

Bishops Lydeard & Cothelstone Parish Council's

Neighbourhood Plan

Business Questionnaire 2014

Summary of Responses

Response Rate:

72 businesses were sent copies of the questionnaires, from which 28 were completed and returned. A 39% response rate was therefore achieved.

Section One – Your Business

1 What is the name of your business?

- AJ Raucki and Sons Limited
- Alban Building Consultancy
- Bishops Lydeard Mill and Rural Life Museum
- Blackstock Farms Limited
- Cothelstone Estate
- C Pattemore and Son
- CG and RG Payne
- Conquest Farm
- Dave Harris Plumbing and Heating
- Denning Architects
- East Lydeard Farm
- Glover Bros Limited
- Hairshack
- IG and GS Roberts and Sons
- JH Prettyjohns
- Lisa Hampstead - Chiropodist
- P & S Building Services
- PSP Plant Services Limited
- Quantock Motor Services Limited
- Riverfield Developments Limited
- SCM Handling Limited
- Stoneage Organics
- Sunhill Nurseries
- T Morris and Partners
- The Fruit and Flower Basket
- The Original Carbon Co Limited
- The Paper Shop
- West Somerset Railway PLC

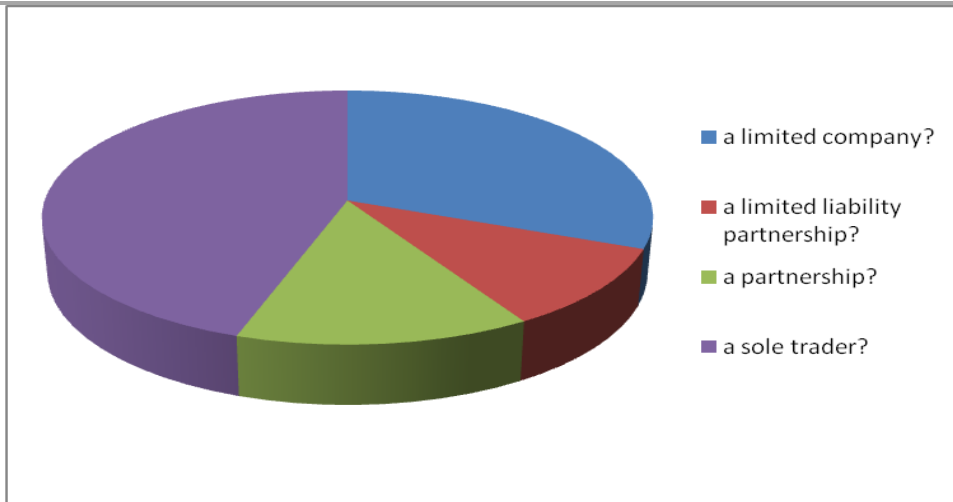
2 Please state the nature of your business

- Agriculture
- Arable farming
- Architects
- Architecture
- Builder
- Builders
- Building contractors
- Bus and Coach Operations
- Construction of domestic houses
- Engineering - manufacture bespoke materials handling equipment
- Environmental and energy consultancy
- Farm shop and deli
- Farming
- Farming
- Farming
- Farming and Property Let
- Foot care for people in the comfort of their own homes

- Fruit Farm
- Hairdressing
- Horticulture
- Newsagent and general store
- Organic egg box scheme, apples, lamb
- Plumbing and Heating Services
- Rural Estate including farming / forestry / cottages
- Supplier of materials to upholstery and soft furnishing trades
- Tourist and education attraction: raising monies for charities
- Transport Operator

