



THE RAVEN GROUP

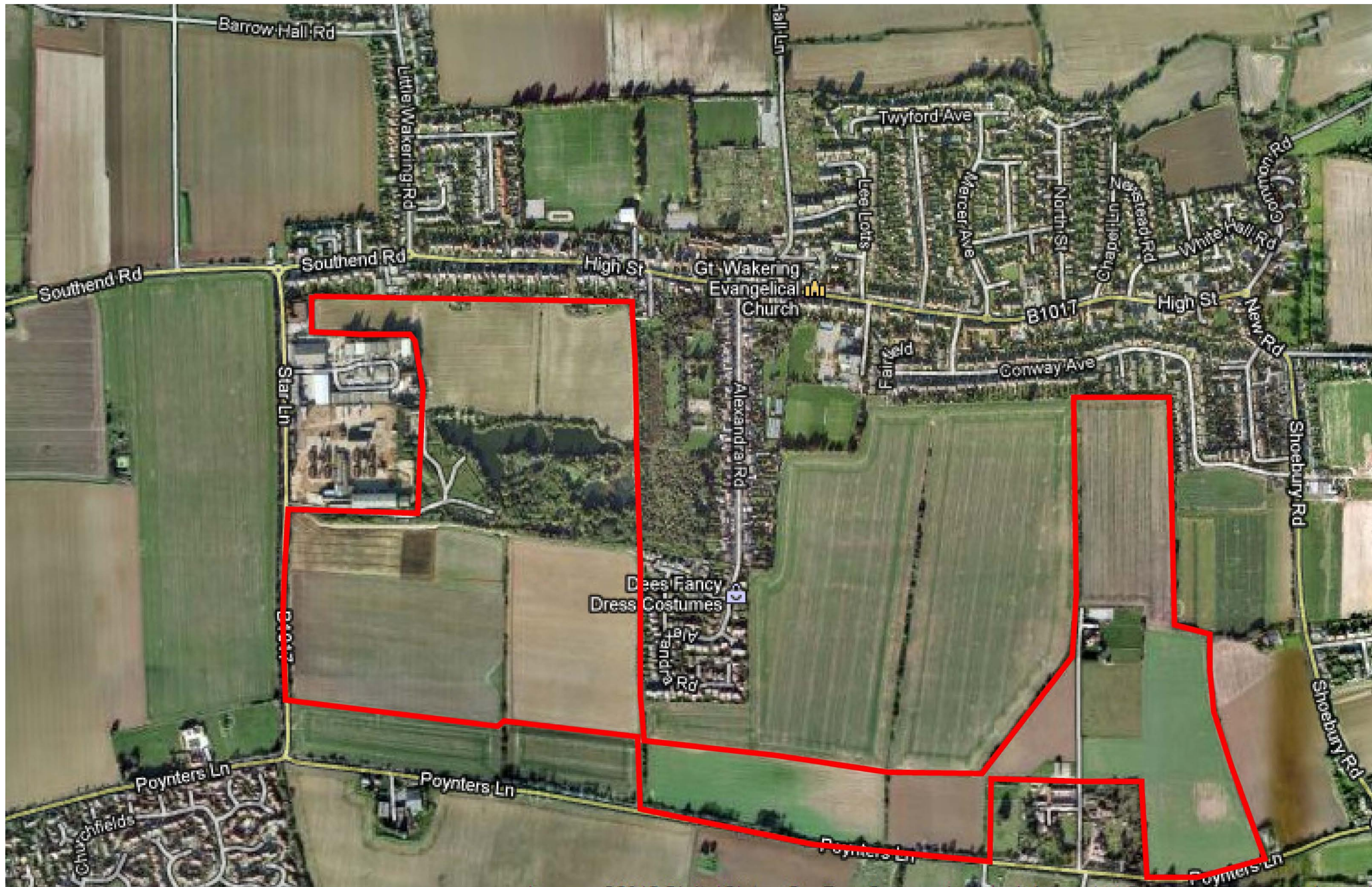


## Who we are?

The Raven Group is a FTSE 250 land & property company with interests throughout the UK and overseas. The group has been responsible for delivering many development proposals including areas of new housing, employment and commercial schemes. They have particular experience in the historic environment and the delivery of new development in sensitive locations.

