



Cheddar Neighbourhood Plan



Consultation Statement

Report produced by Cheddar Parish Council Neighbourhood Plan Steering Group

www.cheddarplan.co.uk

Cheddar Parish Council
Parish Hall
Church Street
Cheddar
Somerset
BS27 3RA

01934 743217

clerk@cheddarparishcouncil.org
www.cheddarparishcouncil.org

Context

Submission Documents

Draft Neighbourhood Plan

Map of Neighbourhood Plan Designated Area

Basic Conditions Statement

Consultation Statement (This Document)

Supporting Evidence Base Documents

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. Habitat Regulations Assessment October 2016.
8. SDC 2nd consultation & Exit Poll.
9. SEA Screening Report.
10. Regulation 14 Report.
11. Equality Impact Statement.

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1.0 Introduction

1.1 This Consultation Statement Summary document has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of:

- The Cheddar Parish Neighbourhood Plan.

1.2 The level of consultation has been extensive and as such whilst this document is a summary, the full public consultation reports have been submitted as 2 separate evidence base reports (Documents 1 & 4) available at www.cheddarplan.co.uk

1.3 The legal basis of the Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- a. Contain details of the persons and bodies that were consulted about the proposed neighbourhood development plan;
- b. Explain how they were consulted;
- c. Summarise the main issues and concerns raised by the persons consulted;
- d. Describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.

2.0 Background

2.1 On the 27th March 2013 Cheddar Parish Council agreed to produce a Neighbourhood Plan and it was determined that this would cover the whole parish of Cheddar and not just the village.

2.2 Cheddar Parish Council requested by letter, with an enclosed map of the designation area, that Sedgemoor District Council designate the whole Parish of Cheddar be registered as that covered by the Cheddar Parish Neighbourhood Plan. Sedgemoor District Council confirmed that registration in a letter dated August 31st 2012.

2.3 The Cheddar Neighbourhood Plan Steering Group (the Steering Group) Terms of Reference (see appendix 1) were agreed by full council on 28th August 2012 with the aim that the Steering Group would lead in the production of a Neighbourhood Plan. All key decisions were referred to the Parish Council throughout the drafting.

2.4 The policies contained within the NP are a result of considerable interaction and consultation with the residents and employers of the parish, as well as other organisations with an interest in Cheddar. Work has involved village community consultation events, face to face questioning sessions, surveys, the distribution of newsletters and discussions with focus groups such as the Chamber of Commerce, Walkers are Welcome and 'Vision for Cheddar' meetings which were chaired originally by Tessa Munt MP. This multi-agency group continues to meet as it has a wide remit, only some of which impacts on the Neighbourhood Plan. James Heappy MP is now a participant in this group.

2.5 Views and interactions from all of this consultation process have led to the development of our Draft Neighbourhood Plan.

2.6 The Neighbourhood Plan has been prepared after extensive community involvement and engagement. The Steering Group has worked at showing the community that while development is inevitable, a Neighbourhood Plan will help shape the how, what, where and why aspects of this future development. This has tacit community acceptance based on the NP providing policies to address the issues the community has raised. The Steering Group comprised Parish Councillors and members of the 'My Cheddar' community group.

2.7 The Parish Council website contains up to date status, minutes, evidence documents and reports.

2.8 The submission plan includes:

Residents views found in the consultation event reports which can be summarised as being:

- Acceptance that there will be future development in the parish but it should be of a size and scale as to fit the village and should not merge Cheddar with its neighbours as ribbon development.
- Housing development sites should be within the development boundary, unless a proven need for affordable housing and market housing fulfils Sedgemoor District Council's Policy P4 and therefore development could occur outside but adjacent to the boundary.
- The importance of having a distinct village identity, endorsed by good building design but also in preserving the countryside and enhancing a sense of belonging and well being.
- Protection of the AONB and Flood Zone 3 from development and with the countryside being respected for its own sake.
- Cheddar must continue to offer excellent educational, health, retail and service choices to residents, neighbours and visitors. It should continue with its Christmas Festive Night and encourage other such festivities, markets and events to enhance the sense of community.
- The lower Gorge should be an attractive place for visitors and recreational users and the upper Gorge retain its non-commercial rugged natural beauty.
- That the parish as a whole continues to develop only in so far as it is sustainable and has adequate transport infrastructure to cope with access to services, education and employment.
- That employment opportunities are available and are encouraged at designated employment locations, within suitable buildings.

Date	Action	Regulation
27 th March 2012	Parish Council agrees to developing a Neighbourhood Plan	Council standing orders
22 nd June 2012	PC applies to Sedgemoor District Council (SDC) to designate NP area	Neighbourhood Planning (General) Regulations 2012, Part 2, Reg 5 and Part 4, Reg 13.
3 rd July 2012	PC drafts structure and terms of reference of Steering Group	PC standing orders
1 st August 2012	Application put to SDC Executive Committee and start of 6 week consultation	
3 rd October 2012	SDC confirm to PC that the Notified Area has been accepted	Neighbourhood Planning (General) Regulations 2012, Part 2, Reg 7
5 th October 2012	Steering group terms of reference adopted	PC standing orders
22 nd and 23 rd February 2013	Public consultation event to identify issues	
3 weeks Feb 25 th to Mar 18 th 2012	Consult Kings of Wessex pupils	
Feb 25 th & March 1 st 2012	Consult Fairlands pupils	
28 th March 2013	Steering Group study analysis of consultation comments and begin to identify issues and basis for vision statement	
August and September 2013	Advertise a call for sites to close on September 2013	
1st September 2013	Newsletter to all homes advertising housing needs survey	
September 30 th 2013	Housing needs survey goes out, to be returned by Sept 30th	
April 30 th 2014	URS Draft housing target advice note	
October 14 th 2014	URS additional advice note on housing target	
September 2014	Business survey	
October 29 th 2014	Full council agreement to questionnaire for 2 nd consultation	PC standing orders
Distributed first week of	Newsletter to all homes	

