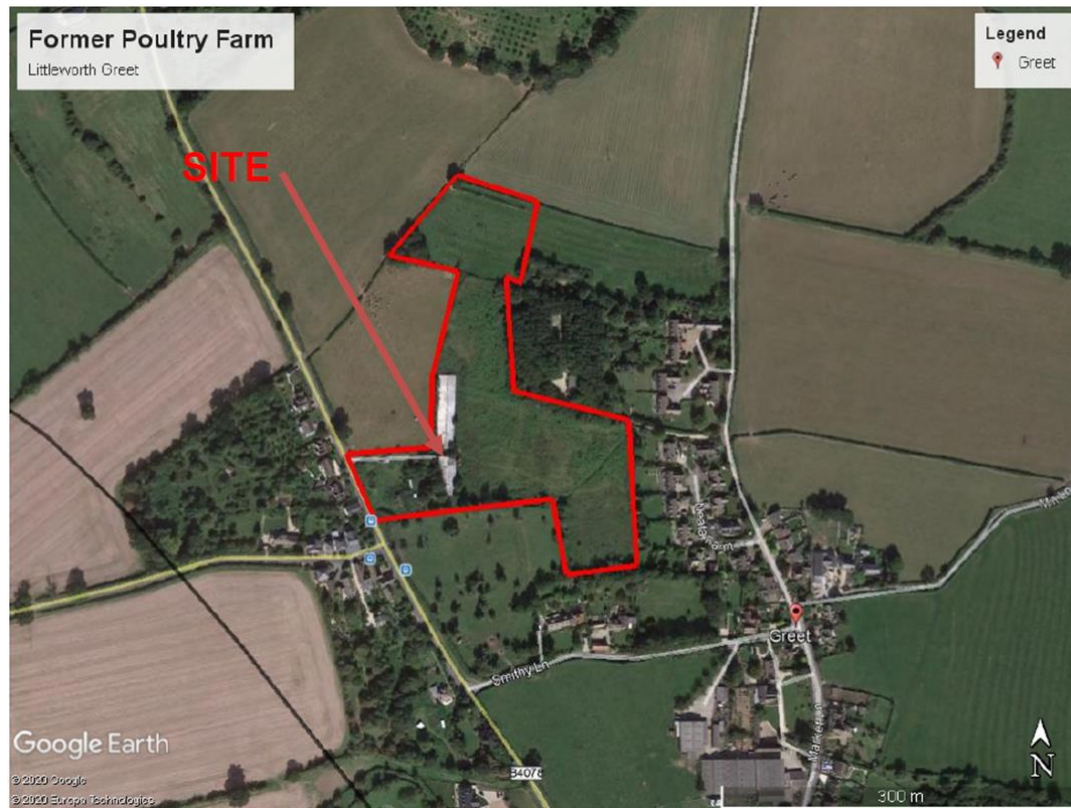


# Public Consultation



Sustainable Eco Workshop Development

Poultry Houses, Littleworth, Greet



## OUR PROPOSAL

Evans Jones Ltd, on behalf of Coolglas Ltd, are proposing a new Sustainable Eco Workshop development at the form Poultry Farm, Littleworth, Greet. This proposal is in response to market demand and seeks to accommodate a development to facilitate people who can work from home, but who do not have the appropriate facilities or space to do so.

The proposed redevelopment includes the demolition of all existing buildings on site and redevelopment (on a smaller footprint) of new high quality, sustainable and energy efficient flexible Eco Workshop.

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## GET INVOLVED – HAVE YOUR SAY

The purpose of this consultation is to provide an opportunity for local residents, businesses, and organisations to learn the draft proposals.

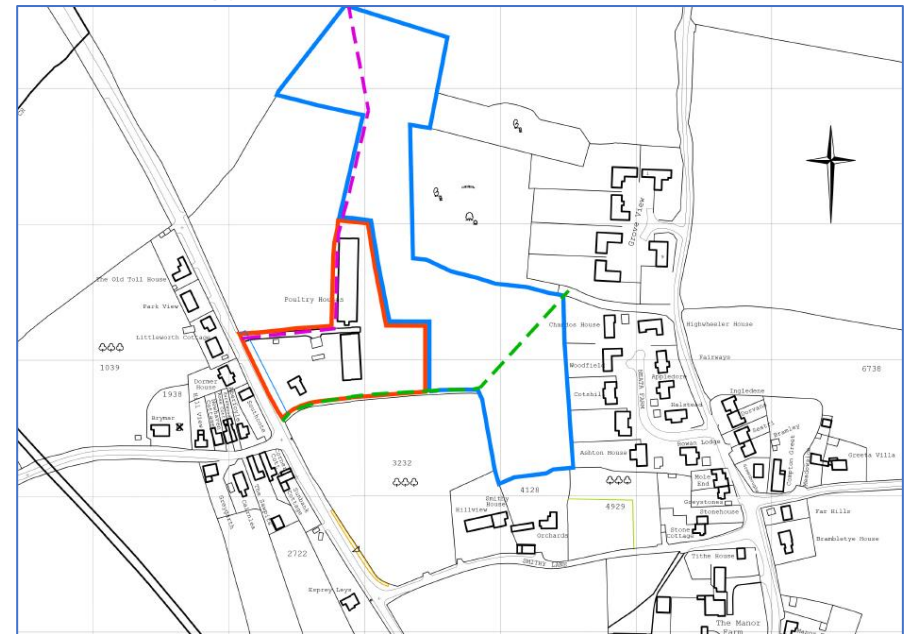
This will be your first opportunity to tell us what is important to you and what you would like to see on this development should it be built.