## Land Ownership

The group owns approximately 50 hectares of land in Great Waking, the extent of which is illustrated on the aerial photograph below. The land is predominantly in agricultural use, but includes Star Lane Pits Local Wildlife Area.



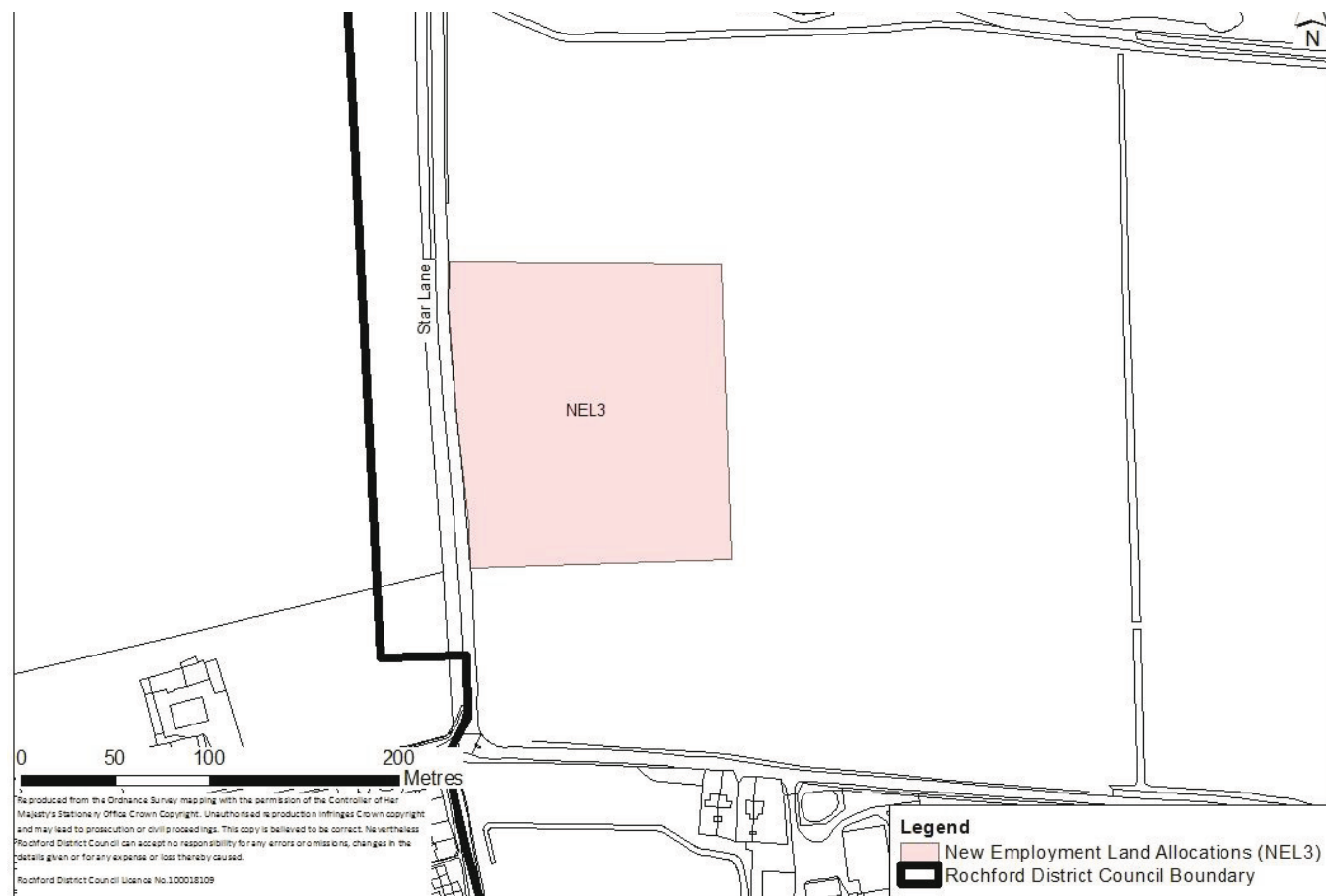
Raven Group Landownership



## Planning Background

Rochford District Council has identified Great Waking as a broad location for 250 new homes, post 2021 in its adopted Core Strategy (Policy H3). Whilst Great Waking is a broad location for growth, the Council need to decide via consultation, which specific land parcels on the edges of the current village settlement it should allocate for development. This final decision on the precise allocations will be determined via consultation and an Examination in Public, which will culminate in the adopted version of the Rochford Site Allocations Development Plan Document. It is anticipated that the latest version of the Allocations DPD, known as the Submissions Document will be published for consultation on the 29th November 2012. Consultation is expected to run for 8 weeks.

The Submissions DPD provides the Council's specific allocations of land for growth identifying those sites across the district that the Council intend to allocate for development. In the case of Great Waking, no residential development is anticipated before 2021. The Council has in its Submission DPD identified two housing locations in Great Waking, which are illustrated on the plans below. These sites are identified in the Allocations Submission DPD document as sites SER 9a and SER 9b. Site SER 9a is being promoted by Icen Projects and SER 9b is owned by The Raven Group who intend to promote the site during the consultation period.

