes 13 to 18 year olds and has a student population of 1,184. The catchment area is mostly Cheddar, Weare, Draycott, Wedmore, Shipham, Lympsham and Axbridge, but some pupils come from Burnham-on-Sea. Nine first schools feed into this senior school.

6.4 Cheddar has a dental practice with five dentists doing 90% NHS dental work. There are 13,000 registered patients of which 10,000 are attendees. This practice serves the wider Cheddar Valley area. The doctor's surgery www.chedmed.co.uk serves a contractual boundary north to Shipham and Star, south to Theale, Wedmore and Blackford, west to Badgworth and east to Westbury sub Mendip. The surgery operates with 5 doctors and a support staff of practice nurses. On the same site there is a Complementary Medical Centre offering acupuncture, osteopathy, physiotherapy etc.

6.5 The village has a fire station manned by retained firemen. The firemen are also first responders in case of medical emergency and are first on the scene before an ambulance can arrive. The police station had limited public opening times but has now closed. Some other police presence is being considered which may operate from a converted barn in the grounds of the Kings of Wessex.

6.6 The retail offer in the village centre consists of a small range of shops including Tesco Express, Parsons Bakery and Lloyds chemist. There are a few other non-chain retail outlets, gents/school outfitters, a card shop, butchers and a stationery printing shop plus a ladies boutique. The rest of the buildings offer other services including, coffee shops, charity shops, an insurance broker, optician, veterinary surgery, post office, estate agents and several hairdressers/barbers. There is an Indian restaurant which along with the nearby Chinese take away serves residents and visitors all year.

6.7 Not immediately on the street but accessed by a short footpath or via the Sedgemoor car park is a mid-sized Sainsbury supermarket. There are two petrol stations offering convenience store goods. There are roadside stalls selling fresh produce, especially strawberries in season. There are two garden centres, one part of a large chain, which is identified as a possible development site on the 2014 SHLAA and one family run market garden/garden centre.

6.8 The village continues to have a public library, four churches or chapels and a non-denominational community church. There are 2 banks and one building society branch plus a solicitors and an accountancy practice. There is also a quite large waste recycling centre which also serves neighbouring villages.

6.9 Cheddar has a second retail area and that is the Gorge. The shops here tend to be tourist based, especially offering fast food, gifts and souvenirs. However those selling locally produced cheese, cider and other food stuffs do attract some local purchasers, as do the range of takeaway food outlets, especially those open all year.

6.10 There are several licensed premises suiting both locals and visitors alike. Four of these are based in or at the bottom of the Gorge itself. These cater for locals and tourists but the trade is seasonal, with all four needing local customers to boost trade out of season.

6.11 The Parish Council provides play equipment in the park in the middle of the village and owns and maintains sports fields on the western edge of the village. There is a leisure centre and swimming pool in the grounds of the Kings of Wessex which is partly subsidised by Sedgemoor District Council.

6.12 There are no current infrastructure plans in place to improve identified local need in Cheddar for road improvements and additional sports facilities. The A371 has several pinch points through the village, the market cross in the heart of the village, where the road narrows and is on a bend. There is no pavement on the A371 where it crosses Church Bridge and the B3151 at the crossroads known as Fiveways Bridge has no pavement on the road or over the hump back bridge.

6.13 Our Neighbourhood Plan emphasises the need for appropriate infrastructure to be planned, costed and assured before there is further development in the village. The S106 requiring Fiveways Bridge to be improved before new houses in Sharpham Road were occupied has not been implemented (July 2016) and this lack of detailed infrastructure planning has made an unsafe junction more dangerous with regards to the extra pedestrians and cars new development close by has added.

6.14 The junction of the A371 with Axbridge Road and Shipham Hill is locally known as the 'Magic Roundabout'. The junction is not a roundabout and there are a surprisingly large number of vehicles which go round the traffic island the wrong way. Whilst there has been no fatal accident here nevertheless there have been many incidents where local people have made allowances and have avoided major accidents.

6.15 HGV vehicles from Callow Rock quarry all enter and exit the quarry via this 'roundabout' and with Hinkley nuclear power station being built, the number of lorry movements has increased dramatically. Hanson have already invested in their lorry fleet to meet the demand for raw material from the quarry to Hinkley.

6.16 District and County planners should make improvements at this junction a priority as any future development in Cheddar and at Hinkley will make this junction an accident black spot. Fiveways Bridge needs to be built to match its planning obligation and make the whole corner safer. Residents and visitors alike will not reduce their reliance on cars if they feel unsafe walking around the village.

6.17 The plans for a second reservoir have been rejected by Ofwat, having been passed by local planning authorities. It is expected that a plan will come forward in the future as Bristol Water put forward the argument again that there is a need to supply more water to match increased demand. It is not expected that the build will use a large amount of local labour but it will no doubt offer some employment opportunities.

7.0 Employment and the Local Economy

7.1 This is a large subject and as a consequence a separate document, Document 6, has been produced in order to facilitate ease of use in accessing information.

7.2 The Value of Tourism Report provided by 'Visit Somerset' indicates that there were 24,755,000 staying and day trips in Somerset during 2015. The total visitor spend was £1,238,479,000 and these statistics indicate clearly the value of tourism to Somerset as a whole. There are no published specific figures for Cheddar, but as a key tourist destination in the county it can be assumed that a reasonable proportion of this aspect of the economy is directly relevant to Cheddar. This is particularly noticeable with regards to businesses related to accommodation, food and drink, attractions and entertainment and travel.

7.3 Many Cheddar businesses are dependent on the tourist industry both in the Gorge area and in village as a whole. Cheddar Caves owned by the Longleat Estate are the main attraction as is the Gorge itself partly managed by Longleat and National Trust with Somerset Wildlife Trust. To indicate this there is a list in Appendix 1 showing the number of accommodation businesses in the parish.

7.4 The lower Gorge area is mostly retail and food outlets, with a Cheddar cheese manufacturing business and related shop. Apart from Edinburgh Wool Mill and Costa coffee the businesses are independent outlets.

7.5 The Gorge and caves have been visitor attractions since Victorian times and the railway and charabancs brought the tourists to the village. The visitor numbers to the Caves have decreased over the decades since the mid-1970s as people travel abroad for their holidays, or do their leisure shopping in retail parks or travel to more recent tourist South West England destinations such as the Eden Project.

