

# Brandon & Bretford Neighbourhood Plan BUSINESS SURVEY - QUESTIONNAIRE



Help plan the future of your village

## Welcome to the BUSINESS survey

...and a brief explanation on how to complete this document.

1. Please answer as many questions as possible that are relevant to you and your business
2. Please add any comments or views you may have on the subjects.
3. Completed form should be placed in the Freepost envelope and posted.

OR

You may complete on line by going to Survey Monkey  
(*Need link inserted*)

Steering Group Members:

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## Introduction to Survey

Brandon and Bretford Parish Council has agreed to prepare a Neighbourhood Plan for the whole Parish area, which is shown on the plan at the end of this survey.

Neighbourhood Plans (NP) were introduced by the Government in 2011 to empower local communities to develop a shared vision for their neighbourhood and shape the development and growth of their local area. Although NPs are formulated to represent the views of the local community, they must also be consistent with planning policies in Local Plans (Rugby Local Plan) and National Planning policies.

There are many stages involved in the preparation of NPs. The Parish Council has already completed the first stage which is to have the Parish designated as a Neighbourhood Area (NA) by Rugby Borough Council (RBC). The second stage is to prepare the draft NP which involves gathering evidence, consulting residents and businesses within the NA so that policies and proposals can be formulated to reflect the views and wishes of the community. This survey is an important part of this stage. The following stages are to produce a Draft NP and to consult with the community and statutory agencies and organisations such as the Environment Agency and the RBC. The Draft NP may then be amended to take account of the feedback before being submitted to RBC along with all the supporting evidence. RBC then check that the NP meets all the qualifying criteria and if so it publicises the NP for at least 6 weeks to invite further comments and appoints an independent Examiner to examine the NP. Once the Examiner issues the report on the NP which might propose that changes be made to it, RBC then considers the report and decides whether it should proceed to a referendum. If a referendum is held then all residents in the NA who are eligible to vote can do so and if 50% or more want the NP to proceed then it is “made” and becomes part of the Development Plan.

The village of Brandon lies between two much larger villages (Wolston and Binley Woods) where the emerging Local Plan is proposing new housing. These villages have facilities and amenities that are used by residents of the NA. The separate identities and character of the individual settlements of Binley Woods, Brandon and Wolston is an existing issue due to the limited amount of undeveloped land separating the 3 settlements. This issue doesn't apply to the same extent to Bretford although it has other issues of being more detached from local facilities and services.

The NA lies within the Green Belt which strictly limits the potential for additional development in the form of new housing and businesses. The village of Brandon is inset within the Green Belt but Bretford is “washed over” meaning that the whole settlement is subject to Green Belt policies as are all areas of the NA beyond the settlement boundary of Brandon. The emerging Rugby Local Plan is not proposing any alteration of the Green Belt boundary as it currently affects the NA. However there is a well-known site in the NA (Brandon Stadium) which contains land that is classed as previously developed land (PDL) and the site has been the subject of a proposal for redevelopment. It is therefore important that the Neighbourhood Plan considers what type of redevelopment would be supported by the Local Community if and when a proposal is submitted to RBC. Although the NP must reflect Local Plan and National Planning Policies which will be applied to any planning application that may be submitted, the NP can play an important part in shaping the way in which new development can best reflect the wishes and needs of the community.

# Business Survey within the Neighbourhood Plan Area

|                   |
|-------------------|
| Name of Business: |
| .....             |
| Address: .....    |
| .....             |
| .....             |
| .....             |

**Category** *Please tick*

| Type   | Please specify<br>e.g. Hotel, Farming, Riding Stables |
|--|---|
| Leisure <input style="float: right;" type="checkbox"/>               |   |
| Agriculture/Horses <input style="float: right;" type="checkbox"/>    |   |
| Construction/Building <input style="float: right;" type="checkbox"/> |   |
| Engineering <input style="float: right;" type="checkbox"/>           |   |
| Other <input style="float: right;" type="checkbox"/>                 |   |

**What is your main customer base?**

*(apply approximate percentages to all that apply)*

|                       |   |
|-----------------------|---|
| Coventry              | % |
| Rugby Town            | % |
| Neighbouring villages | % |
| Other                 | % |

