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Town and Country Planning Act 1990
Planning and Compulsory Purchase Act 2004
Localism Act 2011

Statement of Community Involvement

Full Planning Application for the Development of 110 Dwellings (gross) 109 (net), Public Open Space and Associated Infrastructure

Windermere Grange, Coniston Crescent, Stourport on Severn, Worcestershire

On Behalf Of:

Taylor Wimpey West Midlands and Severn Academies Educational Trust

Prepared By:

Sean Rooney MTCP MRTPI

Harris Lamb | Grosvenor House | 75-76 Francis Road | Edgbaston | Birmingham B16 8SP

Telephone: 0121 213 6037 E-mail: sean.rooney@harrislamb.com

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STATEMENT OF COMMUNITY INVOLVEMENT

**Full Planning Application for the Development of 110 Dwellings (gross) 109
(net), Public Open Space and Associated Infrastructure**

Main Contributors
Sean Rooney MTCP MRTPI

Issued By

Signature:



Print Name: Sean Rooney

Date: 14/12/2020

Approved By

Signature:



Print Name: Simon Hawley

Date: 14/12/2020

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1.0 INTRODUCTION

- 1.1 This Statement of Community Involvement (“**SCI**”) has been prepared by Harris Lamb Planning Consultancy (“**HLPC**”) on behalf of Taylor Wimpey West Midlands and Severn Academies Educational Trust (SAET) (“**the Applicant**”) in support of a full planning application (“**the Application**”) proposing the development of 110 Dwellings (gross) 109 (net), Public Open Space and Associated Infrastructure (“**the Proposed Development**”) on an area of surplus land at Stourport High School, Stourport-on-Seven (“**the Site**”).
- 1.2 This SCI has been produced to highlight the community engagement undertaken by the Applicant in respect of their proposals for the Site and how this has influenced the Application. It should be noted that the original consultation was undertaken based on a scheme of 118 dwellings. This has since been revised with a reduced number of dwellings and increased green space to address comments made by WFDC, the Town Council and members of the public.

Background

- 1.3 The Site comprises an area of surplus land at Stourport High School. The Site is part brownfield (approximately 1 hectare), which was previously occupied by Stourport High School sixth form block and was demolished as part of the previously consented outline planning application ref 15/0583/OUT, for a new two storey sixth form block.
- 1.4 The entirety of the Site is a proposed residential allocation for 115 dwellings in the emerging Wyre Forest Local Plan (School site Coniston Crescent Ref. MI/38). The Applicant is proposing to submit a planning application for the construction of 118 residential dwellings, with associated landscaping, public open space and access.
- 1.5 The Proposed Development is required to fund essential repair and maintenance work at Stourport High School. The School have had a series of surveys undertaken that have concluded approximately £5.2 million pounds worth of repair and maintenance work is required to the school buildings. As

stated in the Condition Survey Assessment, a number of items of “significant concern” have been identified, and some of these items could cause full or partial closure of a significant part of the School unless urgent works are programmed.

- 1.6 As part of the process of the disposal of the proposed development site, the Severn Academies Trust (“the Trust”), who own the Site have agreed with the Secretary of State that it is appropriate for this land to be sold for residential development. It had previously been the intention of the Severn Academies Trust to prepare an outline planning application and then put the Site on the market once planning permission was obtained. The decision has now been made by the Trust to ask a developer to take control of the promotion of the Site for development. Taylor Wimpey are now leading the preparation of the planning application with the full support of the Trust.
- 1.7 Before the Trust decided to pass control of the planning application onto Taylor Wimpey, a drop-in Public Consultation event was undertaken on 29th March 2019. Whilst the Consultation event was regarding a proposed outline planning application, it was for a residential application of a similar scale and nature to the Proposed Development. Therefore, local residents and Councillors were made aware of the intention to develop the Site for housing and given the chance to provide their views.
- 1.8 As aforementioned, the site is a draft allocation in the emerging Wyre Forest District Council Local Plan. As such, the principle of residential development on the Site has already been subject to substantial public consultation, through the statutory Regulation 18 and Regulation 19 consultation process, as outlined by The Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.9 Whilst it is considered that the redevelopment of the Site for residential use has been public knowledge for a number of years, the applicant has also undertaken substantial community consultation in respect of the Proposed Development, which has been explained in more detail within Section 4 of this Statement.

