

Padstow Parish Neighbourhood Plan

Trecerus Industrial Estate – Occupiers’ Survey

Purpose of Report

To present the findings of an Occupiers’ Survey of the Trecerus Industrial Estate that was carried out in the summer of 2018.

Purpose of the Survey

The main purpose of the Survey was to help inform the policy content of the Padstow Parish Neighbourhood Plan, particularly the policy approach to the further development and growth of employment land at Trecerus. It was also thought to be worthwhile as an exercise to encourage local businesses and employers to engage with the neighbourhood planning process.

Method

A questionnaire was designed (see appendix A) and delivered by hand to every business premises on the Trecerus Industrial Estate on the 2nd August 2018. A few of the business premises were closed or empty. In those instances, a copy of the questionnaire was posted through the letter box. Twenty-four questionnaires were delivered in total.

Wherever possible, arrangements were made to collect the completed questionnaire on or before the 16th August 2018. Unsurprisingly perhaps, not all questionnaires had been completed when the survey team called back. Return visits and phone call reminders were used to garner as many completed responses as possible.



Response

Despite considerable promoting and chasing, it is disappointing to report that only eight completed questionnaires had been received by the end of September 2018. The following business occupiers replied:

Camel Leisure Ltd	Padstow Petrol Station
Padstow Auto Care	Paul West Carpentry
Padstow Brewing Company	TJ International
Padstow Laundry	TT Surveys

We are grateful for their time and assistance.

Results and Analysis

The small number of respondents negates detailed numerical analysis or extrapolation. Instead the results are presented in a straight-forward manner, with a commentary that attempts to derive some conclusions that may help inform the development of neighbourhood plan policies.

Age of Business:	
New business (0-2) years	
3-5 years	2
6-10 years	
10+ years	6

The response we have received comes from businesses that have all been trading for three years and much more. Most have been on the Treceus Estate all that time. The views expressed in the survey response therefore are based on lengthy experience and observation of how the Estate functions.

Most of the response is from businesses that employ no more than 10 persons. Notably however we have also had a response from one of the major employers in the area. For two of the businesses, a majority of employees come from the neighbourhood area. For many of the businesses however, most of the employees travel into the area to work.

Number of Employees	
One-person business	
2-10	7
11-24	
25-49	
50-99	
100+	1

% of employees that live in the Area	
0 - 20%	4
21 - 40%	1
41 - 60%	1
61 - 80%	
81 - 100%	2

Many of the businesses that replied to the Survey occupy smaller units on the Estate. Not every one answered all of the questions relating to their workspace needs over the next three years. The picture they provide is mixed. It seems that whilst most of the respondents think their premises are likely to remain suitable, many are interested in more space or larger premises. One respondent has stated that they are actively looking for a more spacious situation out of the area, closer to the A30 trunk road. When asked if they expected to be in the same premises in a few years time, most respondents thought they would, although several expect to be looking for something bigger and better.

Size of Current Workspace	
Under 93 sqm (1,000 sqft)	2
94 – 465 sqm (1,000 – 5000 sqft)	3
466 – 929 sqm (5001 – 10,000 sqft)	
930 – 1858 sqm (10001 – 20000 sqft)	
Over 1858 sqm (20000 sqft+)	1
Don't know	2

Over the next 3 years will your workspace continue to suit your needs?		
	Yes	No
<i>current premises are likely to be suitable</i>	5	2
<i>they are likely to become less suitable</i>	1	4
<i>already taking steps to improve or extend our premises</i>	2	2
<i>already taking steps to move to more suitable premises</i>	3	2

Future size of workspace to meet business needs over the next 3-5 years	
Under 93 sqm (1,000 sqft)	1
94 – 465 sqm (1,000 – 5000 sqft)	2
466 – 929 sqm (5001 – 10,000 sqft)	2
930 – 1858 sqm (10001 – 20000 sqft)	
Over 1858 sqm (20000 sqft+)	1
Don't know	2

In the longer-term do you think you will still be in your current premises?		
	Yes	No
<i>current premises are likely to be suitable</i>	5	2
<i>looking to relocate to somewhere suitable in the local area</i>	1	3
<i>looking to relocate to somewhere suitable outside the local area</i>	2	3

The questionnaire asked about employment and skills. A few of the respondents reported not having sufficient employees with the appropriate technical skills and/or having difficulty to recruit people with the right skills. One business actually remarked that there was a “*lack of technical skill around padstow area*”. It is pleasing to report that some of the local businesses have taken on apprentices recently.