**How long has the business been based at this address?**

Years

Number of Employees

**Where do your employees live?**

*(apply approximate numbers to all that apply)*

|                    |  |
|--------------------|--|
| Within Parish Area |  |
| Coventry           |  |
| Rugby Town         |  |
| Other              |  |

**What are the main advantages of being located in the Parish?**

**What are the main disadvantages if any?**

**Are you looking to expand the business in the near future?**

**If yes, would this involve:**

**More employees?**

Yes    No

**New Buildings?**

Yes    No

**Thinking of planning policies that could form part of the Neighbourhood Plan for the Parish, what specific aspects (if any) would you like to see the Neighbourhood Plan address that could benefit your business?**

# Brandon & Bretford Neighbourhood Plan Business Results



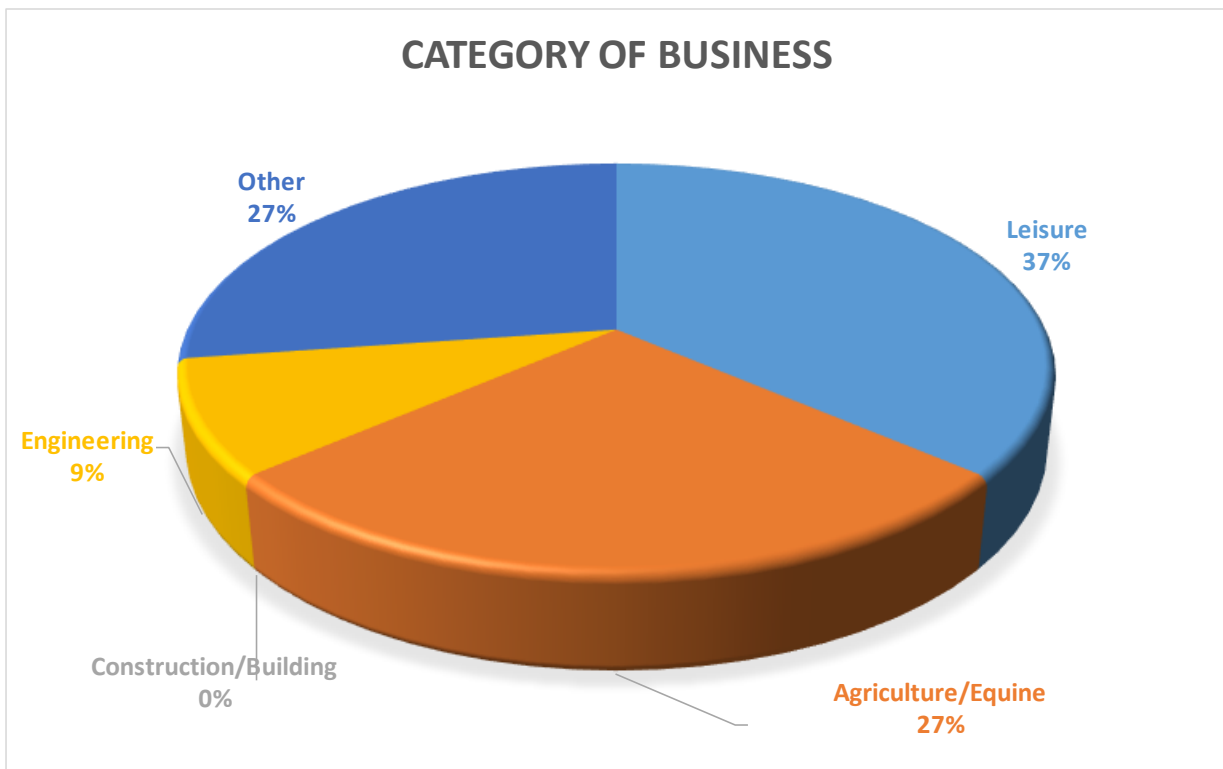
Planning the  
future  
of your village

The Business plan was submitted to all known businesses within the Neighbourhood Development area. The Ten business stated below responded with the following results.

