

Broadgrove

PLANNING & DEVELOPMENT LTD

Sinclair House,
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Stockport,
SK8 5AF

11 December 2020

Dear Councillor

**PRE-APPLICATION CONSULTATION PREVIEW 10am – 11am Friday 18th December
REDEVELOPMENT OF FLORA COMPLEX, HENBURY TO NEW COMMUNITY COMMERCIAL HUB AND
RESIDENTIAL SCHEME.**

We have been instructed by our client Hall & Co Property to prepare a planning application for the redevelopment of the Flora buildings. The proposals include 3,364 sq ft of flexible commercial space with community facilities, which includes retaining the existing Flora Gift Shop on site, in addition to providing 14 residential units. The site will incorporate vast green spaces throughout, reducing existing areas of hardstanding by 44%.

Hall and Co recently opened ProFolk at Bank Chambers in Stockport providing collaborative and flexible co-working office and event space around the theme of creating a business community. It is intended to take these principles and apply them to a rural setting under their new FarmFolk brand, again creating a community development. The proposal has been carefully designed using best-practice case studies to encourage a sustainable model for living, with a focus on reduced car use, self-production of food, increased biodiversity and, most importantly, community cohesion.

The plans include:

- A new, flexible commercial unit (3,364sqft) that includes the existing Flora Gift Shop, 4 x co-working office spaces for local people and businesses to hire, food stalls for local vendors with communal seating areas, and car parking spaces.
- Extensive new landscaping on site, to include an Edible Kitchen Garden (with sheds and greenhouses provided) and an Orchard and Wildflower Meadow. Both will offer opportunities for sustainable food production on site for residents' communal use.
- 14 residential units, comprised of a mix of affordable and market one-, three-, four-, and five-bedroom dwellings, all incorporating modern design features to ensure the highest levels of environmental sustainability.

You are invited to attend a drop-in session being held in the car park of Flora Garden Centre on **18 December 2020, between 10am and 11am** as a preview session for Councillors. There will be an open public session between 11am and 4pm on the same day. Details of the scheme will be available, and members of the project team will be on hand should you have any questions about the proposals.

To ensure compliance with COVID-19 guidelines, all attendees will be required to wear a face covering and socially distance. To assist with managing the process it would be helpful, though not essential, for those wishing to attend to respond and confirm their intentions by email to office@broadgrove.co.uk

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If you are unable to attend the drop-in sessions, plans and details of the proposed development can be viewed online at www.broadgroveconsultation.co.uk/flora/ from 11am on 18 December. If you have any comments or questions about the development, please comment using the form on the website.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J Appleton', written in a cursive style.

Jack Appleton
Principal Planning Consultant