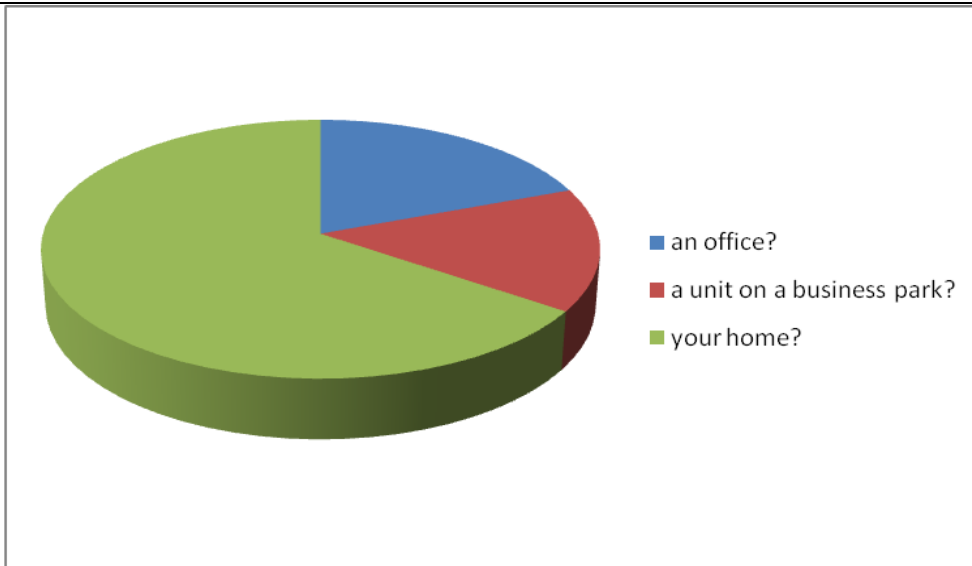
3 Do you operate as

| | |
|----------------------------------|----|
| a limited company? | 9 |
| a limited liability partnership? | 3 |
| a partnership? | 4 |
| a sole trader? | 13 |



4 Is your business carried out from

| | |
|----------------------------|----|
| an office? | 5 |
| a unit on a business park? | 4 |
| your home? | 17 |



5 For how long has your business operated in the Parish?

- 10 years
- 10 years
- 13 years
- 14 years
- 15 years
- 18 years
- 2 years
- 20 years
- 20 years
- 250 years
- 3.5 years
- 31 years
- 33 years
- 37 years
- 4 years
- 42 years
- 5 years
- 50 years
- 54 years
- 6 years
- 60 years
- 62 years
- 65 years
- 65 years
- 7 years
- 8 years
- Over 70 years
- 3 generations

6 Why are you located in the Parish?

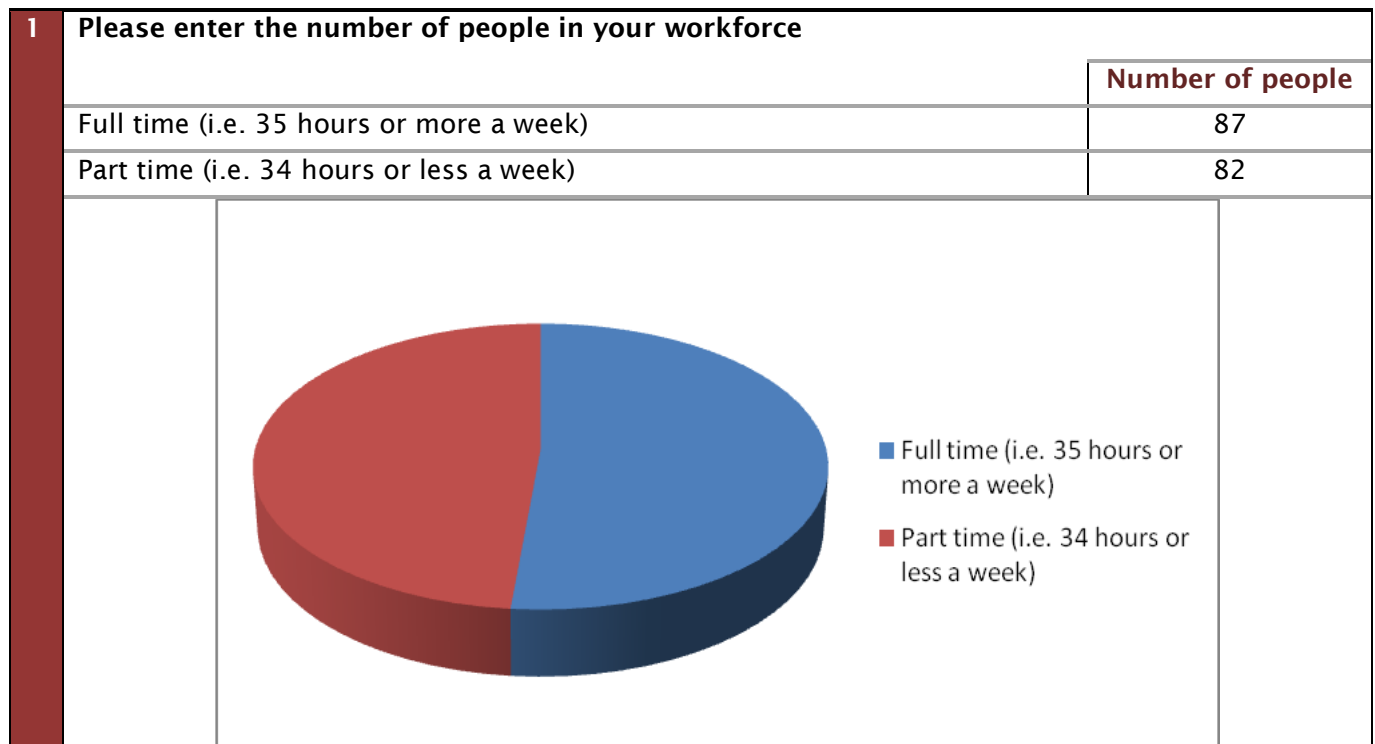
- Always been here
- Because the farm is in the Parish
- Ease of access to home, cost.
- Family farm / estate
- Farm
- Farm situated in the Parish
- Good location for work and leisure
- High Street Location
- Historical accident but availability of services nearby is useful
- Home
- I live in Bishops Lydeard
- I owned property here
- It's where my land is!
- I've always lived in the village and wanted to provide a much needed service for the local people
- Land available for farming
- Location of BR Railway Line closed in 1971, dictates our location and future
- Location within a good sized village to gain smaller local jobs. To promote good architecture within an attractive setting and make use of conservation area experience / good schools and childcare provision
- Originated in Bishops Lydeard
- Suitable premises were available
- That is where the farm is
- The farm was here when we bought it
- The owners live in Combe Florey and most of the workforce live in Taunton
- We also farm here, beef and arable farming
- We are in the Parish because we live in the adjoining house to the Mill (which is the attraction) and the Mill has been here at least since the Domesday Records
- Work from home, location - Cothelstone and surrounding area
- Working from home, easier with childcare and schooling