November 2014	providing vision statement, other issues and advertising public consultation	
November 14 th & 15 th 2014	Public consultation on vision statement, feedback from previous consultation and questionnaire on options for a housing target and potential sites	
November 25 th 2014	Initial analysis of consultation results presented to full council	Council minutes
January 7 th 2015	Meeting with SDC planning policy officer & affordable housing manager to discuss issues and options & identified development sites	
January 27 th 2015	Outline of 4 draft policies put to full council	Council minutes January
June 10 th 2015	Discuss Draft policy document with Nick Tait Planning Policy Officer & Stuart Martin Urban Planner & Conservation Officer	
June 16 th 2015	Draft Policy Document for full council debate	Full Council minutes
Feb 16 th 2016	Meeting with Paul Bryan(AONB) & Vicky Banning (SDC) re the AONB contribution to NP ref impact on & from AONB of future development & his contribution to plan	
March 8 th 2016	Discuss draft housing need & preferred sites report	P& R Minute 3008
June 20 th 2016	Full Council meeting to receive key draft documents	Council minutes
June 30 th 2016	Exit poll at SDC consultation of Draft Submission of Local Plan	
July 13 th 2016	Sub group meeting to draft design guide.	Meeting minutes
July 14 th 2016	Sub group meeting to review & add to Design Guide	Meeting minutes
December 20 th 2016	Full council meeting agree submission documents	Meeting Minutes

Table 2 Persons and Organisations consulted

Consultee	Method
Planning Aid England Joanna Widdecombe	Meetings, emails, training sessions
Planning Aid England Barbara Maksymiw	Meetings, emails
URS Jesse Honey	Conference calls
ATG Planning Mandy Goddard	Meetings, emails
My Cheddar Group	Meetings & representation on Steering Group & Parish Council
Cheddar Dental Practice, Practice Manager	Telephone interview
Kings of Wessex Academy, The Bursar	Meeting
Fairlands Middle School	Meetings
SDC Planning Department Nick Tait	Meetings and emails
SDC Affordable Housing Officer Duncan Harvey	Meetings & emails
Stuart Martin Urban Planning Manager SDC	Meetings
Avon & Somerset Police	Meetings
Cheddar Traders Association	Meetings
Ian McDonald Cheddar Chamber Of Commerce Consultant on Economic Development	Meeting
Director Cheddar Caves Hugh Cornwell	Meetings
Bob Montgomery Director Longleat	Meetings
Alex Lloyd Marketing Manager Longleat	Meetings
Tessa Munt MP	Meetings
SDC antisocial & play/sport advisor Rob Semple	Meetings & at Full Council (Minutes)
AONB Sarah Jackson AONB Manager Walkers in Mendip initiative	Meetings
AONB Paul Bryan Landscape Officer	Meetings
Simon Larkins National Trust	Meetings
Cassandra French National Trust	Meetings
Lower Gorge Redevelopment Group	Meetings
Helen Bonser-Wilton National Trust	Meetings
John Spencer Cheddar Gorge Cheese Company	Meetings
John Turner Visit Somerset	Meetings & Full Council (Minutes)
Bob Smart Visit Somerset	Meetings
Vicky Banham Tourism Officer SDC	Meetings
Supt Geoff Wessell	Chair of Cheddar Gorge Multi Agency Anti-Social Vehicle Use Group Meetings
T/Supt Catherine Johnstone	"
Insp Andy Pritchard	"
PC Dave Adams	"
PS Jim Whatley	"
PC Daniel Cox	"
PC Sam Iddon	"
PC Tracey Stiles	"
Chris Betty Traffic Engineer SDC	"
Rob Semple Community Safety Team SDC	"
Anne Strong Land Agent Longleat	"
Ian Clemmett NT	"
Gary Warren Highways Dept.	Meetings relating to road signage and parking

Table 3 Statutory Consultees

Consultee Organisation	Name	Method
Sedgemoor District Council	Julie Cooper Team Leader Stronger Communities & Environment	Meeting & email
	Nick Tait Planning Policy Manager	Meetings & email
	Stuart Houlet Service Manager for Strategy & Development	Meetings & email
	Claire Pearce Group Manager Strategy & Development	Email
	Duncan Harvey Affordable Housing Manager	Meetings & email
	Stuart Martin Principle Planning Officer	Meetings & email
	Allison Griffin Director	Meetings & email
	Cllr Peter Downing	Meetings & email
	Duncan McGinty District Councillor East Polden Ward & Leader of SD Council	Email
	Cllr Mike Casewell PFH Business & Development	Email
	Janette Burton Landscape Officer	Email
	Peter Grainger Ecologist	Email

	Stephanie Parker-Stephenson Environmental Planner & through her Historic England, Natural England & Environment Agency to screen SEA	Emails
Somerset County Council	David Cornish Connecting Somerset Broadband Programme	Email
	Paula Hewitt Lead commissioner Economy & Community Infrastructure	Email
	Michele Cusack Economic & Community Infrastructure	Email
	Joy Williams Countryside Project Officer/Biodiversity	Email
	Larry Burrows Ecology officer/Biodiversity	Email
	Anthony Serjeant Biodiversity Team	Email
	Michael O'Dowd-Jones Local Transport Plan Team	Email
	P Browning Strategic Plans & Policy Group	Email
	Steve Dury Coast Catchment, & Levels & Moors Environmental Resources SCC	Email
	Helen Vittery Highways Development Control Officer	Email
CPRE	Becky Collier	Email
Mendip AONB	Jim Hardcastle	Email

Community Council for Somerset	Keeley Rudd Chief Executive	Email
Environment Agency	Mark Willitts	Email
Highways Agency	Jacqui Ashman	Email
Somerset Association of Local Councils	Justin Robinson County Executive Officer	Email
Somerset Wildlife Trust	Michelle Osbourne Planning & Advocacy Co-ordinator	Email
Somerset Drainage Boards Consortium	Iain Sturdy	Email
Taunton & Somerset NHS Foundation	Peter Lewis Deputy Chief Executive	Email
National Trust	Simon Larkins	Meetings & email
	Ian Clemmett	Meetings & email
Wales & West Utilities	Ian Durstan Asset Manager	Email
Wessex Water	Dave Ogborne Planning Liaison Manager	Email
Axbridge Town Council	Vicky Brice Clerk	Email
Draycott Parish Council	Richard Kilburn Clerk	Email
Wedmore Parish Council	Rod Pring Clerk	Email
Shipham Parish Council	Sam Peake Clerk	Email
Western Power Distribution	Barry Mansfield	Email

3.0 Consultation Methods Used

3.1 The Neighbourhood Plan is a result of the Localism Act 2012, however the Parish Council had written a Parish Plan as a result of a survey in 2001 and relevant consultation. The resulting Action Plan was drawn up in 2006. The plan concentrated on issues identified at that time and the key result from that exercise was the formation of a Local Action Team which went on to raise funds, design and have built a first rate skate park widely used by local and neighbouring youths.

