

REQUEST FOR QUOTATION

FOR

**THE PREPARATION OF A DELIVERY PLAN FOR THE NORTH
NORTHAMPTONSHIRE GARDEN COMMUNITIES**

**Northamptonshire County Council on behalf of the North
Northamptonshire Joint Planning Unit and Partner Local Authorities**

Issue Date: 15th May 2015

Return Date: 5th June 2015

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c/o North Northamptonshire Joint
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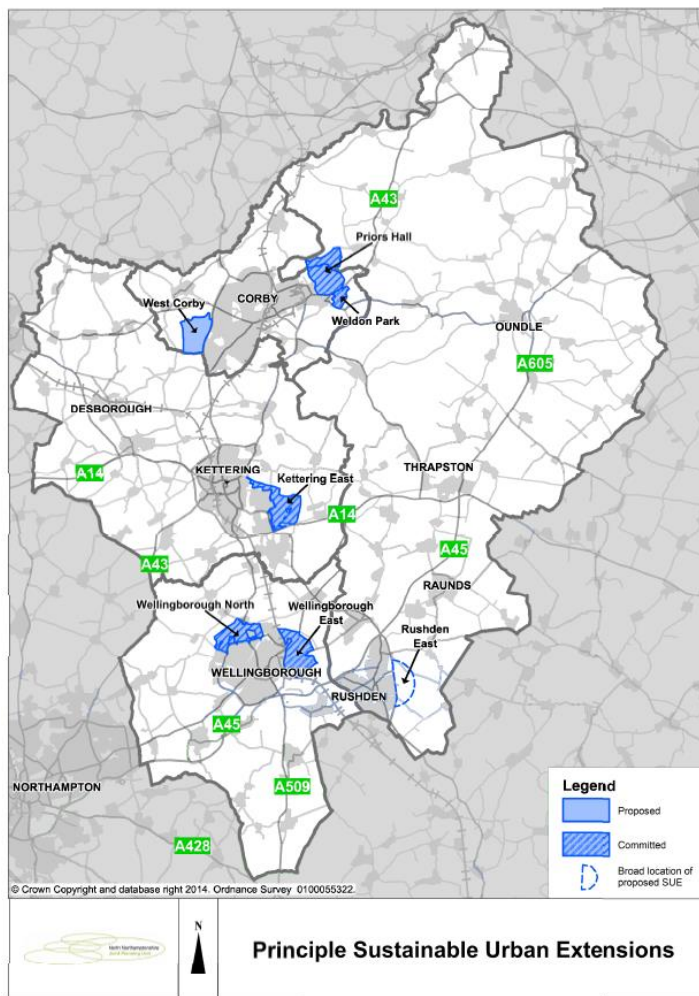
SECTION 1 - INTRODUCTION

GENERAL REQUIREMENTS

- 1.1 Quotations are invited for the preparation of an overarching North Northamptonshire Garden Communities Delivery Plan to:
- i. Outline clearly and persuasively the opportunity for co-ordinated and complementary delivery of Sustainable Urban Extensions (SUEs) within a shared framework of landscape and infrastructure, enabling key attributes of Garden Cities to be delivered across North Northamptonshire; and
 - ii. Identify a clear, prioritised programme of projects and activities at the North Northamptonshire level and for individual SUEs, to ensure the efficient and effective deployment of public funds and private sector investment in the short, medium and long term.
- 1.3 The Delivery Plan will be used to inform the work programmes and resources of a new Joint Delivery Unit (JDU) and its partners (including developers) and as a basis for securing ongoing commitment and investment from Government and other public and private sector agencies.
- 1.6 The detailed requirements are defined in the Specification. Quotations are invited to prepare the Delivery Plan within an indicative budget of **£25,000 to £30,000** excluding VAT.

BACKGROUND

- 1.9 Planning consents for four Sustainable Urban Extensions (SUEs) in North Northamptonshire, together with two further SUEs promoted in the emerging Joint Core Strategy, provide a nationally important opportunity to deliver major growth through a cluster of inter-dependent “Garden Communities” containing over 24,000 new homes. The aim is for these to be designed and built as far as possible on the principles set out in the last Government’s Garden City Prospectus, to deliver the best of town and country and to enhance existing communities.



1.10 Appendix 2 contains an extract from the submission made by the North Northamptonshire local authorities to DCLG. It provides further details of how the coordinated delivery of Garden Communities will support the overall spatial plan for North Northamptonshire, enabling the SUEs to become quickly established as vibrant and desirable places in which to live, work and invest.