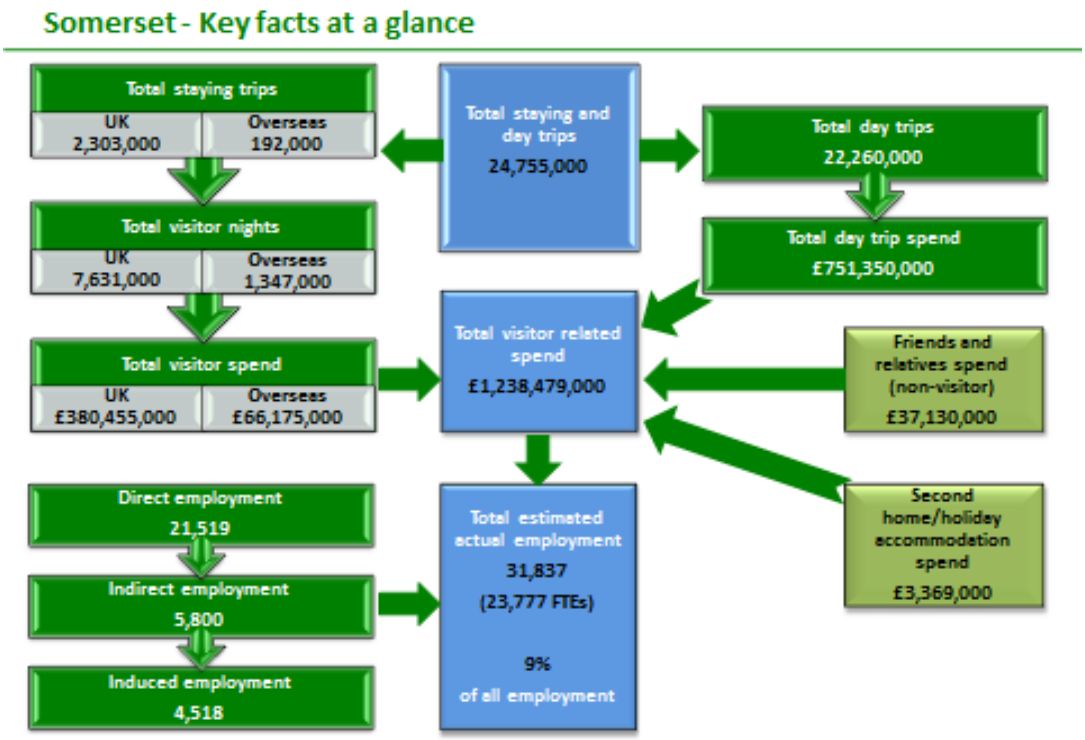


Table 5 Key facts on Somerset Tourism

7.6 Recent changes include the change from mostly providing camping and caravan sites to the provision of lodges for accommodation. This is borne out by recent development at Cheddar Woods, Strawberry Fields and Tor Farm in particular to provide quality self-catering accommodation and in the case of Cheddar Woods a purpose built club building.

7.7 There are still camping and caravan sites available as well as traditional bed and breakfast accommodation. Of the three hotels in the village one has been closed and not redeveloped for some years and is now derelict, the other two have been refurbished and modernised. The shame is that the derelict hotel is in the centre of the Gorge and an eyesore which Longleat will have to consider redeveloping as it seriously detracts from the appearance of the Gorge and therefore the attractiveness of staying and spending money in other local businesses.

7.8 There is no Office for National Statistics defining the employment numbers directly relating to tourism, however in Cheddar accommodation and food services employ 6.7% of the population, being 189 people.

7.9 Wholesale, retail and motor repairs employ 459 people accounting for 16.4% of the working population. Education in the village employs 351 or 12.5% of the working Cheddar statistics. Human health and social work employ another 337 people being 12% of the working group.

7.10 Other economic activity is centred on the two business parks, which are used for light industry and manufacture, and construction. These two industrial categories employ 209 in manufacturing and 237 in construction.

7.11 Whilst the two limestone quarries dominate the landscape only 22 people or 0.8% of the working group are employed in this industry directly. Others are employed in the transportation aspect of the business, with many owner drivers of quarry lorries.

7.12 Outside the village much of the land is given over to agriculture, with market gardening and strawberry growing on the lower Mendip slopes. The lower ground in the parish is mostly livestock grazing, sheep and cattle. Agriculture, forestry and fishing occupy 43 people or 1.5% of the population.

7.13 There are 530 people self-employed in Cheddar parish and 1,453 full time employees plus 709 part timers. In all 2,923 people are economically active, and 100 or 3.4% unemployed compared to an England and Wales figure of 6.3%.

7.14 The census data indicates that persons in the higher managerial and lower managerial and professional occupations account for 12.4% and 23.7% respectively of the economically active people. Both statistics are higher than the national average.

(Source: Office of National Statistics 2011 census data)

7.15 The above data shows that Cheddar has a lower amount of unemployment than the national average of 5.6% and lower than the Somerset figure of 3.1%. The village is also home to a higher proportion of people in more highly qualified jobs and has a skilled work force with just 8.8% in routine occupations compared to 11.6% in Somerset and 11.1 % in England and Wales.

7.16 Some conclusions which can be drawn from this data include:

Local unemployment is less of an issue than at a county or national level.

The Neighbourhood Plan should address issues relating to sustainability and provision of work.

7.17 All the planning permissions which have been granted for economic, including tourism, plans have been recorded and can be found in Appendix 2. This list is an indication of the growth and variety of economic activity since January 2006 the start of the Core Strategy being written and the council recording plans passed.

8.0 Demographics

8.1 The population of Cheddar is 5,755. Key Cheddar population statistics are:

Age	Cheddar Population	Cheddar %	Somerset Population	Somerset %
all	5755	100	529,972	100
0-4	258	4.5	28,717	5.4
5-9	340	5.9	27,487	5.2
10-15	422	7.3	38,386	7.2
16-24	530	9.2	54,266	10.2
25-44	1,189	20.7	119,246	22.5
45-64	1,745	30.3	150,210	28.3
65-74	623	10.8	57,463	10.8
75+	648	11.3	54,197	10.2
Median age	45		44	

Table 6 Cheddar population statistics (Census 2011)

8.2 The population of Cheddar in the under 4 age group is slightly lower than the Somerset average. However in the school age years 5 to 15 it is slightly higher. The age group 16 to 44 is slightly less well represented in Cheddar than the rest of the county and then the older population proportion overall increases from 44 upwards. This data is significant as an indicator of possible underlying planning requirements for the village. The statistics could indicate that young people leave the village for further education or work and do not return, and this could be connected to the amount of housing available or the price of housing. The statistics may also be an indicator of a future need for housing suitable for an older population.

8.3 Cheddar is less ethnically diverse than the rest of the country with 98.4% of the population indicated as being white (5,665), of whom 96.4% are classified in the 2011 census as being White: English/Welsh/Scottish/Northern Irish British.

8.4 The 2011 census data shows that 98.4% of households are those where all people aged 16+ have English as a main language and only 13 households have no one with English as a main language.

9.0 Housing

9.1 Sedgemoor District Council has ascertained that the housing need for the District as a whole till 2027 is 10,605 houses and that 9,260 new jobs are required. (Source: SDC Core Strategy). Having taken Bridgwater, Burnham-on-Sea/Highbridge out of the equation the next settlement category in the hierarchy is that of Key Rural Settlement (KRS).

9.2 It is expected that the KRSs will deliver 12% of the housing and employment growth, this equates to 1,260 dwellings, however they are not apportioned across the 17 KRSs.

9.3 Sedgemoor's affordable housing policy includes targeting how many are built on any new development site although market forces and negotiations with developers will be reflected on a site by site basis. The Core Strategy allows for development boundaries to be relaxed in exceptional circumstances where there is a proven need for affordable housing for local people. Any such development must be within or immediately adjoining the development boundary Sedgemoor (policies P4 & D7).

9.4 Using the above criteria regarding development boundaries the following two developments have been built since 2011 to meet local need as determined by Sedgemoor and allocated under the terms of a S106 agreement: Helliers Lane providing 77 affordable homes and Sharpham Road providing a further 23 affordable homes.

9.5 Earlier built shared ownership/ affordable housing developments include Cheddar Fields, Statham, Walnut and Punnet Closes. There are other housing association dwellings at Symons Way which are for 'over 55s'. Many local authority houses are now in private ownership but 204 homes are in the social rented sector.

9.6 The 2011 census data indicates there are 2,543 dwellings of which 2,449 are occupied and they provide unshared accommodation.

Accommodation Type

Type	Number in Cheddar	Cheddar %	Number in Somerset	Somerset %
Detached	1,218	47.9	77,435	32.3
Semi detached	695	27.3	72,850	30.4
Terraced	280	11	56,775	23.7
Purpose built block of flats	251	9.9	22,146	9.2
Part of converted or shared house	47	1.8	6,383	2.7
In a commercial building	35	1.4	2,543	1.1
Caravan or other mobile/temporary structure	17	0.7	1,833	0.8

Table 7 Housing type in Cheddar – Census 2011

9.7 Cheddar has a very high proportion of detached houses 47.9% of the housing stock is detached compared to a county figure of 32.3% and a national one of 22.6%. Whilst these houses are of various ages, the trend tends to be for large Victorian villas on large plots and much pre and inter war development of bigger houses on large gardens. Developments from the 1960's onwards include many bungalows with fair sized gardens. More recent housing has tended to be on smaller plots as land prices have risen.