3.2 The Steering Group took note of the fact that the Cheddar Plan found that the most under represented age group in the earlier Cheddar plan consultation was the under 24 age group, and took this into consideration when determining its consultation methodology. The age group to 40 had also been under represented.

3.3 The Steering Group was conscious that a very few households, see census data table 4, had no English speakers at home. As there was no easy way of knowing which languages were spoken in those 13 households and with limited resources to research this and provide material in any of 13 other possible languages it was acknowledged that those 13 households may not be represented in the consultation, however although English was not the first language at home it was likely to be the second.

Table 4 2011 Census Data - Language

Descriptor	Cheddar	Cheddar %	Somerset	Somerset %	England & Wales %
Households where all people aged 16+ have English as a main language	2409	98.40%	220394	97.10%	91.20%
Households where at least one person but not all people aged 16+ have English as a main language	27	1.10%	2810	1.20%	3.70%
Households where no people aged 16+ have English as a main language but at least one person aged 3 to 15 has English as a main language	0	0	381	0.25	0.80%
No people in household have English as a main language	13	0.50%	3404	1.50%	4.30%

3.4 For the first consultation in February 2012 the Steering Group used the following methods to advertise the consultation event, aimed at accessing as wide a range of age groups as possible:

QR codes, website advertising, surveys delivered to all Kings of Wessex pupils (academy to age 19), letters to parents of first school and middle school pupils, face to face interviews with Year 5 middle school pupils, local paper and free magazine coverage, banners in public places.

See Consultation Report February 2012 for further detailed information.

4.0 Outcome of First Public Consultation Event February 2012

4.1 People heard about the consultation via:

- 18 people recorded that they had heard about it through school
- 40 from the banners
- 8 from the free monthly magazine
- 33 from 'other'
- 54 from the Cheddar Valley Gazette
- 78 from other people

4.2 On Friday 114 people attended.
On Saturday 131 people attended.
Total attendees 235 over both days.

4.3 79 questionnaires were completed during the consultation event.
Other responses were returned after the close of the event and some were on-line.

4.4 Age of respondents

• under 18	zero		
• 18-29	12 respondents on paper, 13 on-line	total	25
• 30-44	36 respondents on paper, 15 on-line	total	51
• 45-59	56 respondents on paper, 29 on-line	total	85
• 60-64	21 respondents on paper, 8 on-line	total	29
• 65+	66 respondents on paper, 15 on-line	total	81
Grand total			271

4.5 271 responses was a significant number and the Steering Group was pleased to see that the under 44 age group was well represented and that the consultation had attracted people across all age groups except the under 18s. However it was planned to consult all the upper school pupils at the Kings of Wessex using the same questionnaire.

4.5 Email addresses collected to be used for future correspondence on consultation = 169

4.6 To confirm we had reached our target audience the questionnaire asked people to record their postcode:

- Only 6 people did not supply a post code.
- All but 14 respondents were from inside the BS27 area.
- Of those 5 were immediate neighbouring villages.
- The remaining 9 were all within a 25 mile radius.

4.7 This consultation was designed to identify issues that concerned Cheddar residents. The survey asked specific questions on the main themes but there was free space for personal comment on each theme.

5.0 Key issues identified

5.1 The Steering Group took the answers to the 65 questions on the survey and identified as KEY those that received an 'agreement level' of over 90%.

5.2 Housing, Services & Safety

- We should ensure new houses are well integrated in the village.
- New housing and other development should be designed to reduce energy consumption.
- For all new building, use of renewable energy should be encouraged.
- New housing needs to be flexible to meet changing needs e.g. enabling people to work from home.
- We should encourage sympathetic, quality design in the built environment.
- Any new housing needs to be matched by investment in infrastructure and facilities.

5.3 Roads, Transport & Access

- Too many journeys are by car, we should encourage more walking and cycling.

5.4 Retail, Employment & Economy

- Our village centre needs revitalising.
- We need to attract and retain a mix of independent shops.
- The village centre needs attractive, pedestrian friendly, public open spaces for informal relaxation, events and markets

5.5 Landscape, History & Environment

- We need to protect our conservation area.
- We should look at ways to reduce energy use and how more energy can be made from renewable sources and produced locally.
- We should protect valuable agricultural land and encourage food production.

6.0 Significant Issues Identified

6.1 The Steering Group took the answers to the 65 questions on the survey and identified as SIGNIFICANT those that received an 'agreement level' between 80-90%.

6.2 Roads, Transport & Access

- Too much traffic goes through the village centre.
- There are too many HGVs in the village centre.
- There is not enough parking in the village centre.
- There is not a good enough bus service to and from the village to get to work/shops.
- Street lighting is adequate.

6.3 Leisure

- Existing sports and leisure facilities need to be improved and more shared use encouraged e.g. combined school. Public and sports clubs use of pitches.

6.4 Tourism

- The village and the gorge both need to attract more visitors.
- The lower gorge is not attractive enough.

6.5 Retail, Employment & Economy

- There is not enough well paid full time local employment.
- We need to attract more quality job opportunities.

6.6 Landscape, History & Environment

- We should prevent all building on the flood plain.
- The lower gorge should be regenerated.
- We should turn off street lights in the middle of the night or use intelligent lighting – it dims itself rather than turns off.
- We should control development along the A371 and avoid Cheddar merging with its neighbours.