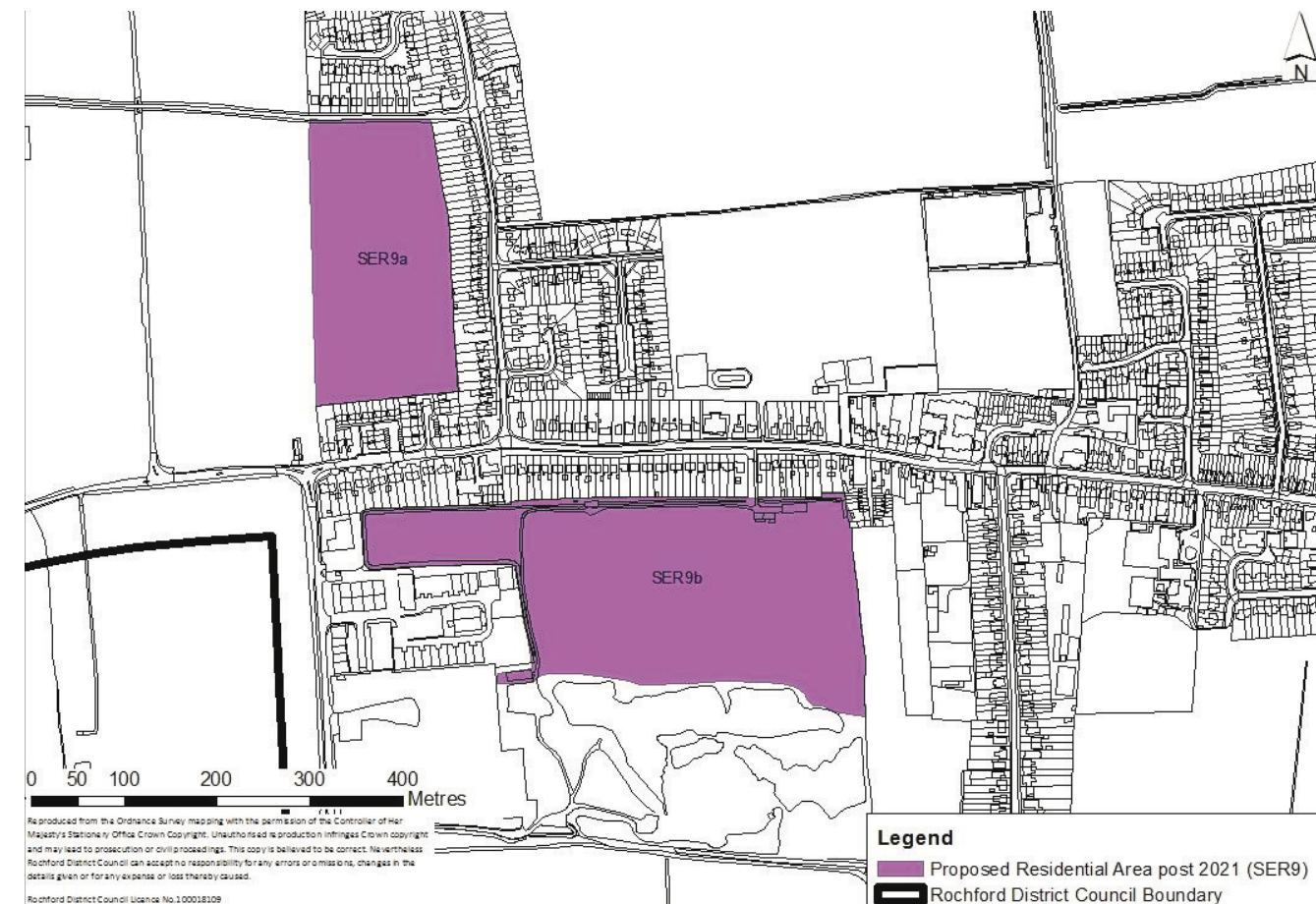


Employment land to the south of Great Waking

As well as the land for housing growth the District Council has identified a site in Great Waking for an employment use, which is specifically required to replace Star Lane Industrial Estate, which the Council has allocated for residential development. The new employment site is identified below and known in the Submission DPD as site NEL 3.

Whilst these sites represent the Council's choices to accommodate 250 dwellings and an employment site, they are not necessarily cast in stone and will to some extent be shaped by ongoing consultation.

The Raven Group own more land in the area than is necessary to accommodate the Council's requirements and as such the Group can offer some flexibility on the precise location of the development and the infrastructure to support it. This flexibility may result in some amendments to the final allocations and this has been discussed informally with the Council, who welcome a dialogue.