2.0 PLANNING POLICY CONTEXT

- 2.1 The Localism Act 2011 places a strong emphasis on involving local communities in shaping the places where they live. As well as involving local communities in the preparation of planning policies at the District level, the Localism Act introduces neighbourhood planning, allowing communities to develop their own plans for their local areas. Following on from the Localism Act, the National Planning Policy Framework, reinforces the importance of community involvement through its policies. Set out below is a summary of the national and local level planning policies relevant to the public consultation and community involvement.

The National Planning Policy Framework

- 2.2 The revised National Planning Policy Framework ("The Framework") was published in February 2019 and provides guidance on pre-application engagement at paragraphs 39 to 46.

- 2.3 Paragraph 39 of the Framework encourages early engagement as this has:

... significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

- 2.4 Paragraph 40 of the Framework advises the following:

Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer.

- 2.5 Paragraph 41 of the Framework states that:

The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable

housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.

Planning Practice Guidance

- 2.6 The Government's Planning Practice Guidance (PPG) was published in March 2012 and revised in July 2018. It expands upon the planning policies contained within the Framework. In the section 'Before Submitting an Application' (February 2018) guidance is provided encouraging engagement before the submission of planning applications. This approach is designed to add value to the process and the outcome of the planning application.

Wyre Forest District Council's Statement of Community Involvement

- 2.7 The Wyre Forest District Council's Statement of Community Involvement (SCI) sets out how the District Council will consult on planning policy documents and planning application decisions. Paragraph 18 of the Planning and Compulsory Purchase Act 2004 requires all local planning authorities to produce an SCI.
- 2.8 The District Council's first SCI was adopted in May 2006 and following changes to the legislation governing the preparation of planning policy, and the introduction of Neighbourhood Planning, the District Council adopted a Revised SCI in February 2013.
- 2.9 Section 7 'Community Involvement in Planning Application Decisions' sets out details of how the District Council will involve the community in determining planning applications. Paragraph 7.5 outlines how developers are encouraged to enter into pre-application discussions and early community involvement, whilst paragraph 7.7 outlines methodologies that could be adopted to involve the community including:
- Public exhibitions
 - Public meetings
 - Development briefs

- Use of websites
 - Questionnaires and surveys
 - Site notices
- 2.10 Paragraph 7.8 outlines how applicants should discuss community involvement with District Council officers and agree how groups should be involved and the timetable for engagement.
- 2.11 Paragraph 7.9 is regarding 'Community Involvement in Planning Application Decisions' and lists the procedures currently in place by the Council to involve the community in planning application decisions and these are:
 - Site notices
 - Neighbour notification letters
 - Weekly list of planning applications (circulated to specific consultees and available on the District Council's website)
 - Consultation with specific bodies (e.g. Parish Councils)
 - Existing protocols with particular organisations (e.g. Environment Agency, Highways Authority).
- 2.12 Paragraph 7.13 'Member Involvement' outlines how Local Councillors will be encouraged to participate in the planning process at pre-application stage by attending public meetings and exhibitions in line with the Member's Code of Good Practice.

Wyre Forest District Local Plan Pre-Submission Publication (October 2018)

- 2.13 Wyre Forest District Council is currently in the process of preparing a replacement Local Plan. The Plan is at an advanced stage and has been submitted to the Secretary of State for examination. An Inspector has been appointed and Hearings will commence in January 2021.
- 2.14 The site is included as a draft allocation for residential development 'School site Coniston Crescent MI/38 (0.88Ha)'. The policy text states:

"This site is removed from the Green Belt and allocated for residential development.

- 1. Vehicular access to be taken from the Kingsway adjacent to allotments*
- 2. Existing trees should be enhanced to develop a buffer between the existing dwellings on Coniston Crescent and new development*
- 3. An ecological appraisal should be submitted as part of any future planning application*

Reasoned Justification

This site is surplus to educational requirements. It was, until recently, used as a sixth form block by the neighbouring Stourport High School. A new sixth form block has been provided elsewhere on site. The playing fields were part of the provision for Burlish Middle School which closed following the Wyre Forest schools' reorganisation in 2007. The High School exceeds the playing pitch requirement and also has agreement to use the Stourport Sports Club facilities on the adjacent land. A major rebuilding of the High School is required and the sale of this site will help towards the funding."