9.8 With 27.3% of the dwellings being semi-detached and the above mentioned detached dwelling statistics Cheddar is a low density settlement. 75.2% of the houses are accounted for by these two types of dwelling. This compares to 62.7% county wide and 53.3% nationally. This is a rural settlement and these statistics support that definition of it being a rural place to live.

9.9 There are 16th, 17th and 18th century cottages, which are terraced. In some pockets of the village this pattern has been copied on a few small developments reflecting the price of land and the developers wanting to increase housing density.

9.10 Purpose built rented flats account for 9.9% of the dwellings and this includes various sheltered accommodation for older people, such as those at Wellington Place and The Homestead. Cheddar Court and housing at Symonds Way are both developments for over 55's to purchase on the open market.

Specialist housing and accommodation includes:

Name	Number of dwellings	Description
Wellington Place	29	Socially rented flats, ranging from studio to 1 and 2 bed accommodation with a resident manager (retirement/sheltered housing)
The Homestead	36	Socially rented flats ranging from studio to 2 be apartments with a resident manager (retirement/sheltered housing)
Penn Close	34	Flats and bungalows with resident manager (retirement/sheltered housing)
Cheddar Court	56	Flats both 1 & 2 are with a resident manager. Private leasehold (retirement/sheltered housing)
Acacia Court & Greenhill House	20 + 16+ 11+ 11	At Greenhill House run by Somerset Care. 20 residential places and 16 dementia spaces that can be privately or publically funded. On site 11 care units privately funded and in Acacia Court 11 retirement apartments for private sale £175k to £249k apartment
Court House	26 persons	Private older persons home
Northcroft House	8 residents	Not for profit home for persons with learning difficulties

Table 8 Specialist accommodation supply in Cheddar

9.11 Part share in a house like the tenure in purpose built flats is well below the national figure. However living in a mobile home or temporary structure is higher than the national figure. There are no park home estates in the parish but this figure may reflect that there are a lot of caravan and holiday lodge accommodation compared to most other places and these dwellings may be being used out of the tourist season or in some cases by seasonal tourists or agricultural workers.

9.12 Compared to 30.8% of people owning their house outright in England and Wales the percentage figure in Cheddar is 41.8%. This coupled with the high proportion of detached and semi-detached houses gives an indication of the comparative wealth of parish residents but may also reflect the fact that an older age group is likely to own more expensive assets than first time buyers.

9.13 There are a smaller percentage of people renting either social or private rented accommodation than county or national figures indicate, this is the corollary of the fact stated earlier of the higher than average number of people who own their own home or are buying their own home.

Type	Cheddar	Cheddar %	Somerset	Somerset%
All households	2,449	100	226,989	100
Owned outright	1,023	41.8	85,778	37.8
Owned with mortgage	871	35.6	72,131	31.8
Owned, shared own/rent	23	0.9	1,487	0.7
Social rented	204	8.3	30,730	13.5
Private rented landlord/agency	257	10.5	29,405	13
Private rented other	37	1.5	3,853	1.7
Living rent free	34	1.4	3,605	1.6

Table 9 Housing Tenure in Cheddar

9.14 House prices in the year to March 2016 have averaged overall in Cheddar £257,657 compared to nearby Axbridge at £290,979 and Wedmore at £431,797. Cheddar examples include the following:

5 bed detached sold at £410,000,

3 bed semi sold for £230,000,

2 bed semi for £175,000,

2 bed flat for £108,000.

Source www.rightmove.co.uk

9.15 The Neighbourhood Plan Steering Group has recorded all the planning permissions, both full and outline for dwellings in the parish since 2006, the start of the draft Core Strategy. Some have been built, others not, but permission has been granted, and in some cases renewed to keep the application 'live'. Some original plans have been resubmitted with alterations to the numbers of dwellings proposed. The number of dwellings granted or awaiting permission since the start 2006 till May 2016 is 474. There is no double accounting in this figure; where permissions have been renewed or numbers varied this has been taken into account. See Appendix 2 for the full list

10.0 Leisure & Wellbeing

10.1 Cheddar Parish Council owns and maintains several sports fields and a pavilion to the west of the village called Sharpham Road Playing Fields, attached to this are Cheddar Rugby Club and Tennis Club. The parish grounds support both cricket and junior football. The senior football club has its own pitch and club house on the eastern side of the village. The hockey team have no artificial pitch to play on in Cheddar and travel some distance to practice and play.

10.2 The Parish Council supports a skate park which is of a standard to be attractive to skaters from a very wide area, even nationally. This too is situated at Sharpham Road, which is regarded as the recreational centre for Cheddar as it is bounded by the Strawberry Line cycle route and the Cheddar Reservoir, which itself offers recreation in the form of a route to walk and access to a sailing club respectively. A second reservoir, sometime in the future could provide more recreational facilities for walking, riding and bird watching.

10.3 In the middle of the village Hannah More Park provides children's play equipment and open space for play. Planning permission has been approved for new play equipment provision at Sharpham Road playing fields.

10.4 Cheddar Parish Council also owns and rents out three large areas of allotments, these are meeting local demand as there is currently no waiting list.

10.5 The population of Cheddar is well provided for with clubs of all kinds, and there is the opportunity here to have a thriving social life based around these for those persons that want it. Although feedback from the first consultation event indicated that people thought the teens age group was not well enough catered for.

10.6 There is a youth club and various youth organisations such as guides and scouts. At Axbridge there is a sea cadets group and sailing on the reservoir etc. There are junior clubs for all the sports in the village.

10.7 There is one village hall in Cheddar and 4 good sized halls which can be hired from the churches and schools as well as smaller venues at various public houses and a premises owned by the parish council.

10.8 The Kings of Wessex Leisure Centre has a full size swimming pool, a fully equipped gym, badminton courts and a couple of studios where various fitness classes are run. This facility is mostly used by paying members and teams but is available by paying on an ad hoc basis. It puts on activities during school holidays such as kids clubs.

10.9 An annual village event is held on the first Friday in December, Cheddar Festive Night, it is an evening shopping and street entertainment event which attracts thousands of people and is widely appreciated by local people as being an event which brings people together.

10.10 Half the population of the parish have said they are in very good health.

General Health	Cheddar population	Cheddar %	Somerset population	Somerset %
Very good health	2,841	49.4	241,500	45.6
Good health	1,892	32.9	187,101	35.3
Fair health	763	13.3	74,426	14
Bad health	199	3.5	21,227	4.0
Very bad health	60	1.0	5,718	1.1

Table 7 Census data on the health of Cheddar residents.

10.11 The first consultation results indicated in the freely written comments section, that people liked Cheddar and its community feel. A very strong theme was that knowing people in the village and feeling that there was a friendly community was very important to residents.

10.12 Whilst people can fear crime it was not an issue that was commented on by the adults who were consulted. However the school children, especially those in the middle school, did refer to being afraid of some parts of the village where older youths tended to congregate.

10.13 There was no overwhelming response to the question about having the CCTV cameras returned as a safety measure.

10.14 Avon and Somerset Constabulary crime statistics for Cheddar and Shipham combined indicate that violent crime is very low but anti social behaviour is a nuisance.

10.15 Speeding is a key issue for residents on many roads, and although speed indicator devices have been deployed on many occasions they have not had a great deal of effect on reducing speed. On roads with no or narrow pavements this increases the hazard for pedestrians and cyclists. A community speed watch group has been established this year 2015.

10.16 There have been incidents of anti-social behaviour, in the form of exhibitionist driving in the Gorge. A multi-agency group is working towards reducing the incidence of this, with more police measures, community speed watch and highways improvements. Whilst residents do not feel especially endangered by this behaviour the noise nuisance is significant.

11.0 Conclusion

11.1 Cheddar is a great place to live and to visit. Our Neighbourhood Plan policies are designed to maintain and enhance the village whilst accepting that it has that dual role, a place to live and to visit. How the village develops is important to the District and region as a whole, since the attractiveness of the Gorge and its environs is important to the contribution tourism makes to the regional economy.

