

**1. SCOPE OF REQUIREMENT**

**1.1 Background Information**

- 1.1.1 Previous development proposals centred on purely commercial returns to the Council and where regeneration was not required to deliver public benefits beyond those triggered by current planning policies; e.g. affordable housing but not at a percentage beyond current policy. Again the requirement is for development proposals to centre on commercial returns and where commercially driven proposals must reasonably align with both current local planning policies and national planning guidance. If redevelopment of designated employment land is deemed challenging, provision of housing cannot be seen as the automatic alternative position.
- 1.1.2 The LRIE does have planning constraints. Under the current Local Plan the majority of the area is Protected Employment Land but as stated in 3.6 the current policy does allow for mixed use development.
- 1.1.3 Within the LRIE there is a defunct football ground and which will in the future be used temporarily for general recreational sports use based on the old grass pitch. This function will cease as and when the land is required for any development, subject to a successful planning application. Successful regeneration of the LRIE has always presumed that the former football ground will need to be included; it sits in approximately 3 acres of land closest to the river feature and adjacent to open public space and represents a prime residential location. The Council is liaising with Sport England over long term plans to relocate football elsewhere within Newbury and which is related to the WBDC Leisure Strategy already mentioned.
- 1.1.4 The Council requires the service to be provided in clear stages and where at the end of each stage the Council will review its position and formally decide at Executive level on whether or not to proceed to the next stage. This scope of service allows consultants to deliver defined works at each stage without going back out to tender should the Council proceed to the next stage. For the removal of doubt, at present the Council is only committed to Stage 1 as set out below. However, the Council is confident that it will continue with the process to bring forward redevelopment on the LRIE.

**1.2 Summary of Requirement**

**1.2.1 STAGE 1**

- 1.2.1.1 Be aware of the historic consultancy documentation.

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- 1.2.1.2 Be aware of the site constraints as identified by consultants providing 'Call for Sites' documentation.
- 1.2.1.3 If necessary review all existing leases on the LRIE.
- 1.2.1.4 Provide a Development Brief and Masterplan, manage stakeholder consultation and their expectations in relation to what the consultants identify as relevant to developing the new brief and masterplan. For the avoidance of doubt the Masterplan will be conceptual only. Stakeholders in this context excludes utility companies.
- 1.2.1.5 The masterplan is intended to be an overview of how *viable development*<sup>1</sup> can be delivered on the LRIE and where the Masterplan needs to be able to evolve as market conditions and planning policies change. This should be presented as a range of options covering different returns over different time periods.
- 1.2.1.6 Using their experience of working with other landowners and developers, consultants will be expected to create a masterplan that West Berkshire District Council as landlord can support and where proposals clearly consider how delivery of the masterplan will provide wider community benefits, improved economy of LRIE and enhance the sustainable environment of the estate.
- 1.2.1.7 The development brief and masterplan and its options will conform to current and emerging local planning policy or provide significant evidence and justification for any divergence.
- 1.2.1.8 The development brief will also advise the Council of different delivery mechanisms suitable for delivering redevelopment and set out the advantages and disadvantages of each option and similarly the financial risk associated with each option. Though the Council had previously entered into a full development agreement with a single delivery development partner, the Council is open to other delivery options and where those options may maximise the Council's control over development. Consultancy advice should not presume a preferred development option or preferred delivery mechanism and information should be presented on the understanding that the Council will make the final decision on how to proceed.
- 1.2.1.9 The development brief must consider, as part of any land assembly exercise, the possibility of relocating existing LRIE businesses either within a redeveloped LRIE or on to external sites elsewhere. In terms of external sites, the provider will be made aware of all sites the Council owns, but it is likely that relocation out of the LRIE would have to be via newly bought sites. Some existing light industrial businesses on the LRIE may be able to move into new smaller fit for purpose sites

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<sup>1</sup> **Viable Development** – this should be seen in the context of a landowner who has not determined the level of risk to be undertaken and the level of commercial return to be sought over any specified period of time

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within the LRIE, either on existing or increased ground rent levels, and still free up land for new development. Similarly it may be possible to relocate businesses outside of the LRIE onto purchased land and where the capital outlay can be offset by the proceeds of new development on the LRIE.

### **1.2.2 STAGE 2**

1.2.2.1 Working with the Council’s chosen legal consultants to draw up in draft the form of development contract that the Council will use for tendering purposes when procuring parties to bring forward development, whether that be again a single partner, a consortium bid or individual specialist developers responsible for separate development plots. Developers tendering for works will be expected to tender on the basis of accepting the form of contract.

### **1.2.3 STAGE 3**

1.2.3.1 Working with the Council, manage the procurement processes to secure the development partnership(s) the Council seeks to deliver redevelopment of the LRIE.

### **1.2.4 STAGE 4**

1.2.4.1 Act as the Council’s agents during the redevelopment and protect its property interests. Should redevelopment proceed this will take place over a number of years.

## **2. REQUIREMENTS OF WBDC**

2.1 Progress on bringing forward regeneration of the LRIE will be controlled by a dedicated Project Board consisting of elected Members and Council Officers. From time to time this board will submit update reports to the Council’s Operations Board and Economic Development Board. Beyond this major decisions will have to be approved at Executive level.

2.2 Key decision points:

- Approve Development Brief & Indicative Masterplan and seek new development partner or partners and / or agreeing next Stage if different from securing a new partner or partners.
- Approving draft contract before going out to tender for new development partner(s).
- Seek approval from appropriate decision making body to award preferred bidder status to new development partner(s).

2.3 Consultants will attend relevant Committee meetings possibly up to two or three times a year.

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### **Contract Length**

2.4 The Council is only committed to Stage 1 of the service as described. Stage 1 contract length is estimated to be five (5) months. However, the consultancy contract as tendered has the ability to last potentially over 10 years in the event physical redevelopment takes place. The consultancy contract covers all consultant work that might be required over this period should full redevelopment take place. Therefore appointed consultants will be expected to remain in post during this period.

Immediate provisional programme is as follows:

- January 2020: Appoint consultants to provide Development Brief and Masterplan
- January 2020 to June end 2020: Consultants produce draft Development Brief and Indicative Masterplan and have conducted initial stakeholder consultation.
- June / July 2020: Steering Group to consider the contents of the draft Development Brief and Masterplan and make decision to either publish through the appropriate decision making body OR refer draft documents back to stakeholders before going to appropriate decision making body.
- August / September 2020: Complete any required 2<sup>nd</sup> round consultation and publish Development Brief and Masterplan to the appropriate decision making body and to seek its approval or otherwise to proceed to Stage 2 of the redevelopment process.
- Summary of future events should the process progress to Stage 2: agree form(s) of contract; secure development partner(s); creation of outline planning application for whole estate; submit and determine outline application; submission and determination of reserved matters on first plots; mobilisation on site to deliver first plots