Your comments and contributions will be received without prejudice to your rights to comment on the planning application. By having your say, you will have provided important insight as to the context of the area, allowing for your thoughts to be heard, in the context of ensuring the economic viability of the development.

We appreciate that people who live in the immediate vicinity of the proposals may be concerned about matters such as increased levels of road traffic, loss of views and doubtless many other topics. In order to help address these questions, we have put together a Frequently Asked Topics section at the end of this leaflet.

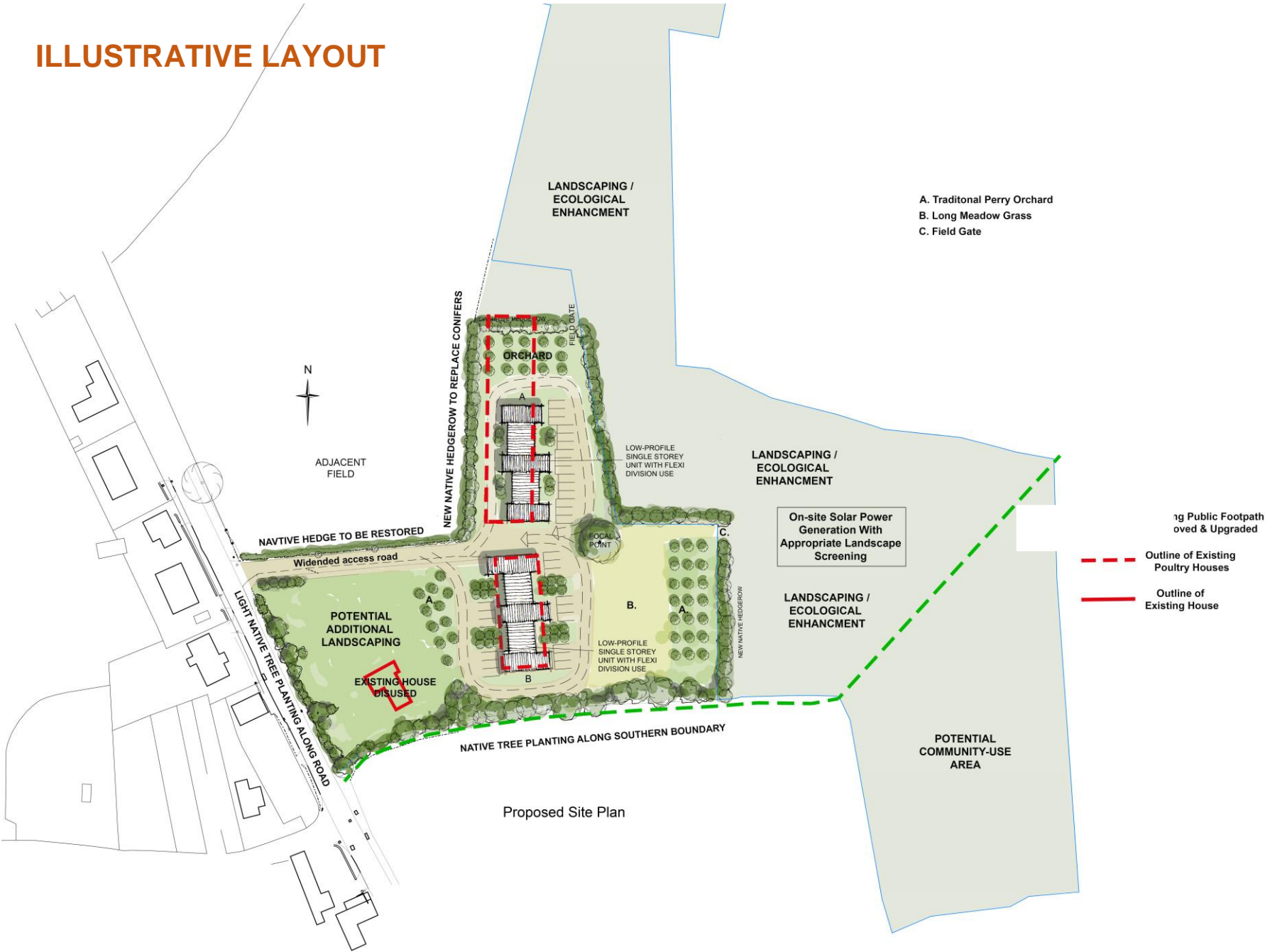
## SITE LOCATION

(Potential application site outline in red, blue outline denotes land in same ownership)



Whilst we fully understand why people may have concerns, these needs to be balanced against the requirement to provide new Sustainable Eco Workshop development to respond to market demand.