1.11 The Government has confirmed its support for the growth ambition in North Northamptonshire by announcing (March 2015 budget) initial funding to support the establishment of a Joint Delivery Unit (JDU) and a Garden Communities Joint Committee, to work alongside the well-established Joint Planning arrangements (the Joint Planning Unit and Joint Committee). The partner local planning authorities, together with the County Council, have established a Steering Group to oversee the establishment of the JDU. The Head of the JDU and other key staff will be in post by July at the latest.

PROCUREMENT TIMETABLE

1. Request for Quotation Issued	15 th May 2015
2. Deadline for Clarification Questions	25 th May 2015
3. Deadline for Quotation Responses	5.00pm 5 th June 2015

4. Quotation Evaluation	By 18 th June 2015
5. Contract Awarded	22 nd June 2015
6. Deadline for Delivery	10 th September 2015

SECTION 2. SPECIFICATION

- 2.1 The output of this commission will be a succinct and inspiring Delivery Plan document that can be used to inform the work programmes and resources of the JDU and its partners (including developers) and as a basis for securing ongoing commitment and investment from public and private sector agencies. It needs to:
1. Outline clearly and persuasively the opportunity for co-ordinated and complementary delivery of the SUEs and supporting infrastructure, in way that incorporates key Garden City principles and reflects the aspirations for North Northamptonshire as set out in the [Joint Core Strategy](#) (JCS);
 2. Outline the substantial progress and investment already made or committed to bring forward the SUEs and supporting infrastructure and identify any potential for future uncommitted elements of the SUEs to be re-visited, if necessary, in light of a more integral consideration of Garden City principles;
 3. Identify any major constraints to delivering the full potential of the SUEs over the next 20 or so years, at the scale of the North Northamptonshire Housing Market Area and also for each of the consented or proposed SUEs shown on page 3.
 4. Recommend a prioritised programme of projects and activities at the North Northamptonshire level and for the individual SUEs, identifying resource requirements and critical milestones etc to address identified constraints and ensure the efficient and effective deployment of public funds and private sector investment. This will inform the business plan for the next three years for the emerging Joint Delivery Unit and also the work programmes of its partners. It should provide greatest detail for the first 12 months. This work programme should, inter alia, address the following themes set out in the proposal to CLG (extract at Appendix 2):
 - Enhancing capacity and capability for delivery;
 - Unlocking key infrastructure constraints;
 - Developing new delivery models/ access to finance;
 - Stimulating demand for inward migration of households and businesses.
- 2.2 Substantial work has already been carried out and the provider will need to review and draw together relevant material from the consented SUE planning applications and existing local plans, strategies and technical studies. Proposals should identify how the provider will:

- Secure additional information and, where possible, buy-in from key stakeholders including the SUE promoters, local planning authorities, the JDU and JPU, County Council, LEPs, and HCA/ ATLAS (a list of contacts will be provided to the successful provider); and
 - Utilise experience and best practice in delivering SUEs or similar scale strategic developments elsewhere in the UK or beyond;
- 2.3 Quotations should identify how provider would provide the required services and add value as a result of their particular experience and expertise, within the timescales set out below and within an indicative budget of £25,000 - £30,000 excluding VAT. This budget includes all expenses other than the cost of accommodating any meetings/ workshops, (which may be hosted by one of the Councils). It should include the provision of an electronic copy of the Delivery Plan and 25 printed copies of the final document.
- 2.4 Quotations should identify how the provider will structure this project, providing costs for each stage and identifying who will be involved (providing summary CVs and relevant day-rates).
- 2.5 Quotations should include the appointed provider attending a project inception meeting; two further meetings of the Chief Planning Officers' Steering Group; and one meeting of the Garden Communities Joint Committee. Ongoing liaison with the Head of the JDU and/ or JPU will be through monthly meetings and/or telephone conferences. The provider should identify what, if any, additional meetings or workshops they would propose as part of this commission.
- 2.6 Where providers have worked for developers within North Northamptonshire, quotations should identify how work will be managed to avoid or address any potential conflict of interest.
- 2.7 The appointed provider will need to attend an inception meeting on or around the 22nd June 2015. A first draft of the Delivery Plan will be presented to the Chief Planning Officers' Steering Group on or around 6th August (6 weeks after the inception meeting). The final draft Delivery Plan will be presented to the Joint Committee in the week of 7th September 2015.