7 What could help your business to stay in the Parish?

- A post box on the Broadgauge business park would be useful rather than trekking to post office each day. Also a small coffee shop for lunchtimes would be good. Fibre optic broadband is not in the business park yet
- Availability of houses with home office provision or separate small office. Train / cycle links to Taunton and beyond
 - Availability of land, good transport links, location to services
 - Being supported
 - Central location to clients (at present) I do work outside the Parish also
 - Decent roads and premises
- Faster internet and better telephone lines

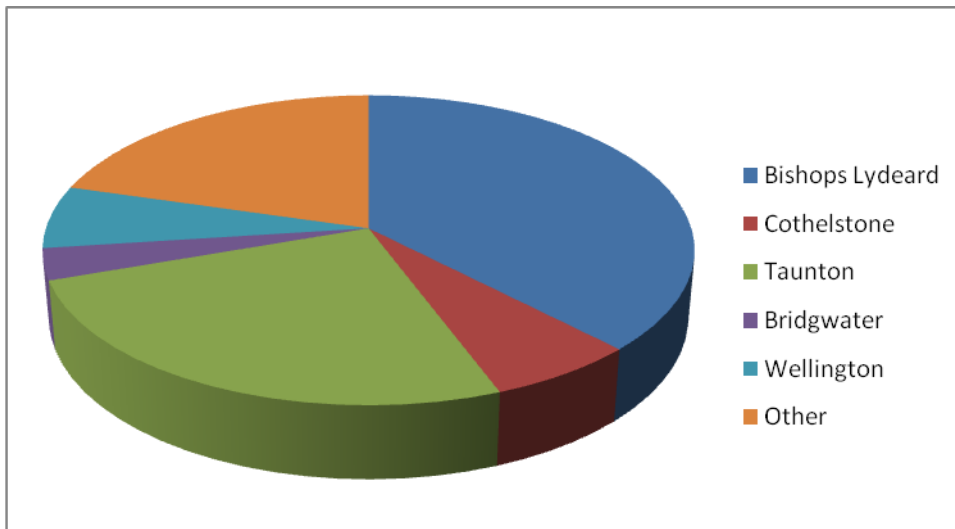
- Fibre broadband, which we now have
- For sustainability of our business, reopening of rail links to Taunton
- Good supply of customers
- Improvement grants Possibility of s a small shop front availability
- Increased access to low cost industrial units
- It cannot be moved but if we could have brown signs on the A358 it could help to make the attraction more viable - when the museum was at Sandhill they had signs on the A358 and space is still there
- More good land
- More government support for rural bus services
- No encroachment east of the village
- Support for a brown road sign and the start of work on the roundabout to help flow of traffic from the business estate. Maintenance of the underpass - it's no good to us or the village when it is flooded.
- We're happy here and have no intention of moving

