

**SOUTH RIBBLE BOROUGH COUNCIL**

**WESLEY STREET MILL DEVELOPMENT OPPORTUNITY**

**BRIEF FOR DEVELOPERS**



## **FOREWORD**

*Possible incorporation of wording from the leader of the Council or Portfolio Holder which highlights the Council's commitment to supporting development at the site.*

Picture

## CONTENTS

### **Descriptive Document**

1.	Introduction	1
2.	The Proposal	2
3.	The Development Partner	5
4.	Procurement Arrangements	7
5.	Enquiries, Clarifications, Contacts and Confidentiality	8

## 1. INTRODUCTION

### **Introduction to South Ribble Borough Council**

South Ribble Borough Council ("**the Council**") is the local authority of South Ribble, a non-metropolitan district which is based in Leyland, Lancashire. Principal towns within the borough include Leyland, Bamber Bridge and Penwortham. The area covers approximately 43.6 square miles (113 sq km) and has a population of approximately 110,000.

The Council is acting as lead contracting authority on this procurement of a Development Partner for the redevelopment of the site of the Wesley Street Mill in Bamber Bridge ("**Development**").

### **Background to the Project**

The Council is keen to encourage sustainable economic growth, making the most of the area's unique assets and its central location. Regeneration is a key part of this and the Council is actively engaged in a number of activities to promote business and support new investment. These include investment in public transport and in the retail environment of towns in the borough.

Part of this strategy involves improvements to the physical environment and creating places where people can live and work. The site of the Wesley Street Mill has been identified as a Council priority for redevelopment which can contribute to achieving the Council's regeneration objectives.

The primary aim of the Development is to address the current dereliction of the site of the mill, to improve the physical environment in Bamber Bridge and to create attractive desirable housing to support the working population of the borough.

It is expected that the Development will be led by a residential housing scheme, however the Council is prepared to consider additional uses which may provide amenity value ancillary to the main development.

The Council has been considering the site for redevelopment for a number of years and during this time has been engaged in discussions with the landowner.

In addition, a number of parcels of land have been identified which are to be included in the Development which will facilitate an effective layout and will improve access links to Station Road and the town centre.

The current position is that the Council is in negotiations for the acquisition of certain sites and there is an expectation that the Council and the selected developer will work together to secure the outstanding land parcels and to bring forward development.

## 2. THE PROPOSAL

### **The Council's vision for the outcome of the Development**

The Council is seeking to promote a high quality, residential-led development

with possible ancillary development uses on the site of the current Wesley Street Mill.

Development will address the poor current condition of the site and will provide housing in a sustainable location to help meet the Council's housing targets.

The objectives for the Development can be summarised as follows:

- Provide a range of high quality housing in a key town centre location
- Include a suitable proportion of affordable housing to assist key sectors of the population of South Ribble Borough
- Address the dereliction which affects the mill
- Managing existing green space and the provision of open space in the Development
- Improve links to the town centre through land assembly and the creation of new access points

The Council is seeking a Development Partner by way of the OJEU Competitive Dialogue process.

### **Strategic context of the Development**

The Wesley Street Mill lies to the east of Station Road in Bamber Bridge. Access to the site is from Wesley Street, which links to Station Road. For some years the Council has earmarked the site for regeneration and the site has been physically deteriorating throughout this period.

The Council has been engaged in discussions with the owners of the mill during this period with a view to bring the site forward.

In order for a comprehensive and effective development to be brought forward, the Council has identified additional landholdings which together form an overall development site of circa 4.9 hectares (12 acres) which is outlined in red on the plan below.

*Insert plan*

The individual land parcels are as follows and are outlined on the plan below;

- Wesley Street Mill, area xx acres, edged blue
- McKenzie Arms, area xx acres, edged red
- Cuerden Methodist School playing fields, area xx acres, edged green

*Insert plan*

None of the sites are currently in Council ownership.

The Wesley Street Mill forms the core of the development site. The McKenzie

Arms and part of the playing fields of the Cuerden Methodist School will permit a direct access to be created from the development on to Station Road. This will permit a primary and secondary access point and greater prominence for the development.

The Council is negotiating with the owners of the McKenzie Arms for the acquisition of the site.

Alongside the McKenzie Arms, part of the school playing fields will be required to facilitate the improved access and prominence. The Council is progressing this transfer, working with Lancashire County Council (LCC) and the school governors. It is expected that this transaction will be concluded once a development partner has been selected through the OJEU process.

As part of the agreement with LCC, it will be necessary to replace the playing fields within part of the existing mill site. The exact location of the new playing field is to be decided by agreement with LCC.