BACKGROUND INFORMATION

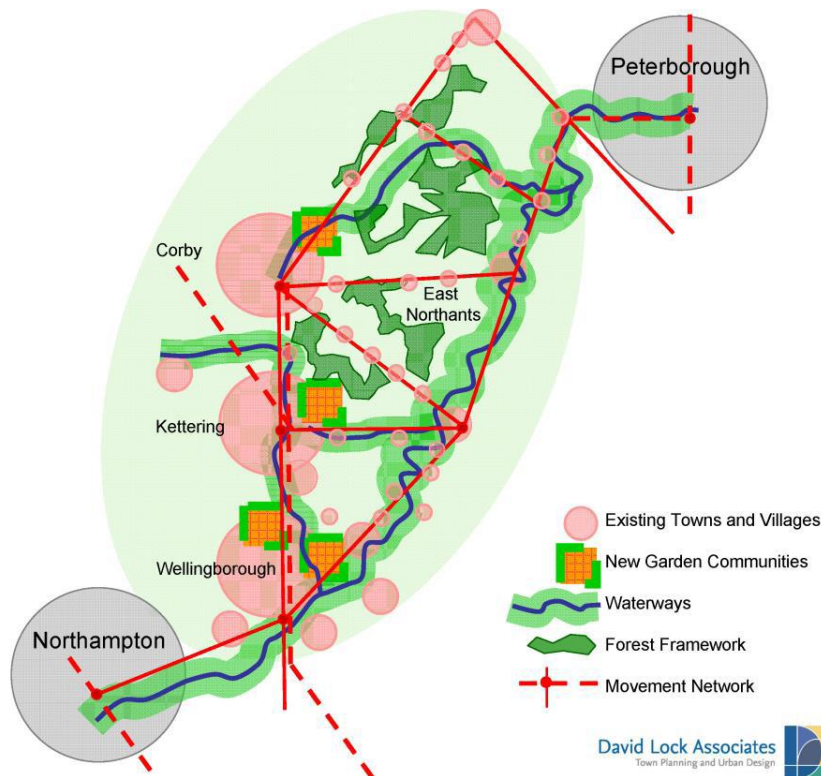
Set out below is an extract from the bid for capacity support submitted to DCLG by the partner local authorities. This explains the overall vision for Garden Communities in North Northamptonshire. **The bid focussed upon four consented SUEs but the Delivery Plan must also cover the planned SUEs at Corby West and Rushden East and the consented development at Weldon Park (which, with Priors Hall, forms part of the North East Corby SUE).**

Further information on the SUEs is available in the Pre-Submission Joint Core Strategy and supporting evidence base (www.nnjpu.org.uk) and on the websites of the relevant local authorities.

Background

North Northamptonshire

North Northamptonshire is a single functional area comprising individual yet interdependent towns, villages and rural areas set close together in a shared green infrastructure including the Nene Valley and Rockingham Forest. The three main towns of Corby, Kettering and Wellingborough are closely related (just 8 miles between adjacent town centres) with good transport links.



The area benefits from close proximity and transport links to London, relative affordability, economic potential – including its relationship with the Oxford to Cambridge Arc, and limited environmental constraints (No designated AONB or Green Belt).

A proven track record

We have a proven track record of collaboration and growth. Joint-working is simply ingrained in our working practices and enshrined in our structures. The North Northamptonshire Joint Planning Unit was the first of its type, and works alongside the North Northamptonshire Joint Planning Committee to ensure that spatial planning is done across boundaries and with a common-purpose. The NNJPU has been in existence now for 10 years – we're close to delivering a second version of our Core Spatial Strategy – having been among the first to deliver the original CSS.

Alongside this we jointly formed the North Northamptonshire Development Company to help realise our ambitions plans for growth - which will see the population rise from approximately 320,000 to 394,000 by 2031. To put that in context, we're currently around the size of Coventry or Leicester, and we plan to be around the size of Bristol.

The constituent communities that make up North Northamptonshire continue to play an essential role in ensuring that growth is infrastructure-led and that it benefits existing communities as well as new. One SUE within North Northamptonshire has developed a highly successful liaison forum with the local community – a model that is entirely replicable elsewhere.

In progressing our SUEs to their current stages we have had need to work jointly with a host of other parties – from Government Departments and Agencies (DfT, HCA, DCLG, BIS, DECC) to both LEPs (SEMLEP and NEP) and statutory consultees.

We believe in the importance of collaboration – this stems from the Political leadership and mature community debate. We understand that to get major growth up and running it needs to have the support of a whole array of stakeholders. Our track record of delivery proves that it works.

Delivering Responsible Growth

These factors have supported sustained growth within North Northamptonshire, which has a strong track record of delivery. Between 2001 and 2011, the dwelling stock grew by 13.3% (an additional 16,250 dwellings) compared to 8.3% for England (ONS Census data). However the area's full potential has yet to be realised.