Section Two – Your Workforce



2 How many members of your workforce live in the following areas?

| | Number in each area |
|-----------------|---------------------|
| Bishops Lydeard | 46 |
| Cothelstone | 8 |
| Taunton | 31 |
| Bridgwater | 4 |
| Wellington | 8 |
| Other | 25 |



3 Is there anyone in your workforce currently or will there be anyone in the near future in need of alternative accommodation?

| No | Yes |
|----|-----|
| 20 | 7 |

4 If you have answered yes to question 3, where does this person need to move to?

| | |
|--|---|
| Another dwelling in Bishops Lydeard or Cothelstone | 5 |
| Elsewhere in Taunton or Bridgwater | 1 |
| Elsewhere in Somerset | 0 |
| Other | 1 |

5 If you answered 'another dwelling in Bishops Lydeard or Cothelstone' to question 4, which type of accommodation would be required?

| | |
|--------------------|---|
| 2 bedroom house | 1 |
| 3 bedroom house | 2 |
| 4 bedroom house | 0 |
| 2 bedroom bungalow | 0 |
| 3 bedroom bungalow | 0 |
| 1 bedroom flat | 0 |
| 2 bedroom flat | 0 |
| Other | 1 |

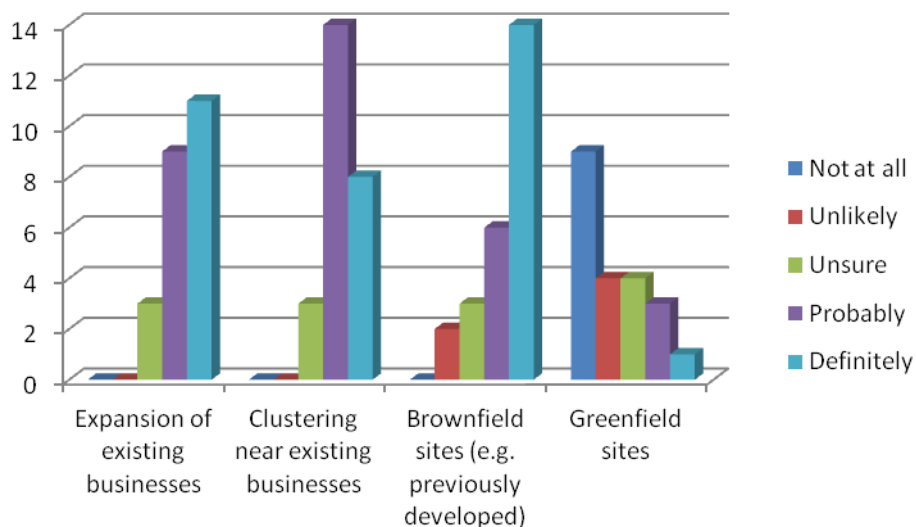
Section Three - Employment

1 Should the Neighbourhood Plan encourage business / commercial development that provides local employment?

| No | Yes |
|----|-----|
| 0 | 27 |

2 If you answered yes to question 1, how do you think this should be achieved?

| | Not at all | Unlikely | Unsure | Probably | Definitely |
|--|------------|----------|--------|----------|------------|
| Expansion of existing businesses | 0 | 0 | 3 | 9 | 11 |
| Clustering near existing businesses | 0 | 0 | 3 | 14 | 8 |
| Brownfield sites (e.g. previously developed) | 0 | 2 | 3 | 6 | 14 |
| Greenfield sites | 9 | 4 | 4 | 3 | 1 |



3 If you answered no to question 1, please specify the reason

- To justify new housing and limit use of cars

4 What should the Neighbourhood Plan contain to encourage employment in the Parish?

- Better access roads, broadband, 3 phase electricity
- Business premises
- Create more opportunities for Commercial business i.e the development that is behind the WSR is supposed to include offices, pubs, shops etc.
- Designate appropriate land; defend such land from predatory housing developers. Resist any applications to convert from existing employment use to residential.
- Designate appropriate premises as community assets.
- Employment land, less regulation
- Incentives for small businesses, through rates relief, small business start up advise, proper places to market the business, i.e good notice boards, websites etc.
- Keep a local business local
- Light industrial / retail units
- Low business rates. Good road links. Train line to Taunton
- Low cost housing and affordable starter homes
- Prevent loss of site at Station Farm presently granted planning permission for commercial use. Improve traffic flows and parking provision
- Relaxation of planning regulations. More parking to support local shops - currently very difficult to park
- Small workshops
- Sorry, I've really got no idea
- Support and expansion of existing services in line with increase in population e.g. School / shops / childcare / transport / recreation areas. Provision of live to work units or small offices / workshops to rent
- Transport links
- Very unsure

