



Modules shown with wood & graphic stone surface finishes



Modules shown with glass & reflective surface finishes



TARPORLEY BUSINESS HUB

THE IDEA

There is significant potential for the rural economy to contribute to business growth through the creation of worthwhile and valuable jobs, supported with sustainable development.

The requirement for business premises, '*...to encourage and enable growth in local employment opportunities*', is one of the key objectives outlined in the Tarporley Neighbourhood Plan. In Tarporley, 40% of businesses operate from home, highlighting the potential need for a dynamic workspace to bring these micro-businesses together - to connect, to collaborate and to flourish.

A business hub would offer economic, commercial, social and environmental benefits to both businesses and the local community, and is the embodiment of the ideal to improve and reset the work-life balance - and it could be achieved within the parish boundaries of Tarporley.

THE VISION

My vision is to establish a Tarporley 'Business Hub' comprising of a number of non-permanent, low impact, high specification, modular offices within a landscaped 'campus-style' environment, situated in an idyllic countryside setting.

The 'Hub' would offer a combination of small offices with affordable and flexible rental terms as well as 'hot-desking' and meeting room facilities for daily/hourly hire. Office modules are reconfigurable and extensible allowing premises to be expanded to meet the needs of the growing businesses.

This 'Hub' would encourage and nurture the development of technological, creative, consulting businesses and professional services. The ultimate aim is to improve the local infrastructure, boost the economy, and make a positive contribution to the local community.

BUSINESS AND COMMUNITY BENEFITS

The 'Hub' would bring a small parcel of unproductive land, typically less than one acre and either a disused brown-field site or unused agricultural farmland, back into economic use.

The use of non-permanent, single storey offices, with a low building density of around 10% ratio to land occupancy, should help the facilitation of planning approval. With minimal groundwork requirements and prefabricated building techniques the 'Hub' can be implemented more swiftly and sensitively than permanent office buildings and light industrial units.

The 'Hub' will endeavour to bring social and environmental benefits to the local community through engaging and encouraging the use of its facilities and grounds. Its proximity to the village will encourage commuting to work by bike or by foot, and hence reduce traffic congestion and CO² emissions. A managed wildlife pond will bring the benefit of a calming space for relaxation, contemplation and the observation of nature, not currently available in Tarporley.

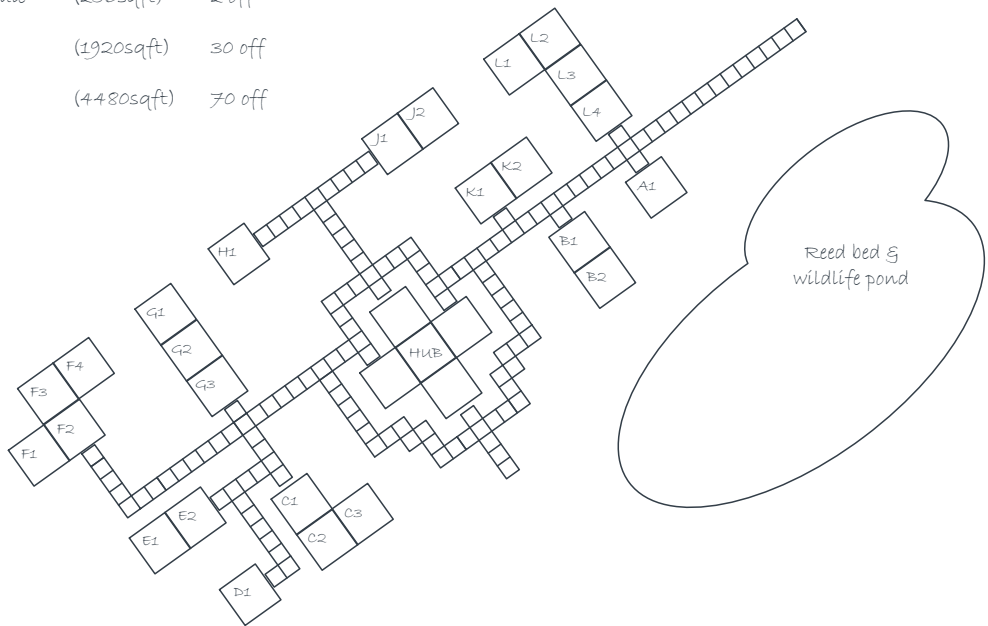
MOVING FORWARD

I would like to request that this proposal be included on the agenda at the next Parish Council meeting (March 2017) for further discussion and consideration. If the Parish Council feel that the 'Hub' would help towards satisfying the objective for '*increased business infrastructure*', as set out in the Tarporley Neighbourhood Plan, there will be the offer of ongoing support to help realise the vision, as outlined below:

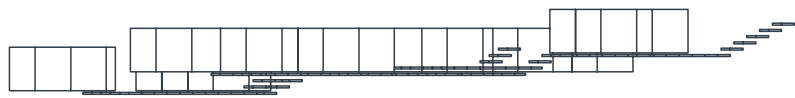
- Provide confirmation of acceptance of the proposal
- Assistance with locating suitable plots of land within the Parish
- Champion and guide the development of the 'Hub' prior to the submission a planning application.

Business Hub - typical module arrangement

HUB	5 modules	(320sqft)	1 off
MOD1	1 module	(64sqft)	3 off
MOD2	2 module	(128sqft)	4 off
MOD3	3 module	(192sqft)	2 off
MOD4	4 module	(256sqft)	2 off
TOTAL		(1920sqft)	30 off
MAX TOTAL		(4480sqft)	70 off



Typical plan view of a business hub



Typical elevational view of a business hub

Scale 1:400