ILLUSTRATIVE LAYOUT



SITE MASTERPLAN

Scale 1:500 @ A1, 1:1000 @ A3  
Date AUG 2020  
Dwg. No. 22023 / 10 (E)

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**Littleworth**

**Sustainable Eco Workshops**

Clive Petch  
ARCHITECTS



## OUR APPROACH

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Coolglas Ltd recognises that an opportunity exists to provide an Sustainable Eco Workshops, including significant enhancement of the landscape setting, together with areas of rewilding and improved public access and connectivity.

With the help of our consultant team, we are formulating proposals to deliver a high quality scheme. Throughout the process, each member of the team provides their specialist advice and input to ensure that the design of the site responds positively to its surroundings, taking into account specific site constraints. It is envisaged that the development will be bound by an agreed landscape and ecology management plan securing the landscape enhancement this proposal offer.

## BENEFITS

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The proposal aims to provide a number of benefits through strong design principles to provide a bespoke, high quality development for this highly individual location. Great care has been taken to ensure that the proposals will create a suitable form of development in the following ways.

- Allowing people who can work from home, but who do not have the appropriate space or facilities, access to them
- On site electricity generation through ground mounted solar panels.
- Dedicated high speed internet connection.
- Improved landscaping, including a community orchard, along with rewilding, providing net gains to the ecology of the area.

## THE NEED FOR EMPLOYMENT

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This scheme is very much driven in response to the Government's 'Build, Build, Build' agenda, the current COVID-19 pandemic and the climate change agenda. The promoters recognise that there is an increased market demand for flexible, sustainable working space, away from town and city centre locations. This proposal Response directly to that demand

## NEXT STEPS

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We will take into account all comments and suggestions provided to us as part of this consultation. Once a planning application has been submitted, you will be able to make further representations to Tewkesbury Borough Council, who will take these into account before making their decision on the planning application.

You can keep up to date on progress using our dedicated webpage, which includes a link to an online feedback form for making comments

<https://tinyurl.com/iyid6ciu>

Should you be unable to access the internet and would like to request a printed copy, please write to:

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Evans Jones Ltd  
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Cheltenham  
Gloucestershire  
GL50 3PQ

## FREQUENTLY ASKED TOPICS

### HIGHWAYS AND TRANSPORTATION

For each planning application we employ specialist highway consultants, who liaise with the local highway authority, to produce a suitable highway strategy. This will include providing a safe means of access to the site.

It is intended that the existing main access into the site from Evesham Road will be upgraded in the course of the development, alongside providing ample car parking spaces for those driving to the site.

### LANDSCAPE AND ECOLOGY

To ensure that the landscape of the area will be improved as a result of the development, the proposed scheme will be landscaped, offering significant enhancement of the landscape character and local environment.

The development will be supported at the application stage by a fully considered landscape and ecology masterplan.

### ENSURING USE FOR A COMMERCIAL SCHEME

In order to ensure that the development is utilised solely for commercial purposes, it is the expectation of the promoters that either a Section 106 agreement or a Unilateral Undertaking would accompany any application. The working of either one of these will

be carefully considered in order to secure the implementation of a commercial scheme.

Such agreements can also be utilised to secure any agreed landscape and ecology measures and a management plan prior to the first use.

### HOME WORKING

Whilst this proposal does not sit squarely within the definition of home working, the rationale is to provide the ability for home workers to have a facility where they can work close to home, but away from the distractions which make home working difficult.

The key element will be one of flexibility, providing a range of business spaces from individual desks on a drop-in basis, through to small and medium sized offices. Facilities would be offered on an 'easy in, easy out' system, designed to allow appropriate social distancing and/or separation of workspaces if necessary.

### WHY EMPLOYMENT GROWTH IN THIS SETTLEMENT

As part of the government's 'Build, Build, Build' policy, there is a drive and commitment to get Britain building again. Due to this, and market demand, there is a desire to provide flexible business accommodation in this area, to provide a flexible work space close to where people live.

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Please note that all of the information we are providing to you in this document and on our website is in draft form and will be refined and updated as part of the entire consultation exercise. Our proposals will be shaped by your responses. We respect the opinions of local people who have lived and often grown up in Greet and appreciate the opportunity to share their knowledge. If we have made any errors or omissions in our work to date, we will be grateful for your help in correcting these.