

Decision statement published pursuant to s38A (9) Planning and Compulsory Purchase Act 2004 (as amended) and Regulations 19 & 20 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

Sedgemoor District Council decided by resolution of Full Council on 17 October 2018 to make the Cheddar Neighbourhood Development Plan under s38A (4) of the Planning and Compulsory Purchase Act 2004 (as amended) ("the Regulations"). The Cheddar Neighbourhood Development Plan now forms part of the Development Plan.

Reason for Decision

Paragraph 38A(4) Planning and Compulsory Purchase Act 2004 (as amended) provides that as the Local Planning Authority, Sedgemoor District Council must, as soon as reasonably practicable make a neighbourhood development plan to which the proposal relates if in referendum, more than half of those voting have voted in favour of the plan.

A referendum on the Cheddar Neighbourhood Development Plan was held on 30 August 2018 where the plan was endorsed by more than the required threshold.

Background

Cheddar was designated as a Neighbourhood Plan Area in October 2012.

In 26th September 2016, and pursuant to R14 of the Regulations, a six week period of formal consultation on the draft plan commenced, this concluded on 6th November 2016.

In June 2017 the plan was submitted to Sedgemoor District Council, and pursuant to R16 of the Regulations, Sedgemoor District Council publicised the plan for consultation between 13th July 2017 and 25th August 2017.

In August 2017 the Cheddar Neighbourhood Development Plan was submitted for Independent Examination.

In January 2018 a Public Hearing was held to focus on specific issues, and the remainder of the plan being examined through written representations.

In June 2018 the Examiners report was received. The report concluded that subject to recommended modifications that the Cheddar Neighbourhood Development Plan met the necessary basic conditions as provided in para8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended), and therefore recommended that the plan proceed to referendum subject to recommended modifications.

Decision Statement



In June 2018, and pursuant to R18 the Regulations, Sedgemoor District Council published a Decision Statement accepting the changes put forward and confirming that the Cheddar Neighbourhood Development Plan would proceed to referendum on 30 August 2018.

On 30 August 2018 a referendum was held which asked “do you want Sedgemoor District Council to use the neighbourhood plan for Cheddar to help it decide planning applications in the neighbourhood area? There were 4787 eligible voters. 1146 votes were cast in favour, and 128 votes against. The turnout was 26.72%.

More Information

Further information with regards to the Cheddar Neighbourhood Development Plan generally, and key documents are available from <https://www.sedgemoor.gov.uk/1294>

A copy of this Decision Statement is also available to view in hard copy at Sedgemoor District Council, Bridgwater House, King Square, Bridgwater, TA6 3AR during usual opening hours.