- Brandon Club
- Brandon Motors
- Brandon Wood Golf Course
- Coventry City Council
- Hugh Stuart Exploration Consultants Ltd
- Irvine Commercial Insurance Brokers Ltd
- Sunrise Farm
- The Royal Oak
- Warwickshire Wildlife Trust
- Willow farm Equestrian Centre

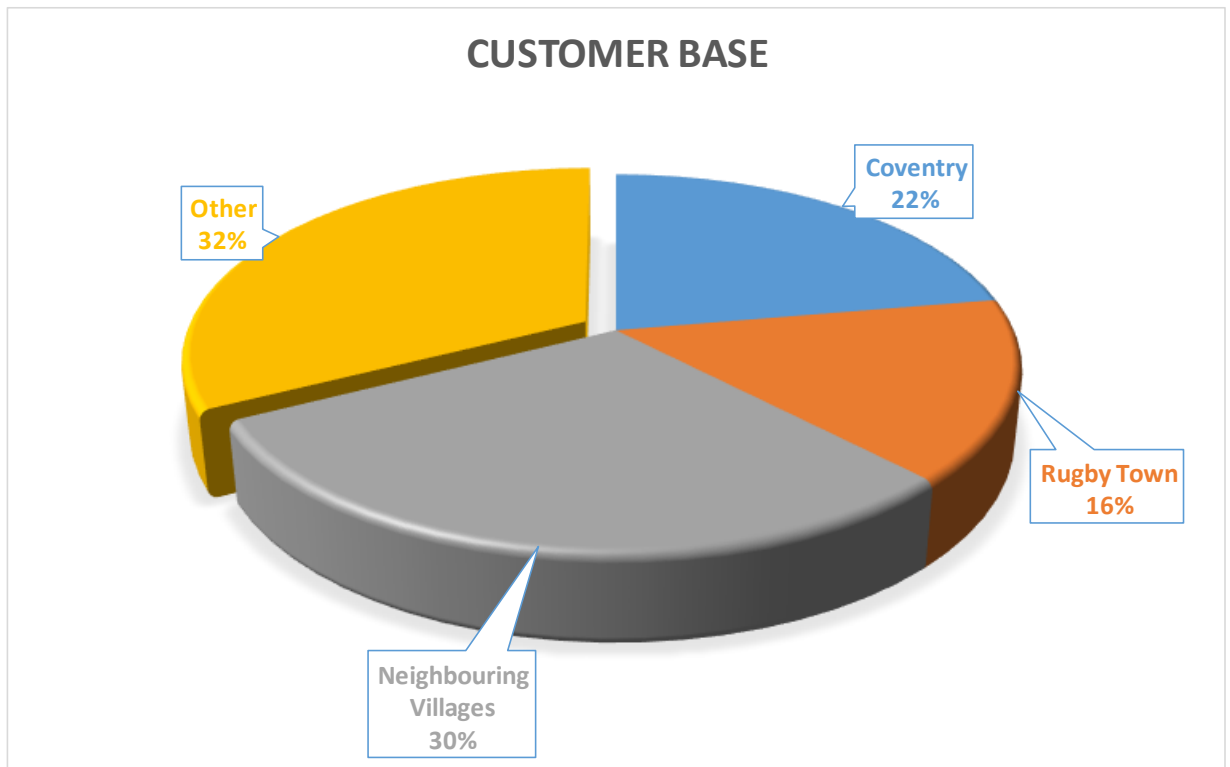
Category of Business, type and specification

