

# DEVELOPER'S BRIEF – PLOT 6



# DEVELOPER'S BRIEF

PLOT 6  
TEMPLE MEADS  
BRISTOL

**PREPARED FOR:**

Network Rail / South West of England RDA

**PREPARED BY:**



Savills LLP  
Embassy House  
Queens Avenue  
Bristol  
BS8 1SB

Tel: 0117 910 0330  
Fax: 0117 910 0399

Contact: Richard Rees  
Dan Haines



Hartnell Taylor Cook LLP  
Somerset House  
18 Canynge Road  
Clifton  
Bristol BS8 3JX

Tel: 0117 923 9234  
Fax: 0117 923 9237

Contact: Andrew Batchelor  
Darren Letherby

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# DEVELOPER'S BRIEF – PLOT 6

## EXECUTIVE SUMMARY

Plot 6 Temple Meads is Bristol's premier mixed use development opportunity. Plot 6 has the potential to deliver development including multi-storey car parking, offices, residential, retail and leisure and all in the most sustainable location in central Bristol.

The site is at the heart of the established and successful Temple Quarter area of Bristol. Once developed, Plot 6 will form a key piece of cityscape drawing together Temple Meads Station, the inner ring road, the Floating Harbour and the headquarter office location of Temple Quay 1.

A Developer will be selected to enter into a development agreement with Network Rail and the South West Regional Development Agency ("the Landowners"). The Developer will secure detailed planning consent and implement the phased development of the site, a pre-requisite of which will be the replacement of existing station car parking within a new MSCP.

This brief provides details of the opportunity, outlines the requirements for Developer submissions and the criteria that will be adopted by the Landowners when evaluating submissions.

## CORE LANDOWNER OBJECTIVES

The shared objectives of the Landowners are as follows:-

- To maximise value;
- To ensure the delivery of a multi-storey car park (MSCP) to replace existing station car parking and future proof car parking into the future;
- To deliver sustainable development incorporating exemplar standards of design;
- To achieve a high quality scheme with attractive public realm;
- To respect the principles of the wider Area Development Framework;
- To deliver a development that meets the Council's planning policies and respects the site's location being next to a major transport interchange and the Listed Buildings of Temple Meads Station.
- To appoint a Developer that has demonstrated its ability and commitment to securing and delivering these objectives.

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- Appendix C South West Design Review Panel Scheme Summary July 2007  
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- Appendix Nine:** SWRDA Development Requirements on Design, Sustainability and Best Practice
- SWRDA Development Requirements on Design Sustainability etc for Plot 6 JV Land Dec 07.doc
- Appendix Ten:** Network Rail operational issues/constraints
- Bristol Temple Meads (Network Rail) Guidance in working in the Station environment
- Bristol Temple Meads Development Feasibility Study, Parking Phasing Report (Mouchel Parkman 12.3.07)
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## 1. INTRODUCTION

SWRDA and NR are seeking to identify a Developer to obtain planning consent and develop the site at Plot 6, Temple Meads Station.

The Landowners own the freehold of the site edged red on the attached scheme brochure and site plan at **Appendix 1**. The Landowners have agreed terms to enter into a Landowners Agreement to enable the site to be bought forward for development in partnership with a private sector Developer. The Landowners will enter into a Development Agreement with the selected Developer.

An indicative Masterplan for Plot 6 has been produced by Gillespies on behalf of the Landowners and is known as the Agreed Informal Masterplan (The AIM). The AIM has been produced following consultation with Bristol City Council, the South West Design Review Panel, The British Empire & Commonwealth Museum and English Heritage whose comments and observations are set out in this brief. The AIM should be regarded as a baseline study into the development potential of Plot 6. Importantly the AIM requires the replacement of current surface car parking with a minimum of 522 space multi-storey car park within Plot 6. This replacement car parking is fundamental to meeting the Landowners' requirements for the site.

Shortlisted developers are required to evolve the AIM to produce a masterplan that reflects their vision for the development of Plot 6. This "Developers" Masterplan will have regard to local and national planning policies, consultation and investigations to date, historical and other environmental issues and be commercially and economically viable.