7.0 Outcomes

7.1 The Neighbourhood Plan has integrated all of the above Key and Significant issues into the Cheddar Vision statement or directly into policies within the Plan with the exception of the issue of dimming street lighting. Street lighting is a component of the emerging Design Guide and whilst this is more to do with style than specifically energy efficiency nevertheless when the County Council is reviewing lighting in Cheddar this issue will be raised. In the meanwhile the planning committee of the Parish Council will bear this in mind as it responds to applications that involve street lighting.

8.0 School Consultations

8.1 All pupils at the Kings of Wessex Academy (13 -18 year olds) were provided with the same questionnaire as used in the public consultation. Consultation with pupils at Fairlands Middle School was conducted as face to face conversations with all pupils in Year 5 conducted over two days within the school's Humanities timetable, with a whole lesson being devoted to the topic for each of 5 classes.

8.2 Key Issues raised by Kings of Wessex pupils

The Kings of Wessex pupils raised many of the same issues as those attending the consultation event:-

8.3 Housing, Services and Safety

- Narrow pavements.
- Crossing the road at the magic roundabout.
- Concern over lack of street lighting in some places and feeling unsafe.
- Concern over youths hanging about and making some areas feel unsafe.
- Need for affordable houses to rent or buy.
- A need for good quality building design.

8.4 Transport, Roads & Access

- Concern over volume of traffic, and speed of traffic on some roads.
- Concern over traffic congestion at some times of day.
- Need for improved or more extensive cycle paths and for some a need for extra bridleways.

The bus service was inadequate, not enough destinations served, frequency and cost issues

A need for more village centre free parking

8.5 Leisure

- Comments on lack of facilities for youths.
- Request for improved sports facility provision including astro turf all weather pitches.

8.6 Retail, Employment and Economy

- As the Sainsbury supermarket planning application was topical this was heavily commented on, both for and against having a big supermarket in the village.
- Need for more part time job opportunities for the 16+ age group.
- Heavily commented on was lack of high speed broadband connectivity, this was a key issue raised by many.
- Requirement to improve look of village centre and closed shops.
- Comments on the need to attract quality independent shops to the village.
- There were requests for McDonalds and Starbucks to open premises.

8.7 Landscape, History & Environment

- There was support for more use of renewable energy & intelligent street lighting.
- There was support for the 2nd reservoir proposition for increased leisure facilities.

8.8 Most of these issues have been addressed by the Neighbourhood Plan Policies and Vision, however some issues are not going to become policy issues but will need to be considered as Parish Council Actions, and one will need to be ignored as it cannot be brought about by this Plan. The Plan cannot specifically attract particular branded retail outlets; however there is a policy on improving the village centre and shopping experience.

8.9 Those that need to be carried forward as Parish Council actions as against NP policies include

- feeling safe, this will be in liaison with the police
- supporting viable bus service plans

9.0 Fairlands Consultation

9.1 The Year 5 pupils at Fairlands were not invited to complete a questionnaire but to take part in a discussion around the themes the questionnaire raised. A full list of responses can be found in Consultation Report February & March 2012.

A summary list is below:

- Feeling unsafe where teenagers hang out & in alleyways.
- Traffic speed and jams and narrow pavements and bridges.
- More restaurants not just fish & chip shops.
- Outdoor facilities e.g. zip wire, toboggan slope/ski centre, more playground/gym equipment in the park.
- Better shops in the gorge.
- Boris bikes for hire, mobility scooters at pick up points & land rover safari trips for those who can't climb to view the gorge.
- Don't become a big town & keep the countryside.
- No tall buildings and stop it looking tacky.
- Would like visitors to spend more time & money looking in our shops and more visitors means more stock in the shops. Can also mean more litter and traffic jams.
- Wouldn't mind dimmed lights late at night or movement controlled lights.

9.2 There is considerable correlation between the issues raised by the pupils and the adults who completed the first consultation questionnaire. There were some original ideas around transport and access in the gorge including, 'Boris Bikes' for hire and land rover pickups for those with limited mobility.

9.3 Reference to there being a cable car being built and a new supermarket were current planning concerns at the time of the consultation, both issues that divided opinion in the village. To date Longleat Estate, who own half the gorge, have not applied for planning permission to build a cable car base station and route to the top of the gorge, (July 2016). However it was being consulted on at the time of this focus group event. There were also Tesco and Sainsbury supermarkets planning applications being consulted on. Subsequently the Tesco one failed and the Sainsbury one was approved. Then Sainsbury in 2016 took over the Budgens store in the middle of the village, leaving the site at Cheddar Business Park undeveloped.

9.4 The Plan will have polices influenced by these consultation events.

10.0 Second Consultation Event

10.1 In order to confirm or otherwise that the issues raised in the first consultations had been captured and prioritised correctly a further consultation event was held. It was important to consult on the Vision for Cheddar which had been drafted from the first responses but also consult on issues about new housing, and how much there could be in the plan period and potentially which were the preferred sites for further development.

10.2 The consultation was designed to achieve several key objectives;

- To 'test' that we had arrived at a Vision for Cheddar which reflected the outcomes of the first consultation event
- To inform which are the key planning criteria used for selecting potential development sites
- To inform about the key types of criteria which can be used to determine a housing target
- To ask if a housing target of 208 new homes between 2014 and 2027 would be acceptable to consultees
- To ask which of 5 zones on a map of Cheddar would be the most acceptable for new housing IF it were built outside the village development boundary.

10.3 A second consultation was held on November 14th and 15th 2014. On Friday this was from 3pm till 8pm and on Saturday 10am till 3pm. These times were chosen to allow people access on a week day, a weekend day and both day and evening times.

10.3 The event was widely published in the local Cheddar Valley Gazette, and local free magazines. The local paper picked up the housing target issue and made it a front page story. However as not everyone reads the local papers and magazines, the event was also published on the local radio station and on the two Cheddar websites, the one for this plan www.cheddarplan.co.uk and on the Cheddar Parish website. Banners were also put up prior to the event in prominent parts of the village.