There are a number of considerations for developers in assessing the Development.

### ***Bamber Bridge and Surrounding Area***

The site is located to the east of the main road running through Bamber Bridge, the B6258 Station Road. The town centre provides a range of amenities and local services including schools as well as being a focus of residential development.

The town centre is situated on bus routes with links to Preston city centre and Bamber Bridge rail station on Station Road provides services to Blackburn, Preston and Blackpool.

The town has excellent road connections via the motorway network, being close to junctions of the M6, M61 and M65.

Situated close to the motorway junctions and the edge of Bamber Bridge is an established out-of-town retail and business location which includes Cuerden Way and South Rings Business Park.

Retail occupiers in this location include Matalan, Aldi, Sainsburys and B&Q. Employment uses include South Rings Business Park and South Preston Office and Technology Village which provide a mix of small owner-occupier office and workspace accommodation, alongside larger scale office development with the potential for accommodating regional and national occupier requirements.

The varied mix of uses in the vicinity is completed with hotels such as Premier Inn, family pubs and South Ribble Tennis Centre.

The Cuerden Strategic Site is a further development of the area to the south of Bamber Bridge town centre which aims to capitalise on the excellent transport links of the area. The overall site area is 65 hectares (approx 160 acres) and proposals include a mix of uses in phases, to include employment, distribution, retail and leisure. It is expected that development will come

forward over a 15 – 20 year period.

### ***Current State of the Site***

As previously stated, the site has long been considered for redevelopment and the continued deterioration of the mill has strengthened the Council's desire to make progress. The current use fails to complement the adjoining residential and commercial land uses and the site presents a clear redevelopment opportunity.

The site is in a sustainable location, within close proximity to town centre amenities, public transport including train and bus services as well as excellent road connections via the M6 and M65 nearby. The Council is committed to maximising the opportunity.

### ***Planning Policy***

The site is recognised in the adopted South Ribble Local Plan in Policy EMP4 as an existing employment site.

However the draft Site Allocations Development Plan Document (DPD) in Policy D1 allocates the site for residential development. This is nearing Publication stage and is expected to be adopted in Spring 2012.

Reference should also be made to the policies of the Submission Version of the Central Lancashire Core Strategy. Policy 7 considers affordable housing and when this document is adopted will require a 30% affordable housing requirement for residential development.

The site is brownfield and has the capacity to contribute to the Council's 5 year supply of housing land. The Council has identified a potential development of around 175 units, but it is willing to work with the selected developer in agreeing firm proposals. Currently the Council does not have a 5 year supply of housing and this site is considered to be important to contribute to this shortfall.

Residential development on the site will also need to provide on site public open space to meet the requirements of Policy G10 of the draft Site Allocations DPD. The existing TPO'd woodland on the site may contribute towards this.

For any planning queries please contact Helen Hockenhull at South Ribble Borough Council.

Email [hhockenhull@southribble.gov.uk](mailto:hhockenhull@southribble.gov.uk)

Tel 01772 625206

## **Council Aspirations**

The site is seen as a key regeneration project in Bamber Bridge. It occupies a sustainable town centre location with excellent transport links and the current condition of the site is detrimental to the surrounding area.

The Council desires a residential-led development with possible ancillary uses. Houses which provide a mix of family and smaller units, along with affordable housing by negotiation with the Council is the preferred development mix.

The mill building is not listed and the Council will consider proposals which involve demolition of the mill building. We understand that the building is largely vacant.

In order to maximise the opportunity, the Council is progressing negotiations for land assembly of sites along Station Road which will improve site prominence and access. Access is currently via Wesley Street, off Station Road.

The Council is, if necessary, prepared to exercise its powers of Compulsory Purchase if needed to support land assembly and the promotion of development. The Council is willing to work with the selected developer to support land assembly by negotiation and to bring forward development proposals.

A range of additional information, surveys and planning documents are available from the Council on request. This includes;

- Intrusive Site Investigations
- Sample road layout incorporating access from Station Road
- Land Registry title documents
- Local Searches
- Tree Preservation Orders

### **3. THE DEVELOPMENT PARTNER**

#### **Opportunities for the selected Development Partner**

To enable the Development to be realised the Council is seeking a Development Partner. The selected Development Partner will be expected to coordinate the production of development proposals, land assembly and the undertaking of development.

The contract will run for a xx year period, with an option for a further x years thereafter.

#### **Financial value of the Development**

It is not possible to estimate the value to the selected Development Partner of the development agreement pursuant to this procurement at this stage.



