



## Call to report any suspicious behaviour

**B**usinesses on the estate are being asked to look out for any suspicious behaviour after a number of arson incidents.

Several incidents were reported in September, where a car was torched and a waste skip and

100ft of hedging were set alight on Road Three and Ion Path.

The 1-5 Group is treating the fires as isolated cases of vandalism, and said incidents such as these are unusual for the estate. They are urging businesses to report any suspicious

activity to police and using the rapid text service.

The non emergency number to reach local police is 01606 48000 and to reach the Rapid Text Service call 01606 866826.

## Exciting developments at Iveco



**L**eadng transport company Iveco has invested more than £1m in improved training facilities at Winsford Industrial Estate.

Its training centre has been moved from Road Three to a completely refurbished part of the Iveco site on Road One – increasing its student capacity by 20 per cent.

The commercial vehicle manufacturer, which has its UK customer service headquarters at Road One, expanded its facilities to improve the training it offers.

Apprentices and trainee technicians from across the country will study for NVQs and other industry qualifications at the centre. It is used to train Iveco apprentices and also takes contracts from outside companies, such as the MOD, to train their employees.

The centre, which opened on September 5, will be able to take up to 90 students on motor vehicle engineering courses.

Students are able to learn practical skills using working engines and vehicles. It has eight new



classrooms, a new reception and a new frontage to the building.

Iveco Supply Chain Manager John Roberts said: "With our new training centre we are now providing top class expertise with the surroundings and resources to match.

"The old centre was spread over four units and there was a need to bring them all together in one integrated space.

"Iveco has always been at the forefront of training and technological resources, and this investment has cemented Winsford Industrial Estate at the heart of commercial mechanical training in the UK."

## Dates for your diary

(Free to estate companies.)

November 24 – Employment Law Seminar. Free to estate companies. 2012

January 11 – CIEH Principles of Health and Safety. Full day course.

February 1 – Emergency First Aid. Full day course. Free to estate companies.

**TO BOOK YOUR PLACES FOR THE ABOVE COURSES GO TO [WWW.WINSFORD1-5.CO.UK](http://WWW.WINSFORD1-5.CO.UK) and click on Business Training.**

### Your Estate Manager

If you require information or advice about Winsford Industrial Estate, either as a tenant or a company looking to invest, please contact Mike Kelly on 01606 723175 mobile 07792 618133 or email [mike.kelly@groundwork.org.uk](mailto:mike.kelly@groundwork.org.uk)



The Winsford 1-5 Estate Bulletin is funded by the Business Improvement District

For further information about Winsford Industrial Estate and the Business Improvement District contact Groundwork on 01606 723175 or visit [www.winsford1-5.co.uk](http://www.winsford1-5.co.uk) or [www.1-5bid.co.uk](http://www.1-5bid.co.uk)



## 'We will continue to do what is right for the estate'

**T**hose of you who attended our AGM will already be aware of local council proposals to site travelling showmen on the Industrial Estate with provision for 10 plots being made. As you would expect with the continuing problems we have faced on the estate with Gypsy and Traveller incursions onto private land and all the accompanying disruption and costs that are associated with such activity, the emotional response to this news has been strong and vociferous.

Let me assure all the businesses that the executive board is strongly against the notion of Winsford Industrial Estate being a suitable location for any residential provision, be that for the settled community, Gypsy and Traveller community, or in the case of the current proposals for showmen.

The proposal is for 10 plots for travelling showmen (to include space for both living accommodation and storage of their plant and equipment) on the council-owned land between the rear of Ambassador/Flexfilm/Meridian House on Road One and Vion Foods as shown on the map above (the green area called Wharton Green).

It is proposed that about 20% of this land will be given over to this purpose.

I want to take the opportunity to bring you up to date with where we are up to with this proposal.



1. We remain disappointed with Cheshire West and Chester Council for its failure to engage with us on this proposal during the research stages, as we feel that this may have provided the opportunity for early dialogue leading to better understanding of the needs of both parties at an earlier stage in the process.

2. We have written to our local MPs and councillors expressing our concerns about this proposal.

3. We have engaged the professional services of Turley Associates of Manchester to look at the evidence base and process behind the decisions taken by the council.