10.4 To maximise coverage the Steering Group created a professional newsletter about the Neighbourhood Plan and the issues facing Cheddar. This was delivered to every household in the BS27 postcode area. This newsletter advertised the event, asked for feedback on the 'Vision for

Cheddar' and explained the Neighbourhood Plan process. Further detailed information can be found in the 2nd Consultation Report Document 4.

10.5 On Friday 160 people were recorded as having come through the door with 138 questionnaires picked up. On Saturday 165 people attended the event. As there was so much material to read and the questionnaire was so detailed people were at the event for well over an hour. Some people took the questionnaire home to complete or to show to others who were unable to attend but they felt sure would want to know the information the questionnaire itself contained.

10.6 In total 289 questionnaires were picked up and 241 were completed, although one was discounted as having been done by a child who had used it for drawing on.

10.7 The front page of the questionnaire requested that people give their postcode so validity of local response could be confirmed. All but three were completed by people in the BS27 postcode area.

10.8 The event attracted 57 people in the 45 to 59 age group, however the responders were mostly made up of the over 60 age group. It was pleasing that 21 responders were in the 30 to 44 age group and that the various 'advertising methods' had brought in people from across the age groups.

11.0 2nd Consultation Event Nov 2014.

11.1 There were posters displayed which showed the results of the first consultation events and which issues had been identified as key and significant ones. There were others with the draft Cheddar Vision and the principles which had been derived from the consultation and fed into the Vision.

11.2 The Vision Statement was consulted upon.

‘Cheddar will retain its identity as a village, within an attractive setting of surrounding rural landscape and hamlets. Its distinctive local character will be maintained and enhanced. Cheddar will be a sustainable place, providing an outstanding quality of life for current and future generations and will continue to be a visitor destination of regional, national and wider significance’.

11.3 Consultees were asked if they broadly agreed with the Vision. Two hundred and twenty five agreed with it, two did not. Not all people replied to all questions.

11.4 This Vision will go forward into the Plan.

11.5 There were posters and information on the questionnaire itself to explain how the range of potential housing numbers had been arrived at. The information explained that ‘zero’ growth was not an option; partly because there were planning applications in the pipeline but also that there was an assumption of growth in national policy. The range of figures was from just dividing the total District Council’s number of houses for the Key Rural Settlements (KRS) not yet built and dividing by 17, the number of KRSs, through to Cheddar taking all the outstanding unbuilt houses.

11.6 The Steering Group had consulted with URS Consultancy and the figure arrived at in their Additional Advice Note (See Housing Needs and Preferred Sites Report, Document 4) was that Cheddar’s housing target up to 2027 would be 208 new homes. In the range 200 to 300 this was the figure consulted on.

11.7 A majority agreed with the 200 to 300 band, but those that did not indicated a preference for 100 to 200. The 208 figure had been controversially banded, being so much closer to 200 than 300. The URS advice is a key piece of expert evidence and the figure 208 in the band 200 to 300 will be taken forward into the Plan.

11.8 There were posters containing the criteria used to identify potential future development sites. These showed that the AONB and Flood Zones were to be avoided. There was also information about using greenfield sites and 'exception' sites outside the development boundary and avoiding sensitive sites.

11.9 All the sites identified by the Steering Group's Call for Sites exercise and desk top research of the District Council's Strategic Housing Land Availability Assessment (SHLAA) work were consulted on in zones rather than individual sites. The sites are identified in the Housing Needs and Preferred Sites report (Document 4). The zones were identified on a poster and on maps on the tables. Consultees were asked to identify the areas they would prefer to see developed in priority order.

11.10 The results have been analysed and the exact priority order arrived at from the consultation has not been carried forward in the Plan, as other factors have been brought into the equation and that includes an emerging new Local Plan from the District Council, which is under consultation presently (ending August 8th 2016). Outside the development boundary sites are commented on in the next section of the report.

11.11 Inside the boundary development sites were not consulted on as they are not particularly sensitive or controversial sites and would be preferred over any outside the development boundary options.

11.12 One inside the development boundary site, which has had permission refused for non completion of its S106 agreement for 24 homes, is likely to be developed inside the plan period. Another site is expected to be available in the plan period and would provide a further 10 homes. Two other sites which may not come forward in the plan period could provide a further 64 homes. Sites that would take fewer than 5 homes have not been included but will no doubt come forward.

11.13 The sites allocated as potential development sites in the Neighbourhood Plan would yield between 200 to 300 homes using inside and outside the boundary sites.

11.14 The number of affordable houses required to meet the need of local Cheddar people has been difficult to determine. The Steering Group conducted its own Housing Needs Assessment (HNA). Every home in the BS27 post code area was leafleted by Royal Mail to say that a housing needs assessment was being undertaken. The result was that 10 people within the BS27 postcode areas were identified as being in need of local affordable housing.

11.15 No evidence of a full HNA is available and it is believed none has been conducted by SDC. There was a 'mini's survey of the housing waiting list members conducted in 2012, updated in 2014 which concluded that there was a need for 28 affordable homes in Cheddar. The responders may have a connection with Cheddar but are not necessarily Cheddar residents.

11.16 The Plan will propose that the housing need is in the region of 10 affordable homes to meet the Cheddar local need, as 100 affordable homes have already been built in Cheddar and occupied since 2012 and no neighbouring parish has yet had any affordable development in the last decade. If no other parish is building affordable housing then people will indicate they would like to live in Cheddar as they have no choice to live in any other village they may have a connection with.

12.0 SDC local plan consultation (2nd Stage) Exit Poll

12.1 Sedgemoor District Council (SDC) conducted a Regulation 18 consultation between October 2015 and January 2016 in order to review the current Local Plan, (Core Strategy). The consultation was about a fundamental shift in the Strategic Objectives regarding the hierarchy of settlements within the District. With regards to Cheddar the change would remove Cheddar from the category Key Rural Settlement (KRS) with 16 other villages and reclassify it as a Tier 1 settlement with Bridgwater, Burnham on Sea/Highbridge and North Petherton.