3.0 PRE-APPLICATION CONSULTATION

- 3.1 Prior to the submission of the Application pre-application consultation has been undertaken with Officers of the Wyre Forest District Council and Worcestershire County Council Highways. This has taken the form of email and written correspondence and an online pre-application meeting, which took place on Wednesday 26th August 2020.
- 3.2 It is our understanding that Officers are supportive of the principle of a residential lead redevelopment of the Site, which is reinforced by the allocation of the site within the emerging Local Plan. In addition, WCC Highways confirmed that whilst The Kingsway was the preferred access, the proposed access from Coniston Crescent was technically acceptable subject to the provision of additional parking at Burlish School. The application submission has been prepared in order to respond to Officers' comments regarding technical matters and the design and layout of the Scheme.
- 3.3 An online meeting was also undertaken with Stourport Town Council on Tuesday 22nd September 2020. From the meeting it was evident that the Town Council were generally happy with principle of the development of the site, and that the proceeds from the sale of the site will help fund essential repair work at Stourport High School. However, it was noted that Councillors objected to the proposed access onto Coniston Crescent and in light of the Councillors comments Taylor Wimpey began exploring other options with regard to the access.

4.0 PUBLIC CONSULTATION

- 4.1 In light of COVID-19 and subsequent lockdown restrictions it was not possible to undertake a public exhibition event. However, this issue was overcome through the use of leaflets and a website which informed the public of the Proposed Development and provided the opportunity to comment on the proposals. The consultation period ran from Friday 9th October 2020 until Friday 30th October 2020. It should be noted that the original consultation was undertaken based on a scheme of 118 dwellings. This has since been revised with a reduced number of dwellings and increased green space to address comments made by WFDC, the Town Council and members of the public.
- 4.2 As agreed with the Case Officer, a leaflet announcing the event was delivered to all businesses and residences within 250 metres of the application site and along Windemere Road, in addition to being sent via email to Ward Councillors and the Town Council. The leaflet was hand delivered to over 400 properties on 9th October 2020 and emailed to Local Councillors on 17th September 2020. A copy of the leaflet is attached at Appendix 1.
- 4.3 The leaflet included both contact details of the agent, in addition to the web address of the public consultation website, which included details of the Proposed Development and a comments box where people were invited to comment on the proposals during the consultation period. The website had an online feedback form, which included the following questions:
- a. Is there anything else you would like to see included within the layout?
 - b. Do you have any comments on any specific elements of the proposed layout for the scheme?
 - c. Which of the following types of homes do you think are needed in the area?
 - d. Are there any other comments you would like to make to the proposed development?

4.4 At Appendix 2 we include a copy of the information used on the website and a summary of consultee comments and responses below in Paragraph. 4.6. The display material included the site context, an indicative proposed site layout, relevant planning policy and indicative house designs.

4.5 Overall, 86 people responded to the public consultation, providing comments mostly through the website, but also by email and post. The comments are summarised within the table below, with the number of people that commented on each matter in the righthand column (No.) and the applicants response provided in the left-hand column:

No.	Comment	Response
45	Concern over the proposed Coniston Crescent Access	<p>The Coniston Crescent Access is by far the most contentious matter regarding the Proposed Development. The Council have stated that The Kingsway Access would be the preferred access, and this is reflected in emerging Policy MI/38 and the comments made by the Town Council and Local Residents.</p> <p>It should be noted that the land required for the Kingsway Access is within the ownership of WFDC. As such, the Trust entered into discussions with WFDC before designing the layout for the previous planning application back in 2018. However, WFDC were unable to come to an agreement with the Trust and they were forced to pursue the Coniston Access.</p> <p>Following the outcome of the Public Consultation in 2020, Taylor Wimpey again decided that they would pursue The Kingsway Access and entered into discussions with WFDC. Given WFDC own the land and the access will be required to facilitate the adjacent allocation under 'Policy</p>