The selected Developer will finalise the masterplan and following approval of the masterplan by the Landowners, agree a planning strategy with the LPA and submit a full detailed planning application (see Section 4). Following grant of an implementable planning consent the Developer will implement development in accordance with the Development Agreement. All costs associated with the development/planning process will be borne by the Developer.

This brief sets out background information on the Bristol property market, Plot 6 itself, the planning and design framework, planning negotiations and consultations, legal and technical details, a suggested development/disposal strategy, developer submission requirement and submission evaluation criteria.

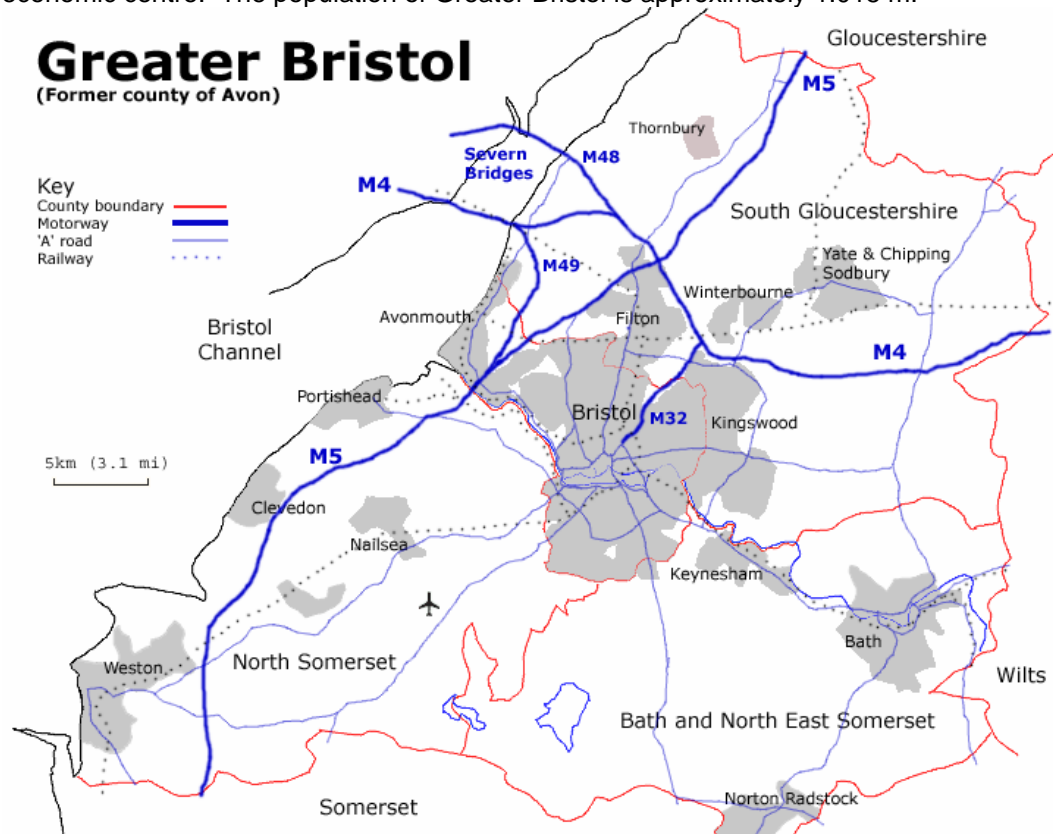
This brief has been circulated to 4 developers.

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## 2. BRISTOL MARKET COMMENTARY

### 2.1 Bristol – The South West's Commercial Hub

Bristol is the regional business capital of the South West and has become one of the UK's major financial centres, initiated with large-scale relocation during the 1960s and 1970s. It is the UK's fifth largest city and forms the focal point between the South West, Wales and the rest of the UK. With around 230,000 employees, Bristol is a significant economic centre. The population of Greater Bristol is approximately 1.015 m.