12.2 The consultation identified potential development sites, all outside the development boundary.

12.3 There was an additional consultation running from the 27th June until 8th August 2016. This consultation implied the change to Tier 1 status within the hierarchy of settlements in the District and also indicated potential development sites. Two sites had been removed from the first consultation, one in the AONB and another in Flood Zone 3. Another site has been put forward at Labourham/Winchester Farm.

12.4 Since January 2016 two of the sites have sought planning permission. One full planning permission for 90 homes south of Holwell Lane has been granted, and one for outline planning permission for 110 homes, is still under consideration.

12.5 The site for 90 homes was not a priority site identified in the emerging Neighbourhood Plan as it was on land that the developers consulted the Parish Council on and was allocated as a piece of land for extending the parish owned playing fields. However it has now been granted planning permission.

12.6 The site for a possible 110 homes at Round Oak Farm is currently seeking outline planning permission. The emerging Neighbourhood Plan has this as a 'second choice' site. The Plan's first choice had its outline planning permission withdrawn awaiting further information.

12.7 The SDC additional consultation included a presentation/consultation event in Cheddar on June 30th 2016. The Steering Group conducted an exit poll of those attending.

12.8 198 people attended the SDC presentation following significant Parish Council promotion of the event.

173 people completed the Parish Council questionnaire

12.9 Answers to Question 1. Do you think Cheddar should be a Tier 1 settlement?

Yes	No
25	142

12.10 Answers to Question 2. Do you think Cheddar should take more than 300 homes up to 2032?

Yes	No
28	141

12.11 Answers to Question 3. Do you think there should be as much development as suggested outside the village development boundary?

Yes	No
22	145

12.12 Answers to Question 4. Do you think our infrastructure (roads, schools etc) can support more development?

Yes	No
10	162

12.13 The above results reflect the concerns that the Steering Group consultations had identified. Cheddar residents want Cheddar to be a village, they'll accept new housing being built but would not welcome more than 300 homes. There is concern that the village development boundary is being

ignored and the desire originally expressed to keep the village compact and not merging with its neighbours through any form of ribbon development is still a concern.

12.14 The former 'Sainsbury's' site (Stear Farm) was identified by the public as their first choice for future development in the exit poll from the SDC additional consultation on June 30th 2016. This is a site that has been designated as land allocated for industrial, warehouse and business use in both the 1991 to 2011 Local Plan and on into the current Core Strategy. Sainsbury has an extant planning permission on the site but has since taken over the middle of the village supermarket instead.

12.15 The public would expect this site to be developed; the Sainsbury application had caused a lot of local debate. However the Steering Group would like this site to be kept for future employment opportunities. It is not an ideal site for housing, it is partly in Flood Zone 3a and it is in fact an extension of the Cheddar Business Park and houses here would be an isolated development.

12.14 The SDC consultation identified the Yeo Valley site as one for mixed development. This site had been rejected in both the 2009 and 2014 SDC SHLAA assessments as being too isolated for housing development and was shown in the earlier consultation of January 2016 as being a potential commercial site. The Neighbourhood Plan has this identified as a commercial/employment area as it would fail a sequential test and is a commercial site currently, although the business there now wishes to relocate.

12.15 Given this as an option in the additional consultation the public selected this as their second choice site. This is understandable because it is a brownfield site, however as stated above the Neighbourhood Plan would like it to remain, with the 'Sainsburys' site as an employment site to increase sustainability in balance with new homes being built and an increasing population.

12.16 The site north of Helliars Lane was the next choice in this consultation. This site is the first choice of the Neighbourhood Plan sites and has a withdrawn outline planning application associated with it as of January 2016, whilst further material is awaited.

11.17 Round Oak Farm was the next choice and this has been identified in the emerging Neighbourhood Plan as being a site which could be suitable, if the site layout is sensitive to the local wildlife area, the road layout is suitable and the mix of affordable and market housing is defined. This is the site seeking outline planning permission for 110 houses under consideration.

11.18 The Neighbourhood Plan will put forward a policy for land west of Upper New Road not to be developed but to be left as a green wedge/corridor to define the village boundary and to continue to provide a quite recreational zone.

11.19 Other sites with fewer 'votes' are dealt with in Document 4 in more detail.

12.0 Commercial Consultation

12.1 The Steering Group conducted a business survey in autumn 2014 in order to consult business people specifically on issues they identified that a Neighbourhood Plan might address.

12.2 The questionnaire asked questions over a range of areas including for example, location and expansion, staffing and other resources, and problems encountered. Full information can be found in Document 6 the Employment and Economy Report.

12.3 The survey was conducted in September 2014, and there were 29 responders from 13 different business categories from across the village geographically and representing the village centre, the gorge and the business parks.

12.4 A key finding was that 27% worked from home. Five of the responders were self employed and 52% of the responders employed 52% of the businesses between 2 to 10 people. One employer had over 100 staff, this is a regional employer with a presence in Cheddar.

12.5 41% of the businesses have 51% of their staff living in Cheddar itself. This employment pattern of small companies employing local people is surely typical of a large village which has a fair degree of sustainability with regards to providing local employment.

12.6 The key issues identified were:

- Broadband was rated poor by 38% and only average by a further 38% of responders.
- Only 6 businesses were not concerned about drainage/flood risk, most were not too concerned but 4 indicated this to be a poor outlook. This is noted as needing to be improved.
- It was surprising that any business would rate electricity supply as anything less than average, but 3 recorded poor. One specifically said power outages affected their business very noticeably as this was the local radio station.
- The gas supply was not a significant issue.
- 59% thought public parking was a poor resource and 34% thought it was only average. This issue scored the highest in response to the question about which issue most needed addressing.

- Public transport was also indicated as poor by 48% and average by 34%. It was the third highest resource needing improving in response to that question.
- Roads were rated poor or average more than good. They were rated joint 3rd as a resource that needed improving.
- Road signage was recorded by 34% as poor. This response was unexpected since road signage is a normal highways resource. However in the freehand comments sections of the questionnaire it would appear that answers are more to do with advertising signage and a) the need for it b) the difficulty of getting permission c) the cost of it, than the response being about road signage itself.
- Staff availability was only scored good by 28%. This could reflect the low unemployment rate and the lack of people seeking work or specific skills shortages in some businesses. Some freehand comments suggest the latter.