		<p>33.8 Land west of former school site Coniston Crescent LI/11', it was hoped that an agreement could be made for an access that will serve both allocations. Numerous meetings and discussions have been undertaken between the WFDC Estates Team and Taylor Wimpey and both parties remain in discussions, however, there has still been no agreement over securing the land required for The Kingsway Access.</p> <p>As outlined in the letter from the Secretary of State, the Trust need to make at least £4 million from the sale of the land to fund the essential works to the School. As such, the construction of the Kingsway Access will only be viable if WFDC are willing to come to a suitable arrangement with the applicant.</p> <p>Regardless, whilst Coniston Crescent is the main access to the site, a flexible design has been proposed which would allow the access to be taken from The Kingsway if this ever became possible. The proposed Coniston access has been designed following substantial traffic modelling by a Transport Consultant to assess its suitability to accommodate the Proposed Development. Pre-Application discussions have been undertaken with WCC Highways who determined that there were no issues with this access on technical grounds and the extension of the car park at Burlish Park School would assist in alleviating associated traffic during peak hours.</p> <p>Once submitted, the Transport Assessment and Travel Plan will be reviewed by Worcestershire County Council Highways</p>
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		who will determine if the impacts of the Proposed Development are acceptable from a Highways Safety and Traffic perspective.
32	Concern over traffic generation and road capacity, particularly during school pick-up drop off times due to parked vehicles.	As mentioned above, the application is accompanied by a Transport Assessment and Travel Plan that confirms that the Site is accessible by means of a private car, public transport and has good pedestrian and cycling connectivity. The impacts on traffic have been assessed and it was concluded that the local highway network has sufficient capacity to accommodate the Proposed Development and the extension of the Burlish Park School car park would further reduce parking and traffic on Coniston Crescent. Once submitted, the Transport Assessment and Travel Plan will be reviewed by Worcestershire County Council Highways who will determine if the impacts of the Proposed Development are acceptable from a Highways Safety and Traffic perspective.
23	Concern over safety of pedestrians due to location of access and increased traffic.	A Phase 1 Road Safety Audit (RSA) has been undertaken and submitted to WCC Highways. The RSA determines that the Coniston Crescent access can be used safely. In addition, the access has been designed with appropriate visibility splays, which in addition to the new parking area will ensure that the site can be accessed safely.
10	Insufficient local services and facilities to support development including schools and doctors.	The Site is located adjacent to Burlish park Primary School and Stourport High School, both of which are considered to have capacity to accommodate the Proposed Development.