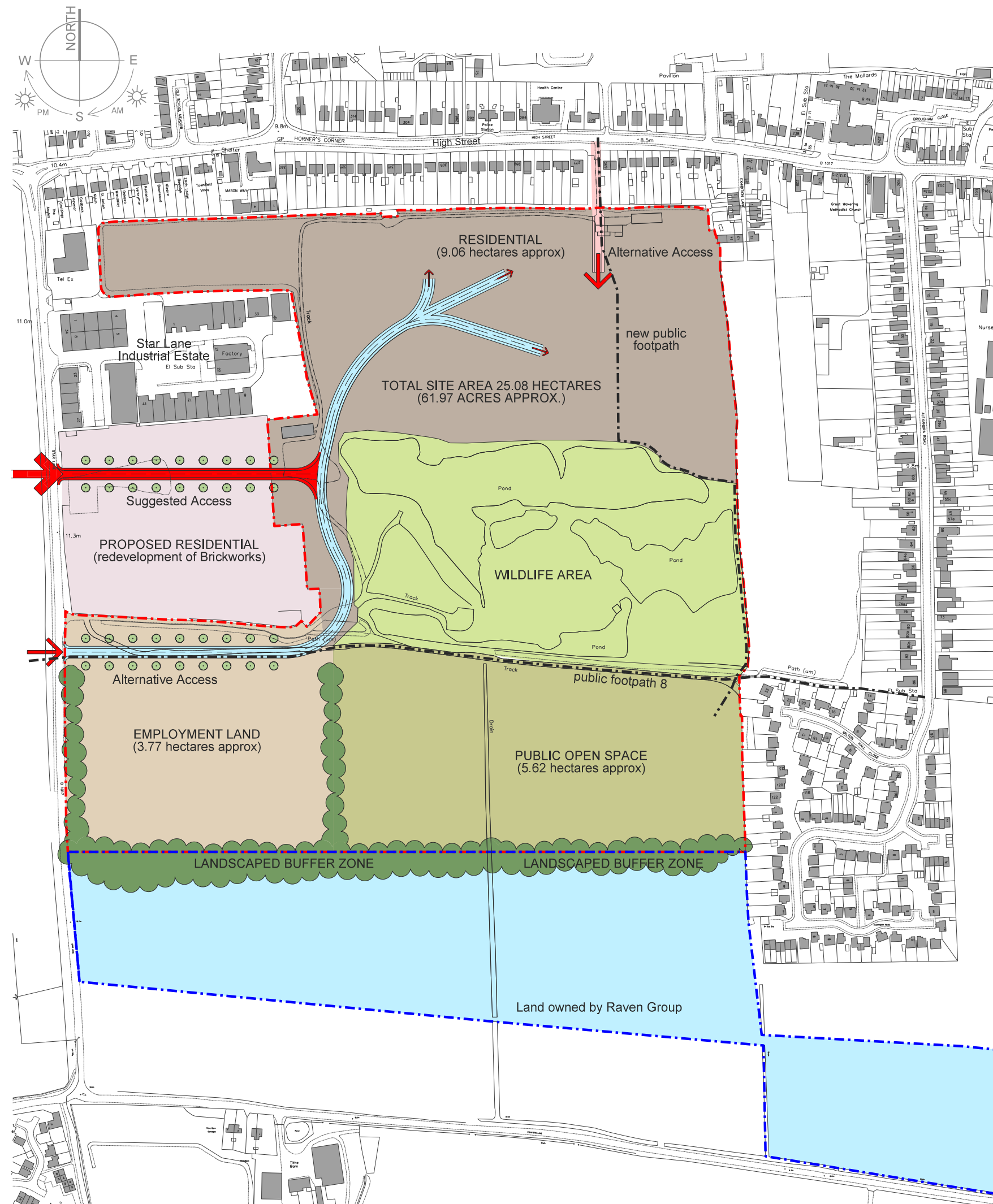


Rochford District Council - Local Development Framework Allocations Submission Document

## Initial Master Plan Options

In readiness for the forthcoming consultation to settle the final allocations, The Raven Group has been preparing various initial master plan options to illustrate in basic terms how the land uses might be accommodated, what opportunities and constraints exist and how the land can be accessed. The Council also has views on these matters, particularly that site SER 9b must be accessed via the pending redevelopment of the former Brickwork Site.

Two early options prepared thus far are illustrated below and overleaf, they are indicative at this stage and are entirely up for discussion.



Option One



# Initial Master Plan Options



Option Two



## Star Lane Pits Local Wildlife Site

An obvious constraint to any development in this location is the need to protect the local Wildlife Site (LoWS). The Raven Group has already engaged leading ecologists on how best to protect the LoWS, but also to enhance it, so that it can successfully co-exist with residential development nearby. Early responses from the ecologists have indicated that there are a number of opportunities to protect and enhance the LoWS as part of any development proposal. Before further work on this commences, it is considered that the precise boundary of the LoWS is identified and agreed.





## Raven Group Previous Work

### The Lakes, Lechlade, Cotswolds

- Former Quarry - 650 acres, circa 200 acres of Lakes
- 160 Second Homes plus ancillary facilities
- Internationally Significant Wildfowl Site - 122 Bird Species have been recorded. 15 Red-listed species, 51 Amber-listed species.
- Large areas of new native planting.
- Development of charophyte strategy
- Sensitive management regime for maintenance of Bats, Water Voles and Otters habitats



### High Royds Hospital, Leeds

- Grade II Listed Former Mental Institution
- Largest Disposal by NHS outside London
- 750,000 sq.ft of Mixed Use Development
- Working Partnership with local transport providers to provide viable sustainable community
- Parkland and Recreation Facilities for use of existing population





## Raven Group Previous Work

### Flete House, South Hams, Devon

- Grade I Listed Norman Shaw Mansion House
- Former sheltered housing
- Conversion and refurbishment to provide stable long term future
- Working with existing staff and local community



### Mote House, Mote Park, Maidstone

- Partnership with local council
- Grade II\* mansion house
- Former Cheshire Home that had been badly altered
- Dilapidated Listed structures
- 100 unit assisted living community