The South West region has been identified as a major UK growth area within the next decade. Bristol is situated on the hub of the M4/M5 motorway interchange giving a fast, reliable road connection to London, Birmingham, Cardiff and throughout the South West. Growth in the South West region is likely to be driven by Bristol, and therefore the city presents a good opportunity for landlords with good quality office stock. The city of Bristol is situated approximately 120 miles west of London, 85 miles south west of Birmingham and 40 miles east of Cardiff. Plot 6 has excellent vehicular access to the inner ring road which in turn links into the M32, M4 and M5.

Temple Meads station neighbours Plot 6 and provides regular fast rail services to all parts of the country with a fastest journey time to Paddington of approximately 1 hour 30 minutes. Bristol International Airport lies approximately 8 miles south of the city centre and has recently expanded to provide an ever increasing number of domestic and international flights. Direct bus links are available from Bristol Temple Meads Station to Bristol Airport.

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### 2.2 A focus on Temple Quarter

The Temple Quarter encompasses Temple Quay Phases 1 and 2 and a number of sites immediately surrounding Temple Meads Station. It is a modern, vibrant area, which now forms the prime office location in Bristol City Centre. The site is situated within easy walking distance of the main city centre shopping area of Broadmead. The Cabot Circus expansion is currently underway and when completed will provide an additional 1 million sq ft of retail and leisure, 260 homes and 135,000 sq ft of offices within 36 acres.



Currently Temple Quay 1 totals approximately 900,000 sq ft and has been extremely successful in attracting major occupiers including Bristol and West, ODPM (Office of the Deputy Prime Minister), DFT (Department for Transport), DTLR/HMCE, British Telecom plc, Osborne Clarke OWA, Canada Life, OFSTED, 3i and Regus.

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Temple Quay 2 is the second phase of the wider Temple Quay development and is situated to the north of the floating harbour. The site has planning permission to provide further mixed-use development on a site of approximately 18.3 acres. Planning consent provides for approximately 700,000 sq ft of commercial use together with close to 500,000 sq ft of residential accommodation. Following a city wide search for new office Headquarters Burges Salmon recently chose Temple Quay 2 as their preferred location for a 170,000 sq ft office. The law firm are due to take occupation in 2010 and in signing their new lease at a rental level of £27.50 significantly exceeded previous headline rents for Bristol.

The recent announcement by SWRDA and Bristol City Council that the proposed Bristol Arena project would no longer be progressed has led to a rethink of the development strategy for the former diesel depot site within Temple Quarter. The site is likely to provide for a mixed use development incorporating new residential, retail and office uses.

### 2.3 Bristol Office Market

The Bristol office market has, in line with the other major UK cities, experienced significant growth in terms of office demand during the past 5 years. Growing investment demand and a lack of Grade A office stock has brought forward a number of new developments both in the city centre and out-of-town – this is expected to remain the case going forward. Tenant demand for grade A space remains strong although there remains a significant amount of grade B city centre office space, some of which is now being refurbished as a result of the demand.

Prime city centre rents currently stand at £27.50 and quoting rents on new developments are now £28 per sq ft.

The latest economic forecasts by business sector from Experian, the economic forecasting consultancy, shows that office-based sectors will see the highest levels of employment growth for the Bristol region during the next five years. This is likely to feed positively through to office demand.

Total employment growth over the five years (2007-2011)

1st	Other (largely private) services	17.7%
2nd	Property Related Activities	14.0%
3rd	Motor vehicles & other transport equipment	9.2%
4th	Business Services	7.6%
5th	Communications	7.5%
6th	Hotels & Catering	5.7%
7th	Construction	5.3%
8th	Mechanical Engineering	5.1%
9th	Banking & Insurance	4.7%
10th	Health	4.7%

Source: Experian

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### Take-up/Demand

The city centre office market is characterised by small to medium sized deals, although these are interspersed by occasional large requirements, as seen recently with the Court Service (90,000 sq ft), Hargreaves Lansdown (103,000 sq ft), Clerical Medical (170,000 sq ft) and Burges Salmon (170,000 sq ft) all taking city centre space. This varied market provides a wide range of requirements and the Bristol market has reacted by providing a spread of properties, by quality and location, to cater for the diverse range of occupier requirements.