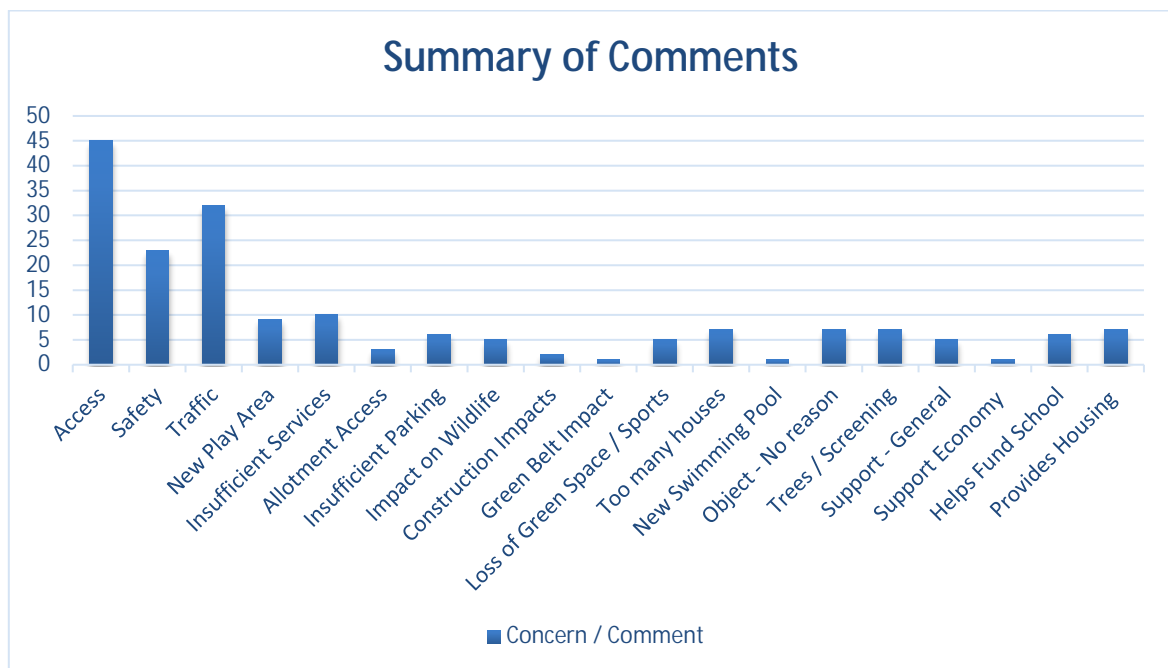
		<p>The Site is also 0.7 miles from Stourport Town Centre with York House Medical and Stourport Health Centre Medical Practice. It is noted that both surgeries have the capacity to register new patients. In the context of the estimated increase in population, it is evident that the proposal will not require any additional GP services as the additional population likely to be generated by the proposal can be catered for by existing facilities. Furthermore, Wyre Forest Health Partnership, which includes the doctors and staff of Stourport Health Centre and York House Medical Centre, has recently gained planning permission to merge the two sites into a new state-of-the-art facility on Dunley Road, which will care for c.23,000 patients (Ref.19/0565/FULL). The state-of-the-art medical centre will enhance healthcare for Stourport's residents and manage the anticipated population growth.</p>
9	Requested that a park / play area was provided as part of the development.	Following comments made by WFDC and Local Residents, a natural play area has been included within the revised layout plan.
7	Requested the retention of trees and / or additional tree planting to screen the development and school children.	It is proposed to retain as many trees and vegetation as possible and additional planting is proposed as outlined by the Tree Survey and Landscaping Plan which will accompany the planning application submission.
7	Objection without reason or comment.	n/a
7	Acknowledged that there was a need for housing within the area.	The Proposed Development is on a site which has been allocated within the emerging

		WFDC Local Plan to help meet the housing needs of the district.
7	Felt that there were too many houses on the site and it was too high a density.	<p>It should be noted that the revised scheme has reduced the number of dwellings by 8 to increase the green space provision on site and reduce the site density.</p> <p>The number of houses provided is reflective of both the emerging policy requirements and the need to make the site viable and secure the necessary funding for the school. The site has been carefully designed to provide green space and a density that is appropriate in this location.</p>
6	Acknowledged the reasons for the Proposed Development in order to fund essential repairs to Stourport High School.	As aforementioned, the Proposed Development will secure funding to undertake essential repair and maintenance works at Stourport High School.
6	Requested that additional parking provision / a car park was provided both for the school and the allotments.	<p>Following discussions with WCC Highways, it was agreed that additional parking spaces would be provided adjacent to Burlish Park School.</p> <p>The proposed development has been designed in accordance with national and local transport and planning policies, as well as advice contained within the "Manual for Streets" and Worcestershire County Council's (WCC's) "Streetscape Design Guide". The planning layout will provide on-plot parking to meet WCC's requirements. With regards to electric vehicle charging, planning conditions will be sought by WCC to ensure that garages within the Proposed Development can accommodate this purpose.</p>