11.2 Consultation with residents and local business owners confirms that development will occur in the village but that people want it to be a fair and proportionate amount in relation to our status as a rural settlement and that supporting infrastructure is required before demands on roads and facilities is stretched too much.



Local Charity event. The ‘Lions’ Duck Race on River Yeo in Cheddar Gorge

12.0 Source materials

Sedgemoor Core Strategy Policies Core Strategy 2006 -2027	www.sedgemoor.gov.uk
Planning applications	www.sedgemoor.gov.uk/planning%20online
Census Material	www.somersetintelligence.org.uk
Kings of Wessex Academy	www.kowessex.co.uk
Cheddar Medical Centre	www.chedmed.co.uk
Crime statistics	www.ukcrimestats.com/
House price	www.rightmove.co.uk
Affordable Housing Need	Affordable Housing Managers Letter in Appendix 5
Social & Sheltered Housing Statistics	Letter from Homes in Sedgemoor Manager in Appendix 5
Census data	www.somersetintelligence.org.uk
Cheddar Gorge Design Statement (Adopted 27th March 2014)	www.sedgemoor.gov.uk
Bus services	www.firstgroup.com www.bakersdolphin.com
Department of Transport	www.gov.uk/
Somerset County Council Archeology Survey (Author Miranda Ricahrdson)	www.somserset.gov.uk/archives

Duck Race phot courtesy of Cheddar Valley Gazette

Appendix 1 Tourist Accommodation

Bed & Breakfast	Name	Accommodation
	Notlake Farm (Clewer Road)	2 rooms
	Arundel House	5 rooms
	Neuholme	4
	Gordons	15 rooms
Youth Hostel	Youth Hostel	15 dormitories & rooms
Hotel	Bath Arms	6
Cottages to let		
	Wellington Farm	5 cottages
	Tor Farm	8 cottages, sleep 44
	Neuholme	Single cottage
	Bramblewood	
	Chedwell Cottage	
	Old Police Station	
	Constantine	
	Southland House	
	Batts Farm Nyland	2 cottages
Apartments		
	Cheddar Bridge	3 Apartments
	Sungate Holiday Apartments	4 flats
	Venns Views	4 studio apartments
	Spring Cottages Venns Gate	3 x 1 bed cottages
	Shepherds Cottage Bradley Stoke	1 x 1 bed cottage
	Gorge View apartments	5 apartments
	Waterside	5 Lodges
	Gorge View Birch Hill	Single cottage
	6 Montrose Villas	House sleeps 6
	The Barn Redcliffe Farm	2 bed cottage
	The Bungalow Tweentown	House sleeps 5
	Orchard Court Tweentown	House sleeps 8
	Barrowswood & Strawberry Lodge	2 cottages sleep 10
	West View Hannay Road	3 bed cottage
	Swallet Farm Cliff Street	8 rooms sleeps 26
	Wellington Farm	1 cabin sleeps 5
Lodges	Cheddar Woods	25 Hoseasons letting lodges plus cabins for purchase
	Strawberry Fields	10 Lodges
	Lillypool	PP for 11 holiday units

Campsites/Caravans		Pitches
	Cheddar CL site Sharpham Rd	5 Pitches
Not licensed at present	Petruth Paddocks	200 pitches all year
	Longbottom Farm	150 pitches all year
	Strawberry Field	5 vans & 10 tents all year + 15 lodges for sale
	Waterside	5 Lodges 15 pitches
	Witheridge Farm	5 vans all year
Not licensed	Lillypool	100 pitches all year
	Cheddar Bridge Touring Park	65 pitches 7 statics 5 Pods March 1st to Nov 1
	Cheddar Caravan Club site	70 Pitches March 7 to Nov 10
	Broadway Cottage Axbridge Road	5 Pitches 28 day camping field for 100 pitches
	Cheddar Head Farm	1 camping hut

Appendix 2

Residential, Tourist, Business, Agricultural and other Planning Permissions between 2006 to 2016 application number 17/16/00013

Residential Plans Granted

Plan Number	Description	Notes and running total of permissions
17/06/00010	1 Hill Lea Gardens, demolish & re-erect house	No net gain
17/06/00011	Erect 1 dwelling Mewspring, Hannay Road	1
17/06/00022	2 dwellings Silver Street	3
17/06/00032	Granny Annex 21 Round Oak Road	Not confirmed as separate residence
17/06/00033	1 dwelling Endfield, Upper North Street	4
17/06/00040	24 dwellings @ Ceconda, The Barrows	28
17/06/00043	1 dwelling, The Yard, Wedmore Road	29
17/06/00049	1 dwelling 4 Orchard Way	30
17/06/00050	Self-contained annexe Amberhurst The Hayes	31
17/06/00054	Covert to dwelling, Railway Farm Wedmore Road	32
17/06/00069	1 dwelling Little Thrift Round Oak Road	33
17/06/00072	Farm managers house Nyland	34
17/06/00074	Chalet bungalow Magnolia Tweentown	35
17/06/00089	1 dwelling Lynch View Farm The Lippiatt	36
17/06/00095	Attached dwelling replacing annexe Matina Round Oak Road	37
17/06/00128	Granny annex Melrose Upper New Road	Not confirmed as a separate residence
17/06/00107	Barn convert east of Batts Cottage Warrens Hill	38
17/06/00135	2 dwellings @ The Yard Wedmore Road	39 This replaces 17/06/00043 renew 17/10/00011
17/07/00012	1 dwelling Orchard End Wideatts Road	40
17/07/00016	Dwelling west of Birch Hill	41
17/07/00042	Dwelling @ 5 Hopwoods Corner	42

17/07/00059	10 flats 4 Union Street	52
17/07/00070	Agricultural workers dwelling Quarry Farm Warrens Hill	53
17/07/00073	Dwelling Orchard End Wideatts Road	Replacement application
17/07/00082	Dwelling @ 24 Annaly Road	54 Renewed 17/10/00080
17/07/00084	4 dwellings Staddles Station Road	58 17/10/00100
17/07/00090	Convert offices to 2 flats Cliff Street	60
17/07/00097	Birch Hill House 5 flats	Not counted here Renewed as 4 houses
17/07/00100	ATS site 6 x 1 bed flats	66 renewed 17/10/00094
17/07/00107	Fortes Managers flat	67
17/07/00112	Dwelling The Link	68
17/08/00008	Convert barn to dwelling Venns House	69
17/08/00023	Outline PP for residential use WC Maunders land	Granted could be 22 or 42 not counted here as unsure
17/08/00052	Convert workshop to annexe The Croft Church Street	Not confirmed as separate dwelling
17/08/00057	Agricultural workers dwelling Quarry Farm Warrens Hill	70
17/08/00082	Dwelling @ 2 Gough Place	71
17/08/00092	Chalet bungalow @ Easdale Barrows Park	72
17/08/00093	2 dwellings @ Redlands The Hayes	74
17/08/00103	18 dwellings Steart Bushes	92
17/08/00110	Dwelling Primsway Tuttors Hill	93
17/08/00112	SCC 2 bed residential unit Cliffe View Tweentown	95
17/08/00132	2 dwellings Staddles Station Road	Accounted for in 17/07/00084
17/08/00138	Dwelling Norton Croft Lower North Street	96
17/08/00141	5 dwellings @ 25 Redcliffe Street	101 also 17/11/00032
17/09/00001	4 Barrows Road annexe	Not confirmed this is a separate dwelling
17/09/00003	Outline PP agricultural workers home Bounds Edge Farm Moor Drove	102
17/09/00005	Dwelling beside 2 Gough Place	103
17/09/00016	11 dwellings Lanes site	114
17/09/00026	2 dwellings Upper New Road The Laurels	116
17/09/00030	Convert offices to flat Corner House Station Road	117
17/09/00031	Retention of conversion of 1	118