4. Turley Associates has produced an excellent document highlighting various flaws in the process focussing on:

- Need for the site
- Site assessment process
- Employment land supply
- Site specific issues

5. We have held a meeting with Councillor Mike Jones, the leader of the council, together with other officers of the council to express our concerns based on the report by Turley Associates.

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## New signs show the way to businesses

**N**ew signs have been installed on Winsford Industrial Estate that will make it easier to find individual businesses.

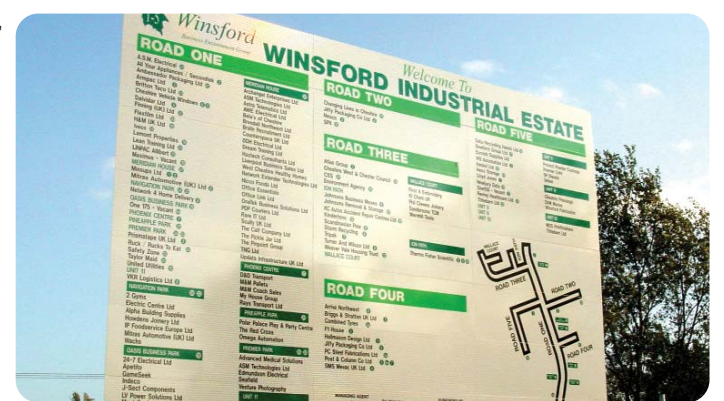
The 1-5 Group has invested in the signs at either end of Road One that have been enhanced to include all companies on the estate together with specific road number locations.

Being able to have a road number for a business will help in a number

of ways including credit references, property transactions, deliveries and more importantly a specific reference point for the emergency services.

Estate Manager Mike Kelly said: "These signs will greatly assist visitors and delivery drivers in navigating the estate.

"Previously the signs listed the individual business parks, but not the businesses within. Now all businesses are clearly listed."





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During the meeting, there was clear commitment to working together to achieve the best possible outcome for all parties. Many of the key factual elements regarding the decision were comprehensively addressed by the local authority (although it is fair to say that other concerns remain).

Whilst this does not prevent or preclude us from taking a stance of formal or legal opposition to the proposals, in the professional opinion of Turley Associates – an opinion that I agree with – we will have a significantly lower than 50% chance of succeeding in any challenge of this nature based on the responses by the council.

In addition, time was initially against us. The original schedule called for formal planning permission to be submitted long before you will be reading this bulletin. We therefore needed to agree a plan of action very quickly lest events overtake us.

We were faced with three choices:

1. Oppose the proposal at all stages, formally before planning applications were submitted, again after submission, and potentially seek legal remedy. This would likely be increasingly expensive with, as I have stated, an extremely slim chance of success with possible costs way beyond the reaches of the BID.

2. Whilst maintaining our opposition in principle to the proposal, drop plans for formal opposition and get involved in the planning process with the council architects to ensure the site is placed at the most appropriate location within the area. This has the

opportunity to bring about additional concessions from the Council when the site as a whole is reviewed, and importantly will defer the process of a planning application to enable us the time to work with the architects.

3. Do nothing.

Clearly option 3 is not acceptable. Emotionally, I accept that option 1 may be the preferred route but in the opinion of the Board it will be unlikely to result in the best outcome for the Estate.

I genuinely believe that to get the best result for Winsford Industrial Estate option 2 represents the

*'We will continue to fight for the best achievable outcome for the Estate'*

only realistic choice. It is important to note that choosing option 2 will not preclude individual businesses from formally opposing the plans at any time. Neither will it inhibit our ability to question and hold to account the process, methodology and need as more information becomes available.

It is against this background that following the professional advice from Turley Associates the executive board unanimously, but reluctantly, agreed to follow option 2.

Whilst I understand that many of you will be unhappy with this stance, indeed it is a bitter pill for us too, please accept my assurances that we will continue to fight for the best achievable outcome for Winsford Industrial Estate.

**Gary Chester**  
Chair of the Winsford 1-5 Business Environment Group



## Neonatal appeal needs you



Profile Communication on Road One is helping the Mid Cheshire Hospitals Charity raise £1m for a new neonatal unit at Leighton Hospital.