Planning permissions are in place for mixed use Sustainable Urban Extensions (SUEs) at Corby, Kettering and Wellingborough, with a combined capacity of around 16,700 new dwellings. These permissions represent a major investment by the site promoters and their partners, and a huge commitment to growth by the local planning authorities.

The four consented SUEs are among the UK's 40 biggest housing permissions (schemes of 2500+ dwellings reported in Planning Magazine May 2014).

In fact no single planned area other than the GLA has a greater number of consented large sites.

The North Northamptonshire Growth Community proposal provides a mechanism to realise the potential of the SUEs as part of a coherent growth strategy for North Northamptonshire and to achieve an appropriate rate of infrastructure-led development across the area.

Delivery of the consented SUEs stalled during the recession but Priors Hall is now underway (including the Business Academy, Innovation Centre and around 300 homes) and Kettering East has commenced on site with construction of the first primary school. Stanton Cross and North Wellingborough are poised to commence in 2015/16.

This progress has been hard-won, with the local planning authorities and site promoters committing significant resources to clearing outstanding planning hurdles. The local planning authorities have accepted reduced or deferred infrastructure and affordable housing contributions to improve scheme viability and investor confidence, while the Government, its agencies and the Local Enterprise Partnerships have committed major investment to unlock key infrastructure constraints.

North Northamptonshire Growth Community

The North Northamptonshire Growth Community proposal provides the opportunity to redouble these efforts to ensure that an appropriate rate of infrastructure-led development can be achieved - so that the SUEs are quickly established as vibrant and desirable places to live and invest in. This will be achieved through collaborative leadership arrangements and a focused and efficient project management team that will be able, amongst other things, to:

- **Enhance capacity and capability** for delivery by pooling public and private skills and resources
- **Unlock key infrastructure** constraints through partnership working with Government and infrastructure providers
- **Develop new delivery models** and where necessary access finance
- **Stimulate demand** for inward migration of households and businesses to **sustain and enhance the momentum of growth** in North Northamptonshire's Growth Community.

The alternative to the proposed infrastructure-led, coordinated, approach could see the four SUEs and their host authorities competing with each other for investment and people within the same Housing Market Area, resulting in slower build-rates and a downward pressure on the quality of development due to viability concerns. This would be a missed opportunity to deliver a cluster of inter-dependent Growth Community that meet local growth ambitions in a strategically important part of the UK.

The Proposal

Context

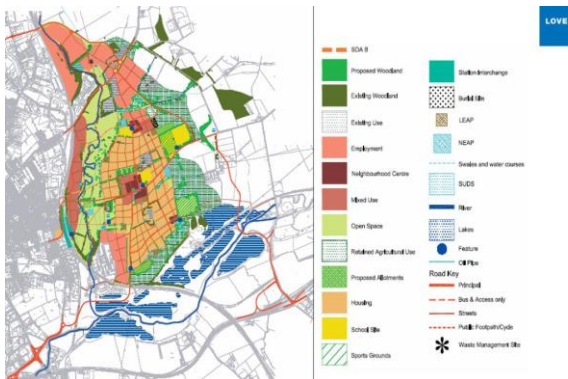
Each of the SUEs are at a different stage of delivery – though there are similarities on what work is required over the next 12 months, there are some differences.



Priors Hall has started, with some gradual progress made including a new school (The Business Academy) Corby Enterprise Centre and around 300 homes. Funding is required (as set out within the North Northamptonshire Growth Community Proposal) for significant infrastructure – new schools and roads.



Delivery of **East Kettering SUE** has begun with the construction of the first primary school on the site. It is also ready to go in terms of the first few parcels of land for house building. Much of the pre-commencement work has been completed, but still lots to do to consent each parcel and satisfy multiple landowning interests. Key infrastructure, such as J10a and the Weekley/ Warkton Avenue remain critical to the completion of the project.



Further work is required to bring **Stanton Cross** up to the same point as Priors Hall and East Kettering. This will require additional staff resources to ensure delivery is not delayed. Additionally, funding arrangements for infrastructure (primary access, train station and others) *



Likewise, **Wellingborough North** is yet to commence, and further planning work is required at both private and public level to ensure that the scheme can move forward. As with each of the other SUEs, there is a requirement for revolving infrastructure funding as well as project specific finance for key elements – primary school and Isham Bypass. *

* These developments can significantly benefit from the learning curve available from both Priors Hall and Kettering East and a key component of the Joint Delivery Unit and Joint Delivery Committee will be to consolidate and promulgate best practice.