	house to 2 The Old Shambles Silver Street	
17/09/00039	1 dwelling @ 17 Hopwoods Corner	119
17/09/00048	Replace dwelling Lynch View Farm Lippiatt	No net gain
17/09/00064	Conversion to create ancillary accommodation Gorge View Birch Hill	No confirmed as a separate dwelling
17/09/00078	Vary 17/00/00003 to convert holiday accommodation to residential use Old Cottage Draycott Road	120
17/09/00089	67 dwellings Lower New Road	187
17/09/00101	The Round Pond Shipham Road, alteration etc + convert workshop to one bed annexe	Not confirmed for residential use or holiday
17/09/00105	23 dwellings Sharpham Road	210
17/09/00108	Convert barn to ancillary for Piney Sleight Farm	Not separate residence status mentioned
17/09/00109	2 dwellings on Orion Garage site Upper New Road	212
17/10/00005	14 dwellings @ Lanes Station Road	215 11 already accounted for 00016
17/10/00024	Demolish & replace dwelling Fairview Bradley Cross	No net gain
17/10/00064	Convert Barn to dwelling Hamfield Barn Warrens Hill	216
17/10/00075	Agricultural workers dwelling Lower Gully Drove	217
17/10/00098	Dwelling Birch Cottage Warrens Hill	218
17/10/00101	7 dwellings Linden Homes Lower New Road	225
17/11/00011	Amended plan First Step Homes Helliers Lane	+ 10 235
17/11/00027	37 bed care home & 22 apartments Greenhill House (11 open market)	246
17/11/00048	Granny annexe 21 Barrows Rd	Not confirmed as separate dwelling
17/12/00006	Barn to dwelling Chestnut Farm Cliff Street	247
17/12/00032	Cert of law to make outbuilding ancillary accommodation Cheddar Head Cottage	Granted

17/12/00034	Convert office to flat 1st Floor The Estate Office Lower North Street	248
17/12/00037	Conversion of commercial to residential Greystone House Union Street	249
17/12/00038	Agricultural workers dwelling Bounds Hedge Farm Cheddar Moor Drove	250
17/12/00051	3 dwellings The Paddocks, Station Road	253
17/12/00055	The Hovis Tweentown, convert ground floor shop into house incorporating original upstairs flat	No net gain
17/12/00057	Erect dwelling land east of Birch Cottage Warrens Hill	254
17/12/00066	Renewal PP 17/10/00011 for 2 dwellings The Yard Lower New Road	Already counted this is a renewal
17/12/00074	Conversion of undercroft & garage to living accommodation Uplands Bradley Cross	Not indicated as separate dwelling
17/12/00075	Extension to provide ancillary accommodation, Cheddar Head Cottage Priddy	Not indicated as separate dwelling
17/12/00085	Convert store/garage to annex	Not indicated as separate dwelling
17/13/00001	Change of use to granny annex Aldon, The Hayes Cheddar	Granted
17/13/00010	Renewal of 17/10/00080 dwelling at Annaly Road	Granted already counted
17/13/00007	Convert office to flat above Cheddar Motors Tweentown	255
17/13/00008	Renewal of 17/09/00109 2 dwellings at Orion Upper New Road	Already counted this is a renewal
17/13/00015	Convert garage & build extension to create annex 7 Annaly Road	Granted Not indicated as separate dwelling
17/13/00026	Convert 1 dwelling to 2 Burrough House Barrows Croft	256
17/13/00076	Land north of Birch Hill House 4 dwellings	260
17/14/00024	Annex accommodation @ Weald House Kent Street	Granted not indicated as separate dwelling
17/14/00025	Remove agriculture tie Strawberry Farm Draycott	Granted no net gain
17/14/00034	Florist to flat Whyte House Cliff	261

	Street	
17/14/00039	Agricultural workers dwelling Lower Gully Farm	262
17/14/00057	Police station to 2 dwellings	264
17/14/00058	Mobile home while reception being built at Nyland Crossroads	Granted
17/14/00060	Barn conversion to home Court Farm Nyland	265
17/14/00082	1 dwelling at The Orchard Round Oak Rd	266
17/14/00091	Lift restriction on cabin to become dwelling for carer Waterside Cheddar Road	267
17/14/00095	Chelms Combe office to dwelling	268
17/14/00100 & 17/15/00062	Outline PP Red Rowans Tweentown	269
17/14/105	21 dwellings Steart Bushes	290
17/14/106	1 dwelling Fernwood Barrows Road	291
17/14/00116	Agricultural workers dwelling Lower Gully Farm	repeated
17/14/00117	Tiny Tots convert to 2 dwellings	293
17/14/00129	Annex convert to separate dwelling The Orchard Draycott Road	294
17/15/00003	Dwelling to office for Budgens	Minus 1 293
17/15/00019	Convert 4 holiday lets to 1 dwelling Sungate	294
17/15/00026	Derricks tea rooms convert flat to café	Minus 1 293
17/15/00049	Bloor Homes 90 dwellings	383
17/15/00051	Dwelling at Chelms Coombe Quarry	As above
17/15/00057	Convert police station to 2 dwellings	As above
17/15/00072	Prior approval office to dwelling structural test centre Tuttors Hill	384
17/15/00077	Red Rowans	385
17/15/00081	Convert office to flat Charles of Cheddar, The Lippiat	386
17/15/00092	Convert office to flat, Lower North Street	387
17/15/00095	110 houses Round Oak Road Outline PP	497 (not yet determined)
17/15/00096	67 houses at Helliers Lane Outline PP	564 (not yet determined)

Residential Plans Refused or Withdrawn

Plan Number	Description	Notes
17/06/00013	2 bungalows Orchard End Widdeats Road	Refused
17/06/00023	Convert office to dwelling Edgewood Widdeats Road	Refused
17/06/00059	1 dwelling 40 St Andrews Road	Refused
17/06/00071	Farm managers house OS field 1535 Nyland	Withdrawn renewal of 17/03/44
17/06/00076	Barn convert to home west of Birch Hill Mr Thomas	Refused
17/06/00077	Amended scheme conversion Railway Farm Wedmore Road	Withdrawn
17/06/00080	Erect 2 flats Railway Farm Wedmore Road	Refused
17/06/00105	Convert 1 dwelling to 2 Anglebury Warrens Hill	Withdrawn
17/06/00125	Residential development Steart Bushes Wedmore Road	Withdrawn
17/06/00133	Erect dwelling Railway Farm Wedmore Road	Withdrawn
17/07/00043	2 bungalows Pantiles Cathy Lane	Refused
17/07/00047	Chalet bungalow Sunny Acres Shipham Road	Refused
17/07/00050	Dwelling 15 Hill Lea Gardens	Refused
17/07/00051	Outline PP for residential use ATS tyres site	Withdrawn
17/07/00060	Barn convert to dwelling Batts Cottage Warrens Hill	Refused
17/07/00069	Barn convert to dwelling Maes y de Venns House	Refused
17/07/00102	Dwelling 15 Hill Lea Gardens	Refused
17/07/00121	1 dwelling @ Homestead Lower North Street	Refused
17/07/00131	2 bungalows Springfield Warrens Hill Road	Refused
17/08/00013	8 Wideatts Road erect bungalow	Refused
17/08/00015	2 dwellings 8 Wideatts Road	Refused
17/08/00016	2 dwellings Redlands The Hayes	Withdrawn
17/08/00021	12 dwellings Lanes area Station Road	Withdrawn
17/08/00022	12 one bed flats Railway Farm Wedmore Road	Refused
17/08/00026	Ground floor extend & flat above Cobwebs shop Dag Hole	Withdrawn
17/08/00033	2 dwellings @ The Laurels Upper	Refused