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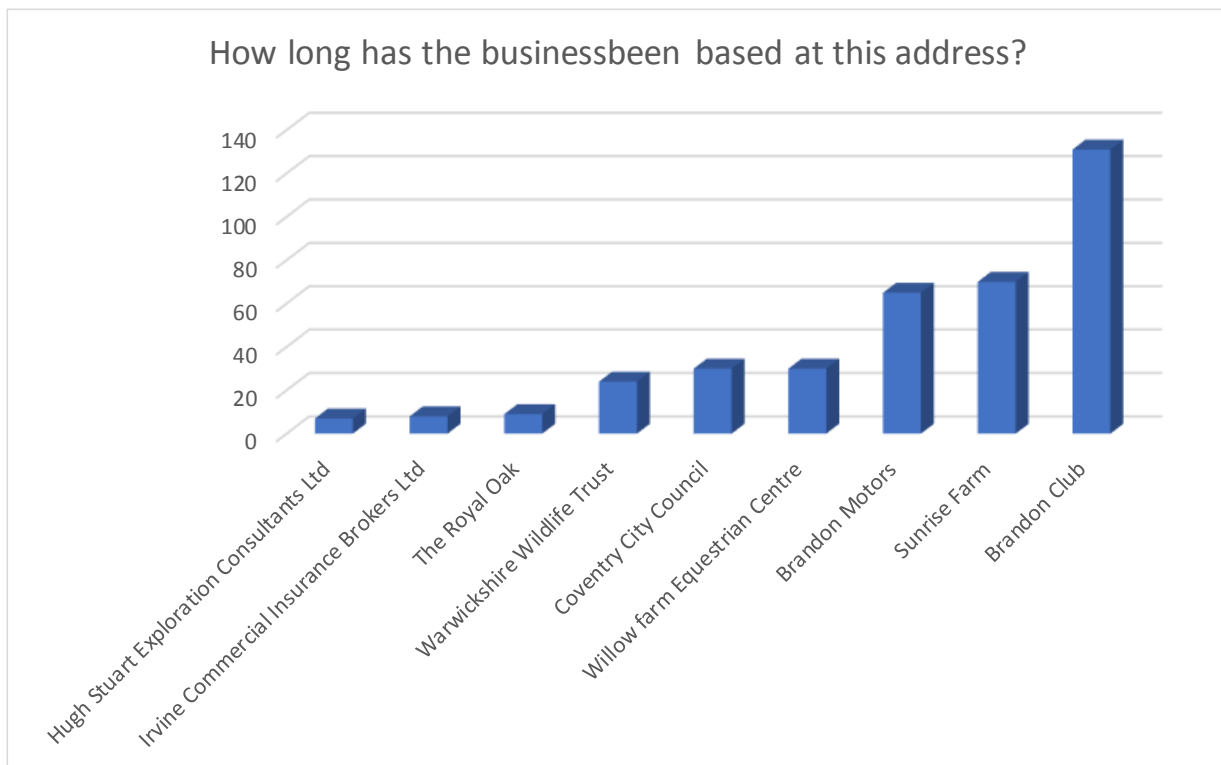


- Day opportunities for Adults with learning difficulties
- Finance, Commercial Insurance
- Garage
- Golf Course
- Mineral Exploration Consultants
- Nature Reserve
- Private Member Club
- Pub/Restaurant
- Riding Stable

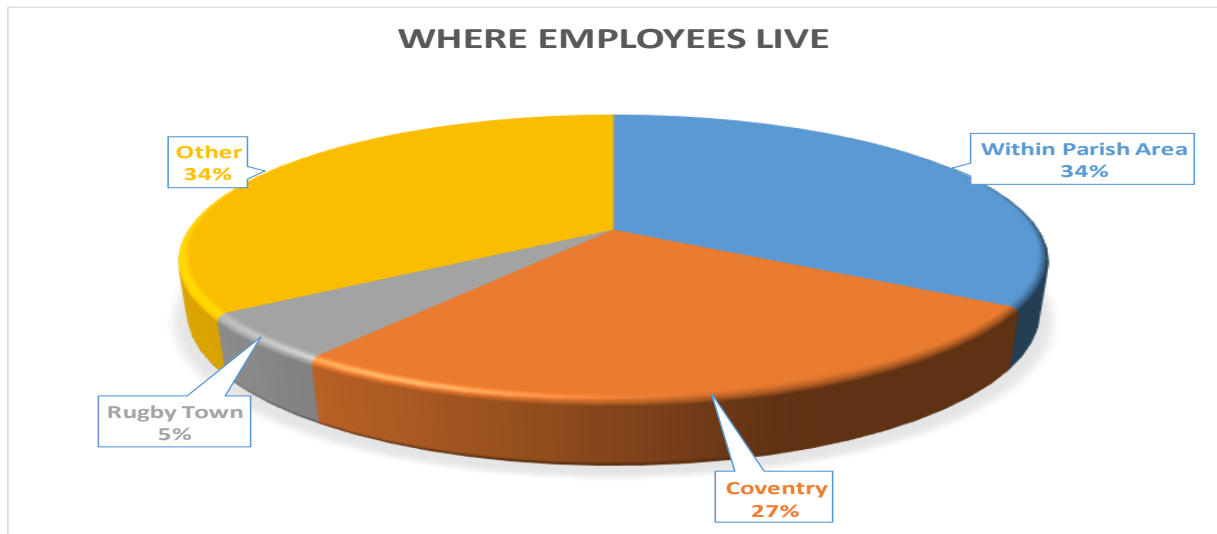
What is the main customer Base?



How long has the business been at the address?