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

12.8 As many as 69% of businesses were expecting to recruit extra staff in the coming years and 76% thought their present premises were suitable for expansion. Yeo Valley plan to relocate and the Neighbourhood Plan has allocated this to continue to be an employment site.

12.9 The survey asked about rating both the quality and availability of business premises. The outcome of the quality question was that:

- More people rated individual business offices poor (8) than good (3)
 - More people rated serviced business centres poor (7) than good (4)
 - However industrial units scored well ie poor (1) average (12) good (9)
 - More people rated retail units poor (6) as against good (3)
 - Start up units were rated poor (6) as against good (2)
- 12.10. The outcome of the availability question was that there may be a shortage of some kinds of premises: the implication is that smaller offices and start up units are needed. This information will be carried forward into a policy addressing business premises.

12.11 Businesses were asked if they would like to see an increase in the population of Cheddar. 72% did not want to see the population increase by much. This was surprising as the majority of responders were in the public house & food services and retail businesses.

Key results

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

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

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

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

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

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

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

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

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

13.0 Chamber of Commerce Report

13.1 Cheddar Chamber of Commerce commissioned Strategic Planning Advice Ltd to undertake a survey of Cheddar businesses to develop a strategy for future business growth and a report was published in August 2015. The author interviewed 14 local companies, and précised the report to give a summary to the Steering Group for consideration in the emerging Neighbourhood Plan.

13.2 The précised report and conclusions drawn plus the Steering Groups conclusions can be found in more detail in Document 6.

13.3 It was interesting to see that the overall impression gained by the author was ‘The astonishing character of Cheddar is founded on a web of interlocking economic, social and natural phenomena’. This is a fair summary of how businesses in a local community work with each other but clearly makes the point the ‘natural phenomena, ie the gorge and local landscape, are key parts of the economy of the village.

13.4 The report gives particular weight to there being further development at Winchester Farm, a ‘business park’ which has grown on the site of farm buildings in a haphazard way over the years. It is suggested that it be allowed to develop further and that the District Council should give it special recognition for further development.

13.5 The emphasis on this one potential employment site is directly related to the persons interviewed by the author. The Steering Group has taken a wider view of all potential employment sites and further ad hoc expansion at Winchester Farm is not recommended.

13.6 Winchester Farm, on the eastern side of the village required most traffic to come through the village centre to reach it, assuming that commercial traffic mostly requires access to the A38 and M5 motorway. Sites on the western side of the village would be preferred.

13.7 The business survey results will be carried through into Plan policies.

14.0 Conclusions from Pre Regulation 14 Consultations

14.1 The Steering Group has consulted a wide range of persons and organisations in order to determine the future Vision for the village and the issues that people are concerned about and which a Neighbourhood Plan can address.

14.2 The Vision for Cheddar should be carried forward into the Plan.

14.3 As a result of consultation the following core ideals are those which should be carried forward into the Neighbourhood Plan:

14.4 Housing:

- The housing target should be 200 to 300 in the plan period, including affordable housing.
- Inside the development boundary sites should be built on appropriately. There have been more outside the boundary development sites identified than are needed to meet the current housing need. Sites have been allocated for housing and for employment.
- New housing should be well integrated into the village, and renewable energy should be encouraged in future new build.
- New homes should be designed to be flexible to meet residents changing needs; this could include facilities to work from home. The requirement for fast and reliable broadband was highlighted for homes and businesses.
- All future development should be matched by investment in the infrastructure and facilities needed to support a vibrant village.
- Building on the flood plain and within the AONB should be avoided, as should development along the village entry roads which leads to ribbon development and a loss of identity in the context of knowing when one has entered and exited a specific settlement. As a tourist destination it is important that the entrance to and exit from the village contributes to the experience of having arrived at and left a 'destination'.

14.5 Roads, Transport & Access

- The volume of traffic, especially HGV traffic and the risks associated with narrow roads and lack of pavements is a key concern for householders and businesses. Reducing traffic going through the village is seen as important, as is the need for more public parking in the village.

14.6 Retail, Employment & Economy

- On the whole the economy of the village is sound, and the closed premises issues have been addressed as the effects of the last recession have receded. The centre of the village is far more attractive than when the first survey was conducted. The lower gorge still has empty shops and a closed and derelict hotel in its midst. Investment in the Gorge is dependent on the major landowner, Longleat Estate, and there is work being undertaken to make improvements, but attracting more visitors and reusing the derelict property will require a major amount of investment.
- There is a consensus to encourage an improved retail experience.
- The business survey indicates that there is demand for some small specialist office space and start up units to be built, and that on the whole there is a good supply of the larger industrial type premises.

14.7 Leisure

- A need for existing sports and leisure facilities to be improved, with sharing facilities encouraged but also new provision, especially artificial playing surfaces.

14.8 Landscape, History & Environment

- There is an obvious consensus that the Gorge, the natural landscape and the rural attractiveness of the village and parish as a whole should be protected.
- There is a desire to protect valuable agricultural land and land that could be used for food production.
- Development in the countryside should be limited to that which enhances the area and essentially has to have a countryside location.

15.0 Regulation 14 Consultation

15.1 A Regulation 14 Public Consultation Notice was given in accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 14(a) – (c) that a formal pre-submission public consultation on the Draft Cheddar Neighbourhood Plan would start at 9am on 26th September 2016 for a period of six weeks ending 9pm on November 6th 2016.

The Regulation 14 Public Consultation Notice, in paper format was displayed on the Parish Hall notice board, in the library, at the dentist, on the supermarket notice board and in two of the village public houses. The notice was also displayed on the Cheddar Parish Council website www.cheddarparishcouncil.org and linked to the Cheddar Neighbourhood Plan website www.cheddarplan.co.uk

15.3 The notice gave information on a public consultation event being held and where all web based documents could be found. It also stated how to respond to the consultation via email, at the public consultation event and directly on the website.