## **Sustainability and environment**

The Development can provide a mix of residential and ancillary space. The objective is to create a sustainable, environmentally friendly and high quality development that is appropriate to its context and enhances the character and appearance of the area.

In terms of construction, the objective is to take into account the principles of sustainability and best environmental management practice.

Regarding environmental management generally (including environmental policy and sustainable construction), the successful Development Partner will be required to comply with any environmental management obligations imposed upon the public sector partners either by legislation or otherwise, or by which they choose to be bound, for example, via Codes of Practice or contractual obligations.

## **Financial matters**

Each party will be responsible for their own bidding costs.

Solutions provided by bidders must be:

- Self-financing. The Council will only be contributing land and information resources to the Development. The selected Development Partner will fund all of the development costs and it will be the selected Development Partner's responsibility to procure appropriate funding;
- Commercially viable;
- Include a financial strategy (for example, overage) to provide a capital receipt to the Council to reflect the residual value of any sites in it's ownership.

As such, subject to any other solution as a result of the procurement, the payment which the selected Development Partner will receive will be its profit margin combined with a potential share of overage.

The above requirements will be set out in the development agreement between the Council and the selected Development Partner subject to any other solutions proposed by the selected Development Partner during the procurement.

In addition, bidders should consider the application of relevant (national and European) grant funding available for such a development. Please note that there may be some avenues of funding which can only be advanced by and are available to the Council.

During the course of this procurement, financial appraisals will be required of all proposals and must be completed and returned in a format specified by the Council. Financial appraisals will include the information specified by the Council at that time, but may include a summary sheet, and detailed cashflow. Failure to adhere to this requirement may lead to candidates being marked down as a result in accordance with the award criteria.

#### 4. PROCUREMENT ARRANGEMENTS

##### Key Indicative Dates in the Procurement Timetable

Key dates of the Development procurement timetable are shown in the table below. Please note that the dates in the Development procurement timetable are not definitive, and the Council reserves the right to change any or all of them as necessary.

Target Date	Activity

##### Data room and viewings of the Sites

Candidates, and later bidders, can view the Site unaccompanied from the street. (Please note that bidders should not discuss any of its solutions, or understanding of what is intended on the Sites, with the general public or landowners in the area to avoid misrepresentation).

The Chest at PQQ stage – Interested parties are given internet access to a full pack of information. It is advised that interested parties view The Chest which includes the following documents which may be of relevance;

- Pre Qualification Questionnaire (PQQ)

- Brief for Developers
- Selection Criteria
- Site Ownership Plan
- *Relevant Planning Policy Documents including South Ribble Local Plan, Central Lancashire Core Strategy, Publication Version of the Site Allocations DPD, relevant Supplementary Planning Documents*
- Land Registry title documents
- Intrusive site investigations
- Sample road layout incorporating access from Station Road
- Local Searches
- Tree Preservation Orders

These documents can be accessed directly from *insert website*

The Chest following PQQ stage – Those parties invited to participate beyond PQQ will be given a unique internet link which provides access to further information through The Chest. Access to this will be subject to the bidders signing a relevant Agreement.

## **Pre-qualification**

In order to assist the Council in evaluating the extent to which candidates meet the Council's requirements, candidates are requested to complete the PQQ. The pre-qualification stage will be conducted in accordance with the requirements and rules set out in the PQQ.

Unsuccessful candidates will be informed by the Council as soon as possible and offered the opportunity of a debriefing. Within 15 days of a written request from an unsuccessful candidate to do so, the Council will inform the candidate of the reasons why it was unsuccessful in writing or as a formal discussion.

## **5. ENQUIRIES, CLARIFICATIONS, CONTACTS AND CONFIDENTIALITY**

### **Enquiries, clarification and contacts**

Bidders are encouraged to identify issues, which they would like to discuss as early as possible.

All enquiries of, and requests for clarification must be addressed in writing to:

*Insert contact details for clarifications*

### **Confidentiality**

*Insert appropriate confidentiality wording from the Council's legal advisers.*

### **Freedom of information and Environmental Regulations**

Please see the PQQ for the Council's obligations under the Freedom of Information Act 2000 and Environmental Regulations 2004. Should the Council agree to treat a question and its response as commercially confidential under the process described above, bidders should be aware that this will not necessarily enable the Council to exempt it from disclosure under the Freedom of Information Act 2000 and Environmental Regulations 2004 should a request for such information be made.

### **Disclaimer**

*Insert Disclaimer from Council's legal advisers*