Take up in 2007 equalled the all time high at 890,000 per sq ft. Five year average annual office take up within Bristol is approximately 685,000 sq ft. Due to the trend in acquisitions, consolidations and business mergers there is currently some 375,000 sq ft occupier led demand requirements.

The Business Services sector has been the key driver of demand in central Bristol over the last 5 years, accounting for 40% of all take-up. The Financial sector and Public Services accounted for 25% and 20% respectively. Some of the major occupiers are highlighted in the table below.

#### Major city centre office occupiers

- Bristol City Council
- AXA Sun Life Services
- Bristol & West Building Society
- British Telecom
- Employment Service
- Lloyds TSB
- Ministry of Defence
- BBC
- Burges Salmon
- Direct Line Insurance
- GE Capital Equipment Finance
- Inland Revenue

According to PMA data, there are an above average proportion of deals at the sub-25,000 sq ft level and also at the 100,000 sq ft+ level. This reflects the importance of Bristol as an office market but also shows that there is a high degree of local occupiers from the sub-regions taking space. The lower proportion in the 25-50,000 sq ft bracket is perhaps a reflection of lack of appropriate stock for these types of occupiers. This will change with the likely development programme coming through.

### Supply

There is currently some 18 million sq ft of office stock within the Greater Bristol area: 12 million sq ft in the city centre with the remaining 6 million sq ft being situated out-of-town. In 2007 the city centre available supply totalled approximately 1 million sq ft.

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Whilst the supply of office space in the city centre has remained fairly stable in recent years there is now a shortage of Grade A buildings. Availability of Grade B buildings is also at an all time low with a level of just over 550,000 sq ft which is well below the 10 year average. Developers are capitalising on the lack of good space and a flurry of developments are expected to come to the market in 2008 and thereafter.

Around 9% of the current stock in the Bristol office market has been delivered during the last five years. This percentage is below the average for the largest six centres in the UK. This suggests that the age of office stock in Bristol is older and this is a rationale for a marked upturn in the level of development pipeline going forward. Indeed, there has been a very limited growth in the overall stock of offices in Bristol. It is estimated that stock has grown by 7% during the last 20 years compared to an average of 46% across major locations in the UK. The potential reason for this may have been the substantial over-hang of office space during the early 1990s. The redevelopment of the Temple Quay area during the past five years is exactly what the market required and it has established itself as a core location because of the vision to develop on a large-scale. Going forward, it is likely that further development at Plot 6 will add to this dominance.

There is currently approximately 540,000 sq ft of Grade A office space completed or under construction (where practical completion is expected in 12/18 months).

City Centre Developments completed or completing within 12/18 months

Site/Scheme Name	Developer/ Landowner	Total sq ft	Supply Remaining
Portwall Lane	Deeley Freed	162,000	20,000
Temple Back	UK European Investments	123,000	123,000
Broadmead Expansion	CBREI	135,000	135,000
Tower Wharf	Rockspring	72,000	45,000
Temple Circus	Morley/Hermes	90,000	90,000
Paragon	Cubex Land	76,000	76,000
Linear Park	Castlemore	50,000	50,000
<b>TOTAL (circa)</b>			<b>539,000</b>

In the longer term there is the potential for a significant supply of Grade A new development of approximately 1.5 million sq ft on sites that benefit from planning consents or employment allocations. These are however widely spread within the city centre and in many cases are not prime or deliverable.

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Whilst the development pipeline is substantial, it is clear that Plot 6 as a prime office location in the most sustainable location will prove more attractive than the majority of its competitors.

### 2.4 Bristol Residential Market

In recent years new residential development schemes have arisen in all parts of the city. The concentration of development around the Floating Harbour has created a new residential location, driving headline values and supporting the growing city centre marketplace.

These new mixed-use communities have improved the city centre, which for some time has been considered out of date and fragmented. The pipeline of residential, office and retail development currently planned and under construction in and around the city centre will continue to enhance and strengthen Bristol in the regional and national context.

Plot 6 is located to the east of Bristol city centre, adjacent to Temple Meads, at the southern most edge of Temple Quay. The Cabot Circus city centre development is a short distance away. This £500 million, 1,000,000 sq.ft. development will include a comprehensive retail offering, leisure, residential and commercial space.