Every penny raised from this campaign will pay for a new Neonatal Intensive Care Unit at Leighton Hospital so families can feel safe, comfortable and more able to deal with the anxiety of such an emotional time.

Profile is working with the charity, using its PR and marketing expertise to encourage businesses and individuals to support the appeal.

Managing Director Nicola Dufty said: "We are very proud to be working with Mid Cheshire Hospitals Charity on its *One in 11 Appeal* and we hope as many businesses as possible on Winsford Industrial Estate will get behind the campaign."

The Profile team is working on a complete rebrand for the Mid Cheshire Hospitals Charity, with a new logo, website and marketing material and merchandise.

The *One in 11 Appeal* will be the first major campaign for the re-launched charity.

Approximately 3,000 babies are born at Leighton Hospital each year – with one in eleven needing a few hours of special care to a few weeks in an intensive care unit.

Profile is asking businesses on the estate to support the appeal. This could be through holding a fundraising event, choosing the charity as your 'charity of the year' or other corporate support.

For a corporate fundraising pack or more information on how you can help, call Profile on 01606 888111.

## What's the story at Oasis Business Park

Damask cloth, road signs and electrical gears do not have much in common, but one thing they do share is that they are all manufactured or sold from Oasis Business Park.

The business park just off Road One is a hub of manufacturing enterprise and the base for many national and global businesses.

Pars Europe Ltd is just one such company. The business' head office is in Turkey and it also has other bases across Europe. The Winsford site is the European headquarters and imports damask cloth which is used in the manufacturing of beds.

The company has also recently diversified into

selling electric motors across the country. From electric motors to electrical gears – just a few doors down is 24-7 Electrical, a team of electrical engineers and contractors who design, manufacture and supply electrical installations, switch gears, and control gears nationwide. Customers include Nuffield Health and the University of Manchester.

Opposite them is the headquarters of TWM who manufacture, design and install vehicle activated interactive road signs. While they mainly sell to local authorities across the UK, including Cheshire West and Chester, they have also recently worked with customers in Australia.

J-Sect is a leading distributor of car parts and

accessories to garage customers. As well as their base in Winsford they also have a centre in Nantwich.

MAST, writers of software and manufacturers of control panels for the food and dairy industry, also has its headquarters on the business park. The company moved to the estate from Northwich four years ago and supply companies nationwide including McLelland Cheese and Daniels Chilled Foods.

Saint Flooring, which has been based on the estate for the last four years, is a specialist flooring contractor for new house builds. The company works with big names including Persimmon Homes and Morris Homes.

## Business profiles

Saint Flooring is a specialist flooring contractor solely for new house builds. They supply clients nationwide and have contracts with Persimmon Homes and Morris Homes.  
01606 552162

**Saint Flooring:** Steve Turner, Justine Woodcock and Dave Allen



**Pars Europe Ltd:** Jason Dutton and Paul Muslek



Pars Europe Ltd is the European headquarters of Pars Endustrial, Turkey, importing Damask cloth for the bed manufacturing industry in the UK. Pars Europe has just diversified into electric motors too.  
01606 550943

TWM manufacture, design and install vehicle activated interactive signs and work mainly with local authorities across the UK. They recently won a big contract with Derbyshire County Council.  
01606 596622

**TWM:** Dave Boyes



**J-Sect:** Gareth Jones, Tim Lunt and Rhys Brown



J-Sect is a leading distributor in Cheshire and Cheshire East of car parts and accessories to trade.  
01606 869284

24-7 Electrical Limited are electrical engineers and contractors that design, install, manufacture, supply & maintain all types of electrical installations, switchgear and controlgear. They are approved systems integrators for ABB and are NICEIC registered.  
01606 828263

**24-7 Electrical:** Lee Carden, Mark Jackson, Andy Hawes and Paul Barnes



**MAST:** Brian Dingle and Gavin Dinely



MAST write software and build control panels for the food and dairy industry nationwide and have contracts with companies including Daniels Chilled Foods, Milk Link and McLelland Cheese.  
01606 350253