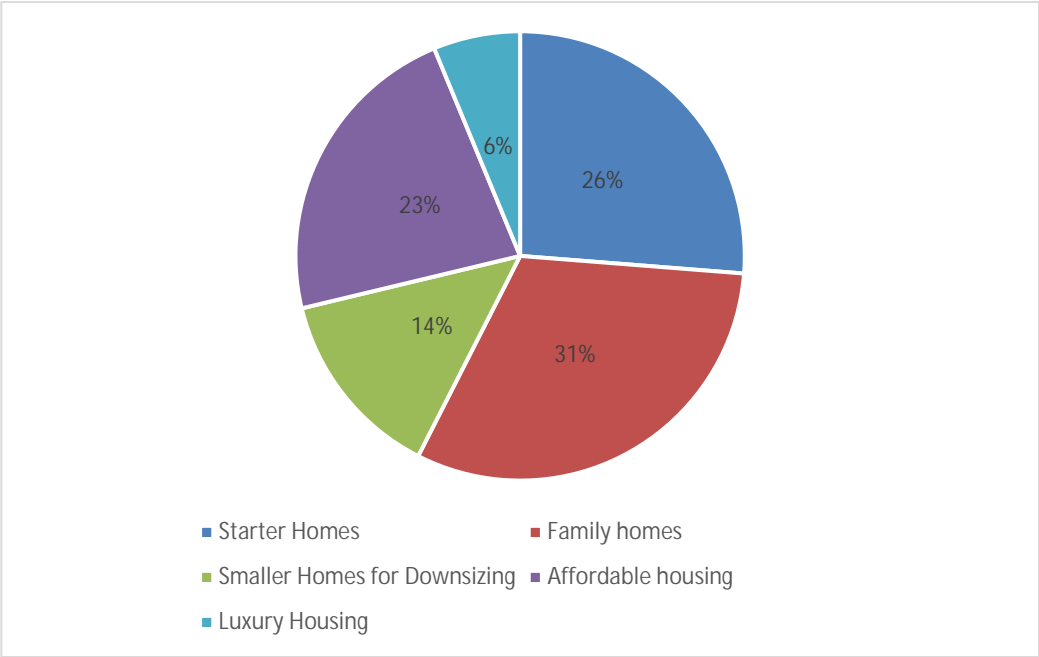
5	Were in full support of the development and the contribution it will make to the school and local area.	n/a
5	Concerned about Loss of Green Space and Sports and Recreation space.	The site has been deemed surplus to requirements by the Secretary of State and a new 4G all weather pitch is being proposed which will provide a valuable community recreational facility. In addition, there will be a new publicly accessible park/play area which will be an enhancement on current conditions. It should be noted that the revised scheme has reduced the number of dwellings to increase the green space provision on site.
5	Concerned about the impacts upon local wildlife.	Ecological Assessments have been undertaken to identify ecology constraints to development and to inform recommendations to the design. The report outlines that the site has limited ecological potential and recommends a number of mitigation and conservation measures that have been adopted to protect the species and habitats on site.
3	Concerned about access to the allotments and possible closure of access gates.	Access to the allotments will be retained and enhanced and all of the access gates retained.
2	Concerns over Construction Traffic Generated	Should the planning application for the Proposed Development be approved a number of conditions will be attached to the consent, including the requirement for a Construction Management Plan (CMP). The CMP will set out a number of requirements which will need to be adhered to during the construction process to control, hours of

		operation, construction traffic / movements and provision of wheel cleaning facilities.
1	Concern over the loss / impact upon the Green Belt.	The site has been assessed by the Green Belt Review undertaken in support of the emerging WFDC Local Plan and has been considered suitable for removal from the Green Belt.
1	Supported the benefits that the Proposed Development would have on the local economy.	The Proposed Development will result in benefits to the local economy, both through increasing patronage to local shops and businesses and through the construction phase and associated economic spinoffs.
1	Requested that new swimming facilities were provided instead.	Unfortunately, this is not possible.
1	Armed Forces Covenant	Unfortunately, this is unlikely to be possible due to viability.

4.6 The table below summarises the above comments, outlining that the key concern is the Coniston Crescent access and associated traffic and safety concerns:



4.7 With regard to question c ‘Which of the following types of homes do you think are needed in the area?’ the outcome of the public consultation event determined the following preferences:



5.0 CONCLUSIONS

- 5.1 This Statement of Community Involvement has been prepared to support a full planning application proposing the the development of 110 dwellings, public open space and associated infrastructure on surplus land at Stourport High School.
- 5.2 The engagement and consultation processes set out above are appropriate to the Application proposal and have been carried out in accordance with the Council's Statement of Community Involvement and The Framework.
- 5.3 The principle of the residential development proposed is supported by the Council and accords with Paragraph 8 of The Framework, which requires the planning system to support strong and vibrant communities by providing housing, a high-quality environment with accessible local services that reflect the community's needs.
- 5.4 The applicant has taken on board comments made by WFDC, the Town Council and where possible addressed them in the revised layout. In addition, the Proposed Development is necessary to fund essential repair and maintenance work at Stourport High School. This is an important consideration in the determination of the scheme.