Recent residential development in the vicinity includes Barratt Homes' "The Zone" and forthcoming developments by MCD (Horizon), HDG Mansur (Finzels Reach) and Spring UR (The Eye and Affinity). Residential sales and revenues around the city centre range from approximately £250-£450 per sq.ft.

Comprehensive residential research and comparable evidence can be obtained from the agents.

### 2.5 Bristol Retail Market

Bristol's retail offer is undergoing a significant transformation. Cabot Circus, a 1 million sq ft development by the Broadmead Alliance (a partnership between Hammerson and Land Securities) is due for completion in Autumn 2008. The new scheme, anchored by House of Fraser, will provide circa 83,640 m<sup>2</sup> (900,000 ft<sup>2</sup>) of retail accommodation with a further 9,300 m<sup>2</sup> (100,000 ft<sup>2</sup>) of leisure accommodation and has attracted many national retailers who were previously unrepresented in the city centre.

As part of the development, Quakers' Friars will offer a courtyard style development of upmarket boutique retailers and will link the extended Broadmead area with the existing Mall Galleries shopping centre. It is expected that a sizeable proportion of the demand for growth of comparison retail space units in the city centre will be accommodated by the Broadmead proposals. Assessments submitted with the planning applications for the Expansion have predicted a demand for approximately 48,500 m<sup>2</sup> (522,000 ft<sup>2</sup>) net of additional comparison retail space by 2011, based on existing market share. The scheme will provide in the region of 36,000 m<sup>2</sup> (387,500 ft<sup>2</sup>) net of additional comparison retail floor space.

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Bristol city centre has potential to increase its market share significantly as a consequence of the major regeneration of its shopping area and the improvement of its qualitative offer. It is considered that there is potential demand for additional areas of new retail floor space in the city centre away from the immediate Cabot Circus/ Broadmead area, including Plot 6. Zone A rentals within Cabot Circus scheme have been agreed at £2,690 per m<sup>2</sup> - £3,230 m<sup>2</sup> (£250-300 per ft<sup>2</sup>). Current rents being achieved for A3 units in the city centre range from £237 m<sup>2</sup> (£22 per ft<sup>2</sup>) on Corn Street up to £269 per m<sup>2</sup> (£25 per ft<sup>2</sup>) for the units on the waterfront at Harbourside.

Plot 6 is situated within 10 minutes walk of the new development at Cabot Circus and stands to benefit from throughflow of pedestrians from Temple Meads Station to Cabot Circus and the established office areas of Temple Quay 1 and 2, Victoria St and the Redcliff area.

Plot 6 offers an opportunity for a convenience retail/ foodstore retail offer supported by catering and leisure uses at ground floor level. This location should appeal to A3, A4 and A5 operators. It may also be suitable for a health club operator and other leisure uses at ground or first floor level.

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## 3. THE SITE

### 3.1 Location

Plot 6 is situated within Temple Quarter, a dynamic area of Bristol immediately surrounding Temple Meads Station which has been subject to significant redevelopment in recent years.

### 3.2 Description

Plot 6 is an irregular shape development site that slopes gradually from north to south. The site is bound to the east by Temple Meads Station and associated buildings, to the South by the inner ring road, to the west by The Friary the main access road to Temple Quay 1 and to the North by the Floating Harbour. The plot measures 1.869 Hectares (4.6 acres) and is approximately identified by red edge on the site plan in **Appendix 1**.

Plot 6 has been used for rail user car parking since 1985 and prior to that for light industrial and storage use associated with Temple Meads Station. The majority of the land is currently used for rail related car parking and is surfaced as hard standing and gravel.

### 3.3 Title

The land is freehold and held jointly by the Landowners. A summary of title including plans is attached **Appendix 2**.

### 3.4 Archaeology

Commentary is included within the Plot 6 Development Feasibility Study **Appendix 4** and a summary is set out in **Appendix 6**.

### 3.5 Ground Conditions

Commentary is included within the Plot 6 Development Feasibility Study **Appendix 4** and a summary is set out in **Appendix