## Where do your employees Live?



## What are the main advantages of being located within the Parish?

- ◆ Ease of access to road network, lower congestion, excellent working environment, Development potential
- ◆ Easy to get to work = Flexibility
- ◆ Regular & Loyal Customers, great Customer relations, Lots of local events which helps our business
- ◆ Reliable local customer base
- ◆ Rural Location
- ◆ The Location of the farm next to woodland is beneficial to Adults with learning disabilities, has many therapeutic health benefits. People gaining experience in working with animals, environmental craft. The site lends itself very well to supporting people and enhancing peoples lives
- ◆ The Natural environment is good + good links to Coventry & Rugby etc.
- ◆ We are easily accessible from main roads and motorways. We have a good working relationship with other local business
- ◆ We are the centre of the village and available for all to use and close to our customers
- ◆ We are in a good central location for our customer base. Also next to a good bridleway network

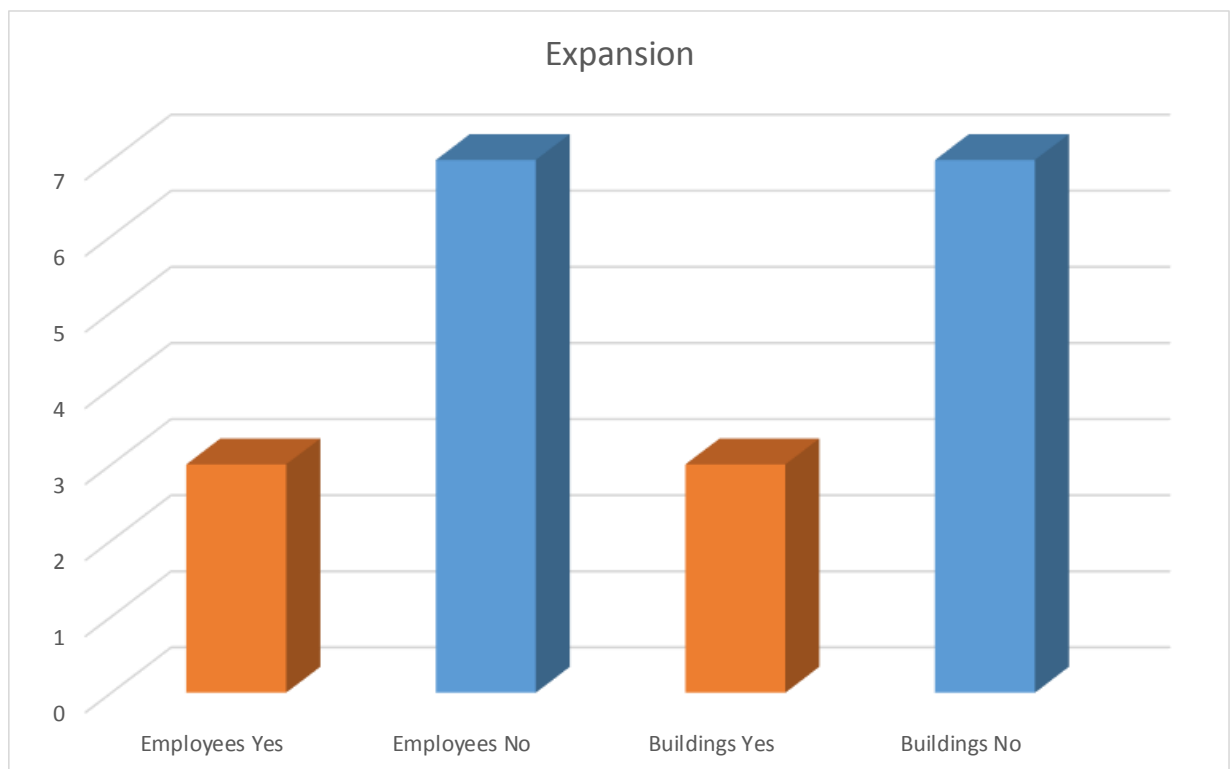
## What are the main dis-advantages if any?