	New Road	
17/08/00036	Detached dwelling Primsway Tutors Hill	Refused
17/08/00041	Barn to dwelling+ garage Maes y de Venns Gate	Refused
17/08/00055	Bungalow @ Hylton Hayes Lower North Street	Refused
17/08/00073	11 dwellings @ 25 Redcliffe Street	Refused
17/08/00081	Dwelling, stables & tack room Lillypool Shipham Hill	Withdrawn
17/08/00088	Replacement dwelling Lynch View Farm Lippiatt	Refused
17/08/00094	Dwelling @ The Homestead Lower North Street	Refused
17/08/00108	Dwelling North Croft Lower North Street	Refused
17/08/00111	6 flats Birch Hill House	Refused
17/08/00122	2 dwellings The Laurels Upper New Road	Withdrawn
17/08/00146	Agricultural workers dwelling Notlake Drove	Withdrawn
17/09/00018	Dwelling 17 Hopwoods Corner	Refused
17/09/00019	Cert of lawfulness residential mobile home Mole End Nursery	Refused
17/09/00025	Granny annexe wooden building Constantine Lower New Road	Refused
17/09/00040	Convert & extend outbuilding to form new dwelling Homestead Lower North Street	Withdrawn
17/09/00041	Agricultural workers dwelling Notlake Drove	Refused
17/09/00057	23 dwellings Sharpham Road	Withdrawn
17/09/00067	67 dwellings Lower New Road	Withdrawn
17/09/00073	12 dwellings @Barnstable House Barrows Road(Linden Homes)	Refused
17/09/00106	5 dwellings Birch Cottage Warrens Hill	Refused
17/09/00110	Dwelling @ Hyways The Barrows	Refused
17/10/00009	Agricultural workers dwelling Lower Gully Drove	Withdrawn
17/10/00028	Dwelling Birch Cottage Warrens Hill	Refused
17/10/00032	Erect dwelling 20 Silver Street	Refused
17/10/00036	Agricultural workers dwelling	Withdrawn

	Lower Gully Drove	
17/10/00048	32 bed care home Birch Hill House Birch Hill	Refused
17/10/00052	Agricultural workers dwelling Lower Gully Drove	Withdrawn
17/10/00079	20 Silver Street dwelling in garden	Refused
17/10/00095	37 bed care home & 22 apartments Greenhill House	Withdrawn
17/11/00023	Annexe Witheridge Farm Draycott Road	Refused see 17/11/00051 extension approved
17/11/00034	Yeowater Cottage The Bays dwelling	Refused
17/12/00019	Renew 17/09/00016 11 dwellings on Lanes site	Withdrawn
17/12/00025	Fernwood The Barrows Outline PP for 1 dwelling	Refused
17/12/00031	1 dwelling to the side of Ashley House The Lippiatt	Refused
17/12/00044	1 dwelling land at Cyder Cottage Kent Street	Refused
17/12/00047	Agricultural workers dwelling land at Upper Draycott Road	Refused
17/12/00060	Amend access plans for Lanes 17/10/00005 development of 14 dwellings	Refused
17/12/00078	Outline PP for single dwelling land beside Hollywood House Hannay Road	Refused
17/12/00081	Convert dairy unit to 2 dwellings Hill Lane Farm Nyland	Withdrawn
17/13/00006	Erect 2 dwellings The Orchard Round Oak Road	Refused
17/13/00022	Erect 2 dwellings Fairways Warrens Hill Road	Refused
17/13/00036	28 dwellings at Steart Bushes Wedmore Road	Refused
17/13/00040	Change of use of ground floor retail to a 2 bed flat Whyte House Cliff Street	Withdrawn
17/13/00045	Myrtle House Bath Street erection of dwelling	Withdrawn
17/13/00059	Annex accommodation at Weald House Kent Street	Refused
17/13/00067	Granny annex 14 St Andrews Road	Withdrawn
17/13/00070	Demolish garage and erect 3	Refused

	detached dwellings. Homestead Kent Street	
17/14/00015	Outline PP for agricultural workers dwelling Lower Gully Farm	Refused
17/14/00018	Agricultural workers Culvert Drove Stoke Moor	Withdrawn
17/14/00062 & 81	Red Rowans Tweentown 1 dwelling	Withdrawn
17/15/00065	Charles of Cheddar Lippiatt 1st floor to flat	Withdrawn
17/14/00057	Fernwood the Barrows 1 dwelling	Withdrawn
17/14/00093	Yeowater garage to home office	Refused
17/15/00007	3 dwellings @ Sharpham Road	Refused
17/15/00025	Convert business unit to flat Original Cheese Co in the Gorge	Refused
17/15/00044	New dwelling Annaly Road	Refused
17/15/00050	Dwelling at Broadway Acres Axbridge Road	Refused
17/15/00065	Charles of Cheddar office to flat	Withdrawn
17/15/00070	2 flats @ Montrose villas	Refused
17/15/00071	Shop to flat at Birch Hill	Refused

Tourist Based Plans

Plan Number	Description	Notes
17/06/00053	Vary condition Broadway Caravan Park	
17/06/00064	Convert to form 2 Holiday units Cheddar Bridge Touring Park	
17/06/00082	Convert barn to holiday accommodation Batts Farm Nyland	
17/06/00090	Improve toilet block, reception etc Cheddar Touring site, Gas House Lane	
17/07/00003	Old Barn Hannay Road, Garage convert to holiday let	
17/07/00032	Holiday flats Fortes in the Gorge	
17/07/00033	10 holiday rooms Bath Arms	
17/07/00048	Barn convert to holiday accommodation Wellington Farm	
17/07/00067	6 letting rooms Bath Arms	
17/07/00107	4 Holiday lets Fortes in Gorge plus managers flat counted in residential section	
17/08/00090	Allow 8 month occupancy Broadway	

	Caravan site	
17/08/00114	3 static caravans Cheddar Bridge Caravan Touring Park	
17/08/00130	Convert barn to holiday accommodation Batts Farm Nyland	
17/09/00009	2 log cabins Waterside Axbridge Road	
17/09/00024	Covert storage building to holiday cottage Fernwood The Barrows	
17/09/00027	Convert outbuilding to holiday cottage Court Farm Nyland	
17/09/00081	Vary 05/134 & 09/09 to allow all 52 weeks holiday use of log cabins Waterside Axbridge Road	Granted
17/09/00095	Replace 14 hardstanding pitches, Cheddar Touring & Caravan Club	
17/10/00018	Change of use for camping between March & November Broadway House	Granted
17/10/00087	10 holiday lodges, office/reception & access Latches Lane/Nyland Crossroads	
17/11/00021	2 camping huts, toilet/shower block & workshop Cheddar Head Farm	
17/11/00078	Change of use agriculture to 10 lodge holiday site, retain shed & container & need office/reception Latches Lane/Nyland Cross Road	Granted
17/11/00094	Broadway House, reorganise to allow for 68 lodges, 60 static caravans, toilet block, layout etc & all year use	
17/12/00002	Gorge View Birch Hill convert ancillary accommodation to holiday let	
17/12/00010	Retain land for camp/caravan @ Waterside Axbridge Rd	
17/12/00028	Retain access tracks Latches Lane/Nyland Crossroads	
17/12/00043	1 holiday unit Cheddar Bridge Touring Park	
17/12/00049	Minor amendments to 17/11/00094	
17/12/00065	Facilities building 128 lodges, 57 static units, 40 tent pitches, stores, parking etc Broadway house	Granted
17/12/00073	Erect 2 storey building on land to side of Original Cheese Co, in Gorge mix of tea room/shop	Granted
17/12/00084	Convert 19 grass touring caravan pitches to all weather Cheddar Touring & Caravan Camping Site, gas Lane Cheddar	Granted
17/13/00014	Demolish outbuildings and build 11	Granted

	holiday lets Lillypool Farm Shipham Hill	
17/13/00044	Erection of 2 holiday lodges Tor Farm Nyland	Granted
17/14/00009	Improvements to hotel accommodation and bar area Bath Arms Bath Street Cheddar	Granted
17/14/00127	Cheddar Bridge Touring Park, reception/office	Granted
17/15/00024	Prior approval sought convert house to hotel New House Farm Draycott Road	Prior approval not required
17/15/00037	Petruth Paddocks agricultural land to campsite & associated buildings	Awaiting decision
17/15/00043	Business floor to holiday flat Original Cheese Co in the Gorge	Granted
17/15/00047	Reception building & 2 lodges Tor Farm	Granted
17/15/00073	Wardens accommodation & 14 lodges Latches Lane	Granted
17/15/00078	Tor Farm 3 holiday lodges	Granted