Appendix 1



Former Stourport Sixth Form College

Proposed Development of 118 dwellings

Invitation to online public consultation

**Taylor
Wimpey**



This online consultation sets out proposals for the redevelopment of the former Stourport Sixth Form Centre site for 118 residential dwellings.



To access the public consultation, please visit:
www.taylorwimpey.co.uk/windermeregrange



The online public consultation will be live from Friday 9th October 2020 and will run until Friday 30th October 2020.



Please use the comment button on the web page to submit your comments and questions about the proposals.

Appendix 2



Windermere Grange

Coniston Crescent - Stourport-on-Severn -
Worcestershire - DY13 8JU

Taylor Wimpey, in conjunction with the Severn Academies Trust, are currently working on proposals for a residential development of 118 dwellings on the land formerly occupied by the Stourport Sixth Form Centre.

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Welcome to the Stourport High School residential development consultation website

Thank you for taking the time to visit this website to find out more about the proposals from Taylor Wimpey, in conjunction with the Severn Academies Trust, for a residential development of 118 dwellings on the land formerly occupied by the Stourport Sixth Form Centre.

As you may be aware, the Trust undertook Public Consultation on the proposed redevelopment of the site in March and April 2019. This Consultation Website provides details of the most recent proposals.

The consultation period for this development closed on 30th October 2020.



About the Site

Why is the Development Needed?

The proposed development will generate funds for the Severn Academies Trust that will be spent on essential repair work to Stourport High School.

The school was due to be demolished and rebuilt during the mid 2000's, however following the cancellation of the Building Schools for the Future programme, as part of the austerity measures, this opportunity was lost. Severn Academies Trust are, therefore, having to maintain and repair their existing buildings as best they can. The Trust has had a Condition Survey of the School buildings undertaken that identifies a series of areas where repair work is required. This includes:

- Repairs to the main fabric of the building.
- Replacing the heating and mechanical installations.
- The removal of asbestos.
- The re-cladding of buildings to improve their life expectancy.
- Replacing old electrical wiring.
- Provision of affordable housing.

The Trust has spent a number of years exploring potential funding opportunities for this work; however, the necessary funding is not available. The Trust has agreed with the Secretary of State that the application site can be sold to help fund the repair works to the school. The Trust has, therefore, reached an agreement with Taylor Wimpey whereby they will submit a planning application proposing the residential-led redevelopment of the site. If the planning permission is granted the money received from the sale of the site will be used by the Trust to deliver the above works.

The Trust has been in discussions with the Local Authority regarding this matter for a number of years. Wyre Forest District Council has now proposed the site as a residential allocation in their emerging Local Plan.

What's proposed

It is Taylor Wimpey's intention to submit a "full" planning application proposing the development of the former Sixth Form College site. The proposed development will incorporate new housing and areas of public open space. The draft Layout Plan is set out below.



The above plan shows a scheme of 118 dwellings. Your views on the suitability of the layout would be welcomed.

Set out below is a summary of the principal aspects of the scheme, shown on the Layout Plan:

- It is proposed that a mixture of two, three and four bedroom homes will be provided.
- The vehicular access to the site will be in the same position as the former Sixth Form College entrance on Coniston Crescent to the south. It is appreciated that this was an area of concern at the last Public Consultation Event. As a consequence, both the Trust and Taylor Wimpey have continued to explore the suitability of using this access. All work undertaken to date confirms that appropriate vehicle access can be taken from this location.
- Pedestrian links will be created through the site to the allotments to the north.
- New tree planting and landscaping will be introduced to the development in order to create areas of greenery.
- The development will be two storeys in height and arranged in such a way to create a visual interest.
- Areas of green space will be created within and around the edges of the site.

The layout plan is a working draft plan and will be updated incorporating as many of your comments as possible. We would therefore encourage any comments you have on the proposed scheme.

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commercial property advice



COMMERCIAL AGENCY



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