15.4 A public consultation event was organised for Friday September 30th from 3pm to 8pm and again on Saturday October 1st from 10am until 3pm. The dates and times were chosen to give the best possible range of day and weekend options and offering a morning, afternoon and evening option. The venue was a suitable hall at Hannah More Cottage in the middle of the village.

15.5 The event was published in the local paper and also on both the websites indicated above and especially on social media. Individual Parish Councillors also sent email notification of the event to their own Cheddar contacts lists.

15.6 The consultation notice was attached to an email and sent to the statutory consultees, the list of which can be found in Table 3.

15.7 The consultation event attracted 50 unique visitors on Friday and a further 81 on Saturday. This is fewer than at previous consultation events but much more publicity was given to viewing and responding to the whole Neighbourhood Plan on the website www.cheddarplan.co.uk than ever before, with social media being used to its full via Facebook. This approach was taken in a targeted campaign restricted to facebook users with a registered address in the BS27 post code ONLY.

15.8 The results were collated on a reminder posting basis over the period of the consultation with online viewing numbers collected for each particular post.

- Initial announcement of Consultation Notice, dates, and website 2,447
- First Day Public Consultation with opening times 1,161
- Final Day Public Consultation and closing time 1,302
- Announcement of remaining Online Consultation portal availability 2,907

15.9 Total numbers visiting the website during the consultation period was 649 with 412 people downloading the Consultation Documents.

15.10 In total 83 individual organisations or people responded to the consultation. Thirty nine people responded by completing the response form available at the consultation event. Emails and direct correspondence with the Clerk accounted for a further 12 responses. Direct responses on the website totalled 32.

15.11 All consultation responses can be found in the full report in Appendix C. The responses were grouped for ease of reference. The first section of the full report contains the response from the Service Manager -Policy at Sedgemoor District Council and indicates what, if any plan amendments were made in light of that response.

15.12 The second section contains feedback and the Steering Group's responses to it from individuals and statutory consultees. The response from Larry Burrows the County Ecologist included a Habitats Regulations Report for Cheddar. Information from this was included in the Neighbourhood Plan specific site details. A response from Wessex Water included information and a map in reference to the Treatment Works Odour Consultation Zone for Cheddar. Information from this source was also included to inform the Neighbourhood Plan.

15.13 The third section of the full Regulation 14 Consultation contains the responses from developers. This is a very long section as some developers took the opportunity to send full pre planning submission type documents with their covering response letter.

15.14 The key changes as a result of the Regulation 14 consultation were:

- To remove the draft T1 policy on transport as it was **viewed** as not being a policy more of a statement best to go in the text

- XXXX
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Appendix 1

CHEDDAR NEIGHBOURHOOD PLAN STEERING GROUP TERMS OF REFERENCE

1.0 Background

Cheddar Parish Council established a Steering Group to oversee the process of preparing the Neighbourhood Plan for the Parish of Cheddar.

2.0 Purpose & Mission

The objective of the Neighbourhood Plan Steering Group is to oversee a process that will result in the preparation and adoption of a Neighbourhood Plan for Cheddar Parish.

The process will be:

- Inclusive – offering the opportunity for everyone who lives in the Parish of Cheddar to participate.
- Comprehensive – identifying all the important aspects of life in the Parish of Cheddar for which we need a plan for the future.
- Positive – bringing forward proposals which will improve the quality of life in the Parish of Cheddar.

3.0 Tasks

The Steering Group will:

- 3.1 Prepare an outline process for producing a Neighbourhood Plan.
- 3.2 Promote the process of preparing the Neighbourhood Plan to encourage participation and the submission of views and ideas.

- 3.3 Organise meetings and appoint working parties to gather views and consult on ideas.
- 3.4 Assess existing evidence about the needs and aspirations of the Parish.
- 3.5 Liaise with relevant organisations to secure their input in the process.
- 3.6 Analyse the views, ideas and proposals received during the planning process and use them to prepare a draft plan.
- 3.7 Keep the Parish Council fully informed of progress and as a regular Parish Council agenda item, present the Steering Group Minutes for adoption.
- 3.8 The Steering Group shall not have power to exercise, on behalf of the Parish Council, any authority, nor to incur expenditure without prior authority from the Parish Council.

4.0 Membership & Quorum

- 4.1 Membership of the Steering Group shall comprise of no more than twelve and include a minimum of three Parish Councillors.
- 4.2 The Group shall review membership from time to time.
- 4.3 There will be one member from Sedgemoor District Council included in the membership of the Group.
- 4.4 The Steering Group will be quorate when one third of the members or three members (whichever is greater) are present.
- 4.5 If inquorate the meeting will stand adjourned.

5.0 Chairman

- 5.1 The Group will elect a Chairman and Deputy Chairman from their number.
- 5.2 If the Chairman is not present the Deputy Chairman will take the meeting. If neither is present, members will elect a Chairman for the meeting from those present.

6.0 Officers and Clerking Arrangements

- 6.1 The retained, nonvoting, advisory and research person shall be the Parish Clerk.
- 6.2 The Parish Clerk will ensure that appropriate clerking arrangements are in hand for the Steering Group.
- 6.3 Notice and associated papers will normally be dispatched three clear working days before the date of the meeting by e-mail unless a hard copy is requested.
- 6.4 The Steering Group will keep minutes of proceedings and will cause them to be open to the public.

7.0 Powers Delegated to the Clerk after consultation with the Chairman of the Parish Council

- 7.1 In an emergency, the approval of expenditure of up to £500 relating to any matter within the Steering Group's delegated responsibility.

8.0 Frequency, Timing & Procedure of Meetings

- 8.1 The Parish Council's Standing Orders will apply to all meetings of this Group.
- 8.2 The Steering Group will not meet less than six times a year.

8.3 Meeting times and dates will be set by the Steering Group members.

8.4 Meetings will be open to public participation.

8.5 Any changes to the Steering Group's Terms of Reference will require Parish Council approval.