- ◇ Broadband, Mobile Phone Signal
- ◇ Finding staff due to transport issues Public transport does not fit in with our hours of trade
- ◇ Flood Plane
- ◇ Lack of public transport to our site
- ◇ Large lorries use Kings Newnham Lane as a cut through and cars do not respect speed limit causing hazard to horses on the lane
- ◇ None
- ◇ Nowhere within walking distance for staff at lunch break, shops, retail outlets etc.
- ◇ Very busy road that runs in-front of the property which does pose a health & safety risk. It would be good if we could have some traffic calming in place. This would be really beneficial t the service and future service provision. Also not being on a bus route is a disadvantage could do with some traffic mirrors on the roadway



Are you looking to Expand in the future?

Employees or Building?



Thinking of planning policies that could form part of the Neighbourhood Plan for the Parish, what specific aspects (if any) would you like to see the Neighbourhood Plan address that could benefit your business?

- ◆ Better roads ie Brandon Bypass - maybe using the speedway land to link Binley woods & bypass Brandon
- ◆ Maintain Rural Location
- ◆ New area of residential and light commercial use developments around the Brandon Lane and Ryton area
- ◆ Protection and enhancement of the natural environment. Princethorpe living landscapes. Improved access, e.g. walking routes. Protection of the River Avon Water quality
- ◆ Traffic Calming on Brandon Road opposite Brandon Wood Farm. It would help us enormously to be on a bus route. Traffic Mirrors on Brandon Lane to have a better visual clarity when pulling out of the farm on to Brandon Lane

## BUSINESSES CONSULTED IN BUSINESS QUESTIONNAIRE

| <b>BRANDON</b>                               |  |           |  |
|--|--|-----------|--|
| HS Exploration Consultants Ltd.              | Lower Farm Barns, Brandon lane, Coventry CV3 3GW | Hard Copy | <a href="mailto:elaines@hsexploration.com">Email elaines@hsexploration.com</a>                   |
| Irvine commercial Insurance Brokers          | Lower Farm Barns, Brandon lane, Coventry CV3 3GW | Hard Copy | <a href="mailto:info@icib.co.uk">Email info@icib.co.uk</a>                                       |
| Christopher Peters Kitchens                  | Lower Farm Barns, Brandon lane, Coventry CV3 3GW | Hard Copy | <a href="http://www.christopherpeters.com">Web site WWW.christopherpeters.com</a>                |
| Car sales business based at Lower Farm House | Lower Farm Barns, Brandon lane, Coventry CV3 3GW | Hard Copy |  |
| Hope Cement                                  | Brandon Lane                                     | On line   | <a href="mailto:Dave.watson@hopecement.com">Email Dave.watson@hopecement.com</a>                 |
| Brandon Wood Golf Course & Club              | Brandon Lane                                     | On line   | <a href="mailto:lewis.baker@coventrysports.co.uk">Email lewis.baker@coventrysports.co.uk</a>     |
| Brandon Wood Farm                            | Brandon Lane                                     | On line   | <a href="mailto:Lisa.hawnthornthwaite@coventry.gov.uk">Lisa.hawnthornthwaite@coventry.gov.uk</a> |
| Brandon Hall Hotel                           | Brandon Lane                                     | On line   | <a href="mailto:mark.nesbitt@accor.com">Email mark.nesbitt@accor.com</a>                         |
| Royal Oak Public House                       | Station Road                                     | Hard Copy |  |
| Brandon Motors                               | Rugby Rd.  | Hard Copy |  |
| Si Plan Electronics                          | Rugby Rd.  | Hard Copy |  |
| Castle Hill Riding Stables                   | Main St.   | Hard Copy |  |
| Brandon Club                                 | Main St.   | Hard Copy |  |
| Sunrise Poultry Farm                         | Speedway Lane                                    | Hard Copy |  |
| Livery Stables                               | Gosset Lane                                      | Hard Copy |  |

| <b>BRETTFORD</b>              |                             |           |  |
|-------------------------------|-----------------------------|-----------|--|
| A& M Promotions               | Bretford                    | On line   | <a href="http://www.armchaufeurs.com">WWW.armchaufeurs.com</a>                         |
| Queens Head Publiv House      | Bretford                    | On line   | <a href="http://www.thequeenshead-bretford.co.uk">www.thequeenshead-bretford.co.uk</a> |
| Willow Farm Equestrian Centre | Kings Newnam Lane, Bretford | Hard Copy |  |
| Revel Funeral Service         | Bretford Rd, Bretford       | Hard Copy |  |
| Brandon Grange Farm           | Bretford Rd, Bretford       | Hard Copy |  |