Tourist based Plan Refused or Withdrawn

Plan Number	Description	Notes
17/06/00126	Barn convert to kitchen/dining room for guest house biz & staff flat Tor Farm Nyland	Refused
17/06/00127	Convert barn to 6 letting rooms Bath Arms	Withdrawn
17/07/00002	Agricultural Land @ Latches Lane to camping/caravan site	Refused
17/07/00021	Convert workshop to 2 holiday lets Orion Garage Upper New Road	Refused
17/07/00029	4 log cabins for equestrian holidays Penstone Farm Lippiatt	Refused
17/08/00127	25 caravans, 6 lodges various facilities Latches Lane/Draycott Crossroads	Refused
17/09/00010	Sleight Farm Charterhouse convert stables to holiday accommodation	Refused
17/09/00067	Retain use of agricultural workers dwelling as a holiday let, Merryfields Draycott Road	Refused
17/11/00050	10 lodges, reception/office, access & retain container Latches Lane/Nyland Crossroads	Refused
17/11/00063	Retain land for camp/caravan Waterside Axbridge Rd	Refused

17/11/00068	Broadway Cottage Cheddar Road Axbridge change of use agriculture land to 10 caravan site	Refused
17/11/00099	Broadway Cottage 10 caravans & camping & access	Refused
17/13/00029	Conversion of garage and extend to provide extra accommodation at B&B Wassails Upper New Road	Withdrawn
17/14/00057	Yeowater Cottage The Bays garage to holiday let	Withdrawn
17/14/00085	CERT Lawfulness Petruth Paddocks as campsite	Refused

Other Commercial Plans

Plan Number	Description	Notes
17/06/00012	Winchester Farm	Change of Business use of units
17/06/00063	Retention of use builders merchant Evans Biz Park	Granted
17/06/00068	Convert tattoo shop to turf accountants, the Gorge	Granted
17/06/00087	Convert Dorothy's of Cheddar into 3 lock up shops	Granted
17/06/00099	Replace workshop & office 43 Silver Street	Refused
17/06/00129	Callow Rock quarry build explosives store	Granted
17/07/00014	Travis Perkins extend building	Granted
17/07/00034	Conversion to Agricultural plant Trade workshop Winchester Farm	Granted
17/07/00035	New build trade workshops Winchester Farm	Refused
17/07/00052	Change from A1 to A2 use 7 Cliff Street	Granted
17/07/00064	Change B2 to bicycle hire/shop Lillypool	Refused
17/07/00092	Extend car boot sale building Winchester Farm	Refused
17/07/00093	Change of use of building to service vehicles Hamfield Farm Warrens Hill	Refused
17/07/00095	Farm shop Latches Lane/Nyland crossroads	Refused
17/07/00106	Cert of lawfulness Automech repairs Mendip Trade Estate	Granted
17/07/00114	Soil storage area Batts Combe quarry	Granted
17/07/00120	Cert of Lawfulness Unit 1 Labourham farm for vehicle repair	Granted
17/07/00122	Extend showroom Lanes Store	Granted

17/07/00132	Farm shop Latches Lane/Nyland crossroads	Granted
17/08/00006	Erect area for reception Cheddar Motors Tweentown	Granted
17/08/00018	Extend Yard Travis Perkins	Granted
17/08/00020	Demolish part building Lanes Station Road	Granted
17/08/00052	Use inactive Shipham Quarry to store concrete blocks	Granted
17/08/0124	Extend toilet facilities Winchester Farm	Granted
17/08/00136	Part change of use retail & food/drink Cheddar Gallery The Cliffs	Granted
17/09/00011	Convert retail to A2 Coach House Shop Union Street	Granted
17/09/00012	Dorothy's of Cheddar convert Beauty salon to kick boxing teaching area	Granted
17/09/00047	Vacant premises to Betting Shop Birch Hill	Granted
17/09/0008	Retain use of building for offices Winchester Farm	Refused
17/10/00029	Change of use unit 8 to cheese store for Cheddar Gorge Cheese Co	Granted
17/10/00047	Renew PP for building extension Travis Perkins	Granted
17/10/00073	Convert room to Tea room Riverside Cottage Church Street	Refused
17/10/00090	Extension to sales/display area David Parkin Ltd	Granted
17/10/00099	Convert Monkeys Leisure Centre to Auction Rooms, Tweentown	Granted
17/11/00006	Extend premises Electric Gate Co. Unit 1 Winchester Farm	Granted
17/11/00008	Carwash to sales area Cheddar Motors	Granted
17/11/00024	Convert B2 warehouse to B8 Industrial Artichoke Kitchens Cheddar Business Park	Granted
17/11/00054	Office to optician Myrtle House	Granted
17/11/00063	Budgens pharmacy hatch & signage	Granted
17/11/00076	Extend Unit 9 Cheddar Business Park for office space Artichoke cabinets	Granted
17/11/00079	Budgens Subway signage	Granted
17/11/00083	Callow Rock Quarry change working & restoration plans ref profile of quarry face	Granted
17/11/00084	Change bakery to vets Unit 1 Saxon Court	Granted
17/11/0009	Reverse floors, kick boxing & beauty	Granted

	Redcliffe Court	
17/12/00050	Betting shop Bath Street	Withdrawn
17/12/00067	Sainsbury store	Granted
17/12/00076	Extension of cafe, parking and access Lillypool Farm Shipham	Granted
17/12/00077	18 unit cattery at Barrowswood Farm Sharpham Road	Granted
17/12/00087	Create extra parking for funeral directors, Cornerways Church Street Cheddar	Granted
17/12/00088	Build Tesco store and petrol station on Cheddar Football Club grounds Draycott Road	Refused
17/13/00002	Erect cheese store for Cheddar Gorge Cheese Company The Cliffs Cheddar	Granted
17/13/00009	Demolish toilet block & build commercial unit mixed A1/A3 use Tweentown	Granted
17/13/00031	Erection of additional office space Unit 3 Cheddar Business Park	Granted
17/14/00026	Storage building Batts Combe Quarry	Granted
17/14/00032	Change beauty rooms to florist 1 Redcliffe St	Granted
17/14/00086	Ground floor Redcliffe Court to Funeral Director	Granted
17/14/00098	Nyland Manor guest house to wedding venue	Granted
17/14/00104	General B2 use building Winchester Farm	Granted
17/15/00004	Office to fitness gym 10 Saxon Place	Granted
17/15/00032	Create motor business repair workshop Cheddar Business Park	Granted
17/15/00085	Convert 1 commercial unit into 3 smaller ones + 2 new units at Cheddar Business Park	Granted
17/15/00087	Broadway cottage tyre business in out building	Refused

Rural/Agricultural Development Plans

Plan Number	Description	Notes
17/06/00005	Horse Riding Arena, OS field 5885 Cheddar Moor	Granted
17/06/00044	Agricultural workers mobile home Warrens Hill	Granted = gain 1 home
17/06/00048	Stables, Mendip House Draycott Road	Refused
17/06/00052	Multi User Path Cheddar Moor Drove, Labourham Drove	Granted
17/06/00081	Stables Draycott Road	Granted
17/06/00106	Horse riding arena Moormead Farm Nyland	Granted
17/07/00053	Agricultural building Applewell Upper New Road	Granted
17/07/00063	Erect hay barn Hythe Lane	Granted
17/07/00072	Livestock building Quarry Farm Warrens Hill	Granted
17/07/00075	Agricultural workers mobile home Lower Gully Drove	Granted = gain 1 home
17/07/00111	Field store Bradley Cross	Granted
17/08/00010	Agricultural store/building	Granted
17/08/00046	Extend agricultural building Lower Gull Drove	Granted
17/08/00047	Garage/workshop with upper floor New House Farm Nyland	Granted
17/08/00102	Feed store Longbottom Shipham	Granted
17/08/00115	Agricultural building Nortlake Drove	Granted
17/08/00118	Agricultural building Broadway Cottage Cheddar Road	Granted
17/08/00134	Ménage Longbottom Shipham Hill	Granted
17/08/00135	Agricultural building Lippiatt	Granted
17/09/00004	Agricultural building Notlake Drove	Granted
17/09/00006	Increase bund height in Gorge	Granted
17/09/00068	Retain use of 5 mobile homes for agricultural storage Merryfields Draycott Road	Refused
17/09/00069	3 poly tunnels Merryfields Draycott Road	Granted
17/09/00074	Hay barn/store Cheddar Moor Drove	Refused
17/09/00082	Replace agriculture store Abbisfield Farm Nyland	Granted
17/09/00098	Use of land to store 5 mobile homes when not in use for fruit pickers Merryfields	Refused
17/10/00004	Agricultural building Hill Lane Farm	Granted