5 How does Bishops Lydeard and Cothelstone meet the needs of your business?

- Adequate
- As I travel it is not that Bishops Lydeard particularly meets the needs of my business
- Availability of suitable premises. Bishops Lydeard is a pleasant village with a few useful shops, but is not critical for our business
- Averagely, more local people should use us but then if we aren't mentioned in the plan how can they!
- Better internet
- Close to home and town
- Cothelstone doesn't meet any needs. BL Post office, bus service when required
- Doctors surgery and small shops
- Fine, plenty of customers live here
- Good
- Grass
- It provides customers
- OK
- ok
- ok
- People trying our products
- Private resident dwellings
- Provides a base to operate from and clients
- Use of West Somerset feeds. Garage. Post office
- Very well

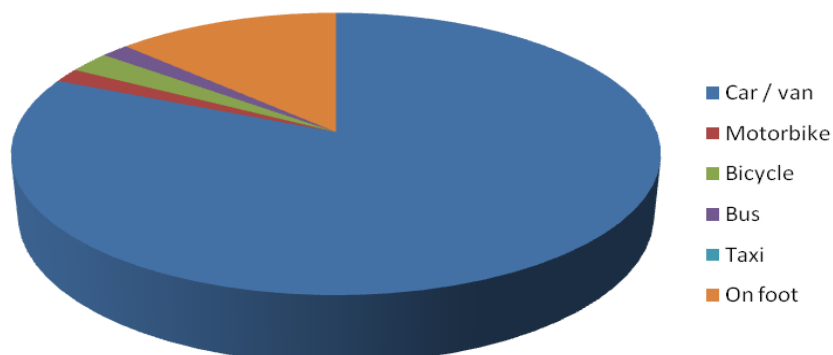
Section Four - Transport

1 What percentage of your workforce need transport to get to work?

- | | | |
|-----|-------|-------|
| • 0 | • 20 | • 100 |
| • 0 | • 25 | • 100 |
| • 0 | • 70 | • 100 |
| • 0 | • 75 | • 100 |
| • 0 | • 90 | • 100 |
| • 0 | • 90 | • 100 |
| • 0 | • 95 | • 100 |
| • 0 | • 100 | |

2 What is the main type of transport of your workforce to your workplace?

| | |
|-----------|-----|
| Car / van | 101 |
| Motorbike | 2 |
| Bicycle | 3 |
| Bus | 2 |
| Taxi | 0 |
| On foot | 16 |



3 Would your workforce prefer an alternative method of transport to your workplace?

| No | Yes |
|----|-----|
| 9 | 11 |

If yes, please give particulars e.g. provision of cycle path, increased public transport etc

- Cycle and footpaths and a well maintained underpass. It is constantly flooded and the alternative is to run across the main road.
- More families employed in village which will mean good quality childcare

Section Five - General

1 How would you like to see Bishops Lydeard and Cothelstone develop over the next fifteen years?

- An increase in number of small businesses, shops, services etc and improvement of village school. Growth of the village housing stock through small pocket developments that promote good and sustainable architecture and local builders
- As a self contained community
- Better parking facilities
- Better roads through village
- Cothelstone not at all. Bishops Lydeard to develop around the bypass area
- Existing services and business retained. Existing rural character preserved
- Get rid of the on street parking (well most of it) in the Main Street to not only ease the congestion but to make it more environmentally friendly (perhaps Webbers Yard could be made into a village car park?) For the Village hall to get its permanent stage
- Gradual development in keeping with existing village community.
- I would like to see continuation of the recent move towards self containment. New development ought to be used as an opportunity to fix existing problems. Transport issues will also be key especially delivery of the cycle path to Taunton.
- I wouldn't like to see it too spread - keeping the village compact would be better. Providing more space for cars to stop would help the shops - don't let the big businesses come in and smother the little ones.
- If further business development is to take place in the village a car park needs to be provided. In order to make the traffic flow better through the main street it needs to be one way with exit route by cedar falls.
- Improve safety along A358
- Increase in housing that is sensitive to the countryside / rural community
- Industrial units
- More industrial units available at low cost to encourage companies to locate in Bishops Lydeard thus creating employment
- More local employment
- Not much and probably stay much the same
- Not too many houses. Encourage youngsters to stay with affordable housing. Better footpaths and cycleways
- Sensitivity in Bishops Lydeard and Cothelstone to retain character and rural feel
- Slowly family houses, no more local authority housing
- Smaller clusters of new housing but any planning gain before 50% of development sold
- There are clearly sufficient plans for housing development in Bishops Lydeard. Business development on existing premises present limited opportunities. Rather there should be emphasis on employment expansion, based on existing sites such as Broadgauge and in that area.
- Unsure - Cothelstone is one of the very few areas that remain unspoilt