Employment & Skills	Yes	No
<i>workforce suffers from any particular skills gap?</i>	2	6
<i>difficulty recruiting appropriately skilled staff over the past 12 months?</i>	3	5
<i>recruited an apprentice/work experience placement in the past 12 months?</i>	3	5
<i>business benefit from a nearby workhub facility?</i>	2	6

There was no shortage of opinion on the quality of the business environment afforded by the Estate. Much of the focus of opinion was on vehicular access and circulation and parking space. Regular users are aware of the poor condition of some of the roadways within the Estate and the lack of parking space. The difficulty in manoeuvring large vehicles was also mentioned.

What could be done to improve the business environment on the Treceus Industrial Estate?
<ul style="list-style-type: none"> • <i>Better parking, the road is a highway many trucks delivering to the estate struggle to turn around safely</i> • <i>The Industrial Estate needs to expand, or another estate needs to be made</i> • <i>Resurface the roads particularly towards the laundry/gymnasium.</i> • <i>Cheaper fuel station</i> • <i>Improved signage</i> • <i>Snack van pitch</i> • <i>Road up to 5c units in poor condition</i> • <i>Yellow lines to prevent parking in the road causes obstruction to customers leaving our premises</i> • <i>Provide a realistic car park/lorry park-up area</i> • <i>General facilities such as garage etc, are poor</i>

Business occupiers on the Treceus Industrial Estate were invited to comment on the availability and quality of business land and premises in the Padstow and Trevone area. Every respondents offered “no opinion” on at least one of the aspects they were asked about. Very little is graded “very good”. In terms of what is perceived as better, the quality and location of land and/or premises received better grades from a majority respondents. The availability of premises and space, especially of the appropriate size, was graded poorer by a majority of respondents.

Views on workspace and land for business in the Padstow and Trevone area?					
	<i>very good</i>	<i>good</i>	<i>poor</i>	<i>very poor</i>	<i>no opinion</i>
<i>availability of premises</i>		2	2	2	1
<i>size of premises</i>		2	3		1
<i>quality of premises</i>	1	3	1	1	1
<i>location of premises</i>	1	4	2		1
<i>availability of land</i>			3	2	2
<i>size of land</i>		2	2	1	2
<i>quality of land</i>		3	1	1	2
<i>location of land</i>	1	2	2		2

The questionnaire also gave all the occupiers an opportunity to add comment in whatever way they wished. The comments are transcribed below. The limitations on business growth and expansion on the Treceus Industrial Estate is probably the most pertinent point to emerge.

Any Other Comments:

- *Estate needs to expand to allow smaller businesses to grow and improve full-time employment prospects within the Padstow area*
- *Some double yellow lines in areas such as junctions to improve safety and visual aspect of the estate*
- *Any expansion land should be available to all business type users not just office or industrial buildings and parcels of land sold to individual businesses to develop in a way that meets their needs*
- *When I started my first business on the Treceus Estate there were several starter-sized units available this seems no longer the case in fact some larger companies e.g. Chough Bakery now occupy several of these. Would be good to see starter size units available again. I understand land next to the Treceus Estate is earmarked for industrial development. Good to see this happening. Most new businesses start small.*
- *Internet line very slow*
- *Our leases expire the end of November 2019. We are concerned long term for the cost of renewal especially on one of the units (we have two landlords). Also, the potential cost of land to enable us to expand our car parking and potentially our buildings. We are a growing business and have grave concerns that the estate will be able to accommodate us in the future. As part of our forward planning, one option to consider is the relocation to more suitable and cost-effective premises in mid Cornwall. We would therefore appreciate the opportunity to discuss in detail with the local council our options going forward*

Conclusion

We should be grateful that some of the businesses on the Treceus Industrial Estate have found time to answer the questionnaire and share their views and aspirations with the neighbourhood planners. It is important that we take heed of what they have said as we devise relevant policies for inclusion in the 1st Consultation Version of the Plan. This will be shared for comment with the community at large including the area’s businesses. It is hoped that other businesses will find time to show an interest in the emerging Plan and respond to the policy proposals within it.

