

# Winkleigh Parish Council

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## NEIGHBOURHOOD DEVELOPMENT PLAN

### Winkleigh Business Survey: a summary of responses

#### Initial comments

The survey was drawn up and distributed to parish businesses as part of the consultation with residents and other interested parties looking at their interests and concerns for the future development of the village.

It has some limitations:

It only relates to current businesses in the parish and gives no guidance as to what businesses thinking of moving into the area would answer.

The survey does not consider people who live in the parish but have businesses outside of the parish. This is more relevant to Winkleigh than most places as it sits on the border of a number of different rating districts.

#### Returns

Of survey forms sent out, 31 were received back representing approx. 44% of those distributed. There is an almost 50:50 split of returned forms from businesses employing others and businesses run within a household.

#### Responses

These were grouped on how long the business had been in operation.

**Less than 5 years:** 2 businesses have been within the parish for less than 5 years. Both businesses operate from home, expect business to expand over the next five years and are confident their current facility offers required space for their needs.

One business gave no figures for number of people involved, the other involves two full and two part time employees; this business is of a seasonal nature and envisages some requirement for additional staff over the next 5 years.

**6 - 10 years.** Two operate from home, see no expectation of change in facility or any increase in workers required. Both are post retirement businesses. The other businesses both employ other workers, use purpose built or dedicated facilities, expect business to increase over the next five years and have sufficient capacity to deal with any increase at current premises.

**11 - 15 years.** 6 businesses: 3 operate from home, all but one considers it unlikely there will be any increase in their business over the next five years and the two who answered whether the workspace was adequate answered in the affirmative. One business is a solo worker, two are household-based businesses, the fourth currently employs 2 full time and 6 part time staff and considers expansion unlikely. Of the other two businesses one works

from home with outside facility for materials, there are two people involved from within the household and whilst business is increasing both facilities and current staff are expected to cope with this. The remaining business works from dedicated facilities, expect to expand over the next five years, currently employs 14 full and 6 part time staff and is currently looking at a move to a new site on the airfield.

**More than 15 years:** this is the largest group. Six of these work from home, one expects business to increase in the next 5 years, 3 say it will not increase and two express no opinion. All six say their current facility is adequate. No one expects business to increase in the next five years and all say current facilities are adequate. One of the founders is local, and one chose the area for availability of land or premises.

**Others:** Of the remaining returns (and this includes those who did not state how long they had been in operation) 8 are companies with employees, one is a partnership of self-employed owners.

None are run from home addresses. 8 are run from dedicated land or facilities with one not answering this question, 5 have purpose-built facilities. Of the 9 businesses, 7 consider their current facilities adequate. Of these, none would consider moving to the airfield. Of the remaining 2, one is a retail unit which was stated as not adequate for needs and did not have space to remain on its existing site, and one is a business that has already opted to move away from Winkleigh mainly due to infrastructure and particularly access to main roads. They stated they would have considered moving to the airfield if general access roads to main roads in this area of Devon were better.

Of the 9 businesses, 6 expected to expand in the next five years, four of these have the space to do so on their existing site, one (a retail unit) does not and has problems as they have a need to be central to the village. One would like to expand but finds labour a problem, two expected no expansion. Between the 9 businesses 6 of them employ 24 full time and around 20 part time staff. Of the two companies staying in Winkleigh employing more than 10 full time staff, they employ 24 and 40-50 respectively full time and one employs up to 5 part time. One company is moving away from Winkleigh due to poor main road infrastructure. It employs 100 full time and 5 part time staff: this will result in a substantial loss of employment. Of the larger businesses (those with 10+ employees) one expects an increase in staff to be likely in the next five years, the second one didn't know. Of the smaller businesses four expect an increase to be likely and one thinks it possible.

### **Why locate in Winkleigh?**

The reasons for locating the businesses in Winkleigh were given as follows. Four founders were local people, additionally two were local people and there was available land or premises. Three came to Winkleigh because land or premises were available including the company currently on the airfield, and one because the business and premises were already in existence.

There is no information available on how many of the workers live in Winkleigh and therefore the effect of the loss of the main company jobs may have.

### **Suggested conclusions:**

- Winkleigh needs investment in light business/industrial facilities to encourage companies to move to the area, providing labour for local people
- There is some evidence that over the next 5 years local businesses expect in many cases to expand what they do but that very few additional workers will be needed, in the main current facilities are adequate and few opportunities for jobs will arise in the parish.
- Those businesses based in the parish want to stay in it, but there is some concern that rural road connecting to main roads e.g. A30 are inadequate for an increased level of commercial traffic.

- There is a desire to maintain the character of the village itself, with good traffic and parking management, whilst providing low cost housing for local people.
- Flexibility in the design of future workplaces should be key. Future employment patterns are difficult to anticipate, and so development proposals should reflect this uncertainty.
- The boundaries between our work and non-work lives are increasingly blurred and design could acknowledge this through live/work units developments

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Chair of Winkleigh Neighbourhood Plan Working Group

Cllr to Winkleigh Parish Council

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