2 If your business expands, what support or encouragement can the Parish Council give through the Neighbourhood Plan?

- Lower business rates
- Better parking facilities
- Buy my veg!
- Encourage the use of local companies and trades people from within the Parish e.g. Village Hall committee did not use local architect.
- Ensure the WSR regains its links into Taunton and any development encourages new park and ride scheme in the future
- Help with planning applications and stop Greenfield sites being used to solar farms and wind mills
 - Identification of sufficient land for commercial development
 - If one way route through the village happens it would cut down on congestion allowing better service to customers through good time managements. Currently at peak times you can wait a long time to get through the village
- If the youngsters stay in the village they will need work. We always try and employ people from Bishops Lydeard rather than outside. The ones that live away now are youngsters that have had to move away but are still loyal and work for us.
- Improve telephone lines / internet, it is very poor on our farm on Monty's Lane
- Improve the road traffic by narrowing the pavement to allow parking
- My business will not expand - I prefer a small controllable business and am not looking to expand. Should I need help I employ sub-contractors on a short term basis
- No expansion wanted
- No plans to expand
- Provision of land for industrial units
- Reduced planning regulations
- Signage
- Signage, advertising
- Sympathetic view to Planning Permission
- The farming business is unlikely to expand.

3 How can we support or encourage your business through the Neighbourhood Plan? Please specify.

- As and when appropriate promote us (and other businesses) i.e encourage visitors to come to the area
- As we are a major tourist attraction for the South West and a transport operator ensure any development supports out business
- Bishops Lydeard and Cothelstone trainee magazine should only include companies within the Parish and not for example from Dulverton
- By making access through the village possible at all times! We are having great trouble getting haulage firms to come to Pound Farm
- It would have been helpful to have been mentioned in the household questionnaire. We were not mentioned in the Q19 list and then you ask in 20 if a greengrocer is needed. We are already here!! And have been trading in the village for 20 years!
- Light industrial units
- Little scope here
- Make a development grant available that is repayable over a certain number of years.
- Make bus travel compulsory
- No idea
- Provide more customers within the village
- Stress the importance of good design to new developments
- Very little of our business is conducted locally. Assist in keeping business rates as low as possible. Ensure transport links are kept open and not flooded

4 Please add any other comments you would like to make here

- Any opportunity to increase business presence in Bishops Lydeard should be taken. Much business space in the village centre has been lost 0 the small trading estate which is now The Bartons, 2 pubs, a bank sub branch, 2 builders yards (one now inappropriately placed on a flood plain) a car showroom - nearly all now housing. It is the rest which now provides a centre which attracts new residents (particularly retired) to the village. The remaining should be preserved.
- I am a small business, I work from home. My only need for my business is my own van and landline and mobile telephone. My work does not interfere in any way with Cothelstone or any other areas listed.
- I gather this was months in planning, yet the planning was flawed! It is typical that the coop gets a mention but other independents don't, we support the schools, and local businesses. Our employees are on committees in the village but we feel totally unsupported in return.
- Provision of a coop type store with adequate parking
- The WSR is about to public a Corporate Plan and that should be considered by the Parish Council before impacting on our business
- There is the need for an alternative shop. For example mini supermarket away from the existing cooperative store which causes traffic congestion
- We are disappointed that the Parish Council has encouraged the expansion of the village through one large site that will be controlled by one large developer and does nothing for local architects, builders or crafts people not to mention the resulting quality of architecture.
- We would like to have a reduction of the speed limit in Mill Lane as it is only a single carriage way with no side walk - it has quite a lot of school children walking through twice a day and now we have the mill footbridge on stream - it is an accident waiting to happen from excessively speeding vehicles. It ought to be no more than 20mph - also when the Mill is open families walk here from the railway - youngsters tend to be running about - likewise the bend into the road at Mount Street (where the junction of Quantock View is) traffic needs to be slowed - the PCS has already spoken to speeding people in Mill Lane. We also have a lot of dog walkers