Padstow and Trevone Neighbourhood Plan Trecerus Industrial Estate – Tenant Survey



Padstow Town Council is progressing a Neighbourhood Development Plan (NDP) for Padstow Parish. This short survey is asking businesses on Trecerus Industrial Estate to consider their current and future business needs. By sharing this information, the NDP Steering Group can better understand how the Trecerus Industrial Estate and your own business operations could be improved through planning policy.

The survey should take **approx. 10 minutes** to complete. If you require more space, please do continue overleaf or on additional pages.

CLOSING DATE FOR RESPONSES: THURSDAY 16 AUGUST Completed surveys will be collected in person. Alternatively, responses can be returned to the Council Offices direct by the closing date of Thursday 16 August 2018.

Thank you for your time.

THE BUSINESS

1. Contact:

Business Name:

Business Address:

Contact Person:

Email Address:

2. Nature of Business:

3. Age of Business:

New business (0-2) years 3-5 years 6-10 years 10+ years

4. Number of Employees:

One-person business 2-10 11-24 25-49 50-99 100+

5. What % of your employees live in Padstow/Trevone?

0 - 20% 21 - 40% 41 - 60% 61 - 80% 81 - 100%

6. Size of Current Workspace:

Under 93 sqm (1,000 sqft)

94 – 465 sqm (1,000 – 5,000 sqft)

466 – 929 sqm (5001 – 10,000 sqft)

930 – 1858 sqm (10,001 – 20,000 sqft)

Over 1858 sqm (20,000 sqft+)

SUITABILITY

7. Over the next 3 years do you think your workspace will continue to suit your needs?

Current premises are likely to be suitable Yes No

They are likely to become less suitable Yes No

We are already taking steps to improve or extend our premises Yes No

We are already taking steps to move to more suitable premises Yes No

8. In the longer-term, more than three years time, do you think you will still be in your current premises?

Current premises are likely to be suitable Yes No

We will be looking to relocate to somewhere suitable in the local area
Yes No

We will be looking to relocate to somewhere suitable outside the local area
Yes No

9. Future size of workspace that will suit your business needs over the next 3-5 years:

Under 93 sqm (1,000 sqft)

94 – 465 sqm (1,000 – 5,000 sqft)

466 – 929 sqm (5,001 – 10,000 sqft)

930 – 1858 sqm (10,001 – 20,000 sqft)

Over 1858 sqm (20,000 sqft+)

EMPLOYMENT & SKILLS

10. Does your workforce suffer from any particular skills gap? Yes No

If yes, please give details:

11. Have you experienced difficulty recruiting appropriately skilled staff over the past 12 months? Yes No

12. Have you recruited an apprentice/work experience placement in the past 12 months?
Yes No

13. Would your business benefit from a nearby workhub facility which provides hot desks, high speed broadband, office services and meeting space?
Yes No

TRECERUS ESTATE GENERALLY

14. What could be done to improve the business environment on the Treceerus Estate?

BUSINESS LAND & PREMISES IN THE AREA

15. What is your view on workspace and land for business in the Padstow and Trevone area?

	<i>very good</i>	<i>good</i>	<i>poor</i>	<i>very poor</i>	<i>no opinion</i>
availability of premises					
size of premises					
quality of premises					
location of premises					
availability of land					
size of land					
quality of land					
location of land					

COMMENTS

16. Any other comments:

PADSTOW TOWN COUNCIL

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Website: www.padstow-tc.gov.uk

The information you provide on this survey form will be held by Padstow Town Council and used by us for the purpose of the Neighbourhood Development Plan (NDP). Your information will not be used for any other purpose by Padstow Town Council, and any personal information will not be passed onto any other third party without your permission. The information you provide on this form will be held until the completion of the NDP process. You have the right to amend any data we hold and the right to be removed. All personal information held by Padstow Town Council is held safely in a secure environment. For further information, you can view our General Privacy Notice online at www.padstow-tc.gov.uk or by contacting the office.