	Nyland	
17/10/00019	Cert of law for existing mixed use of agricultural land & motorcross Cheddar Head Farm	Refused
17/10/00021	Roof over silage pit Hill Lane Farm Nyland	Granted
17/10/00046	Extend horticulture building Mole End Farm	Granted
17/10/00082	Equestrian centre, stables, hay store Hythe Lane	Granted
17/10/00091	Erect Stables Cheddar Head Cottage	Granted
17/10/00093	Retain mobile home=agricultural workers home Lower Notlake Drove	Granted =gain 1 home
17/11/00020	Agricultural building Quarry Farm Warrens Hill	Granted
17/11/00025	Retain caravan 2 as laundry ancillary to mobile agriculture workers dwelling in caravan 1 Lower Notlake Drove	Refused
17/11/00027	Retain extension to agricultural building Carscliffe Farm	Granted
17/11/00041	Retain mobile home Lower Gully Drove	Granted
17/11/00073	Agricultural building for animals Carscliffe Farm	Granted
17/11/00102	Barn @ Notlake Drove	Granted
17/12/00004	Lift agricultural tie on Waterside Axbridge Road	Granted
17/12/00016	Quantock View Draycott Road remove agricultural tie	Refused
17/12/00027	Farm shop to cafe/bar latches Lane/Nyland Crossroads	Withdrawn
17/12/00029	4 stable blocks Hythe Lane	Granted
17/12/00048	Barn at Hamfield Farm Warrens Hill	Refused
17/12/00053	Alter farm shop to cafe & licensed premises, Early Doors, Latches Lane	Granted
17/12/00056	Erect poly tunnel land off Silver Street	Refused
17/12/00063	Stable block Lower Gully Farm Cheddar Road Clewer	Refused
17/12/00069	Site an agricultural workers mobile home Top Road Cheddar	Granted =1 new home
17/12/00070	Certificate of Lawfulness for use of bungalow and land without complying with condition dated 08/12/1948 which states that they "must not be let or sold apart from use for agricultural purposes"	Granted
17/12/00092	Stable block Lower Gully farm Cheddar	Granted

	Road Clewer	
17/13/00025	Erect polytunnel, land off Silver Street	Granted
17/13/00046	Erection of agricultural building at Totty Pot Cheddar Gorge	Granted
17/13/00054	Erect agricultural building Lillypool Farm Shipham Hill	Refused
17/13/00072	Silage clamp ,land south of Hythe Lane	Withdrawn
17/13/00073	Livestock building land south of Hythe Lane	Withdrawn
17/13/00074	Livestock building and yard land south of Hythe Lane	Withdrawn
17/13/00075	Hay/storage barn land south of Hythe Lane	Withdrawn
17/14/0001	Erection of agricultural building Lillypool Farm Shipham Hill	Granted
17/14/00002	Change agricultural building to equestrian and stable block, land off Hythe Lane	Granted
17/14/00065	Hay barn @ Elsinore Lower New Road	Refused
17/14/00068	2 hay barns SW of reservoir	Granted
17/14/00094	Agricultural building Axbridge Rod	Granted
17/14/00118	5+ stables Longbottom Shipham	Granted
17/14/00125	Poly tunnels Sherwood Upper Draycott Road	Refused
17/14/00132	2 stables Middle Moor Drove	Refused
17/15/00015	Event Horizon Pyrotechnics explosive store etc	Not yet determined
17/15/00039	Mobile home for equestrian business Hythe Lane	Refused
17/15/00074	Event Horizon hay barn	Granted as permitted development

Other Infrastructure Type Plans

Plan Number	Description	Outcome
17/06/00060	Drama Block KOW School	Granted also 17/07/00001
17/06/00112	30 car park spaces Draycott Playing Fields	Withdrawn
17/06/00122	Bristol Water replace treatment works, Cheddar Road Axbridge	Granted
17/07/00041	Extend design & technology building KOW	Granted
17/07/00045	Extend staff room etc Fairlands School	Granted
17/07/00079	Form road & relocate access land north of Unit 1 Cheddar Business Park	Granted
17/07/00115	47 car park spaces Draycott Hall	Granted

17/08/09	Replace building at Clewer Pumping station	Granted
17/08/00030	Skate park	Granted
17/08/00032	Extend barn to garage & add 1st floor Maes y de Venns Gate	Refused
17/08/00071	Rear access Maes y de	Granted
17/08/00099	KOW cycle shelter	Granted
17/08/00100	Advertising sign Magic Roundabout	Granted
17/09/00035	Retain container Latches Lane/Nyland Cross	Refused
17/09/00037	Control equipment building Cheddar reservoir	Granted
17/09/00038	Additional surgery etc Cheddar dental practice	Granted
17/09/00051	New building as Children's Centre @ First School	Granted
17/09/00087	Retain earth bund Latches Lane/Nyland Crossroads	Granted
17/09/00097	Children's centre Cheddar First School	Granted
17/09/00111	Vary use of boating lake for Cheddar Steam Club	Granted
17/09/00114	32 bed care home Birch Hill House	Withdrawn
17/10/00044	Lighting for skateboard park	Granted
17/10/00050	Retain cycle racing track Broadway	Granted
17/10/00051	Retain container on land @ Latches Lane/Nyland Crossroads	Refused
17/11/00002	2 containers on rugby pitch	Withdrawn
17/11/00004	Kitchen/toilet building Cheddar Steam Club Middle Moor Lane	Granted
17/11/00031	Tiered seating for Cheddar Football Club	Granted
17/11/00075	Retain 2 containers Cheddar Rugby Club	Granted
17/11/00087	7 Copper Close change garage to hedgehog rescue centre	Granted
17/12/00009	Acoustic enclosure around pumps Cheddar Treatment Works Lower New Rd for Bristol Water	Granted
17/12/00012	Cert of Law retain mobile home as ancillary accommodation for family Uplands Bradley Cross	Granted
17/12/00039	Detached garage & 1st floor, parking & access Maes-y-De	Granted
17/12/00062	Changes to windows & external wall cladding KOW	Granted
17/12/00086	Create Cheddar Community Sports Park,	Withdrawn

	pitches, clubhouse etc	
17/13/00032	Erection of club house and changing rooms, Cheddar Rugby Club Sharpham Road	Granted
17/13/00065	Extend Kings of Wessex leisure Centre to provide changing facilities for KOW school	Granted
17/13/00069	3 x 10 k wind turbines Cheddar Head Farm	Withdrawn
17/13/00080	Outline PP for the construction of second Reservoir in Cheddar by Bristol Water	Granted
17/14/00020	Extension and internal alterations to create to halls at Church House Hall, St Andrews Church	Granted
17/14/00047 & 48	Kitchen & dining area KOW & glazing & cladding	Granted
17/14/00066	Car park @ Bath Arms for general use	Granted
17/14/00101	2 wind turbines Cheddar Head Farm	Refused
17/15/00042	Amend Fiveways Bridge Application(29/05/15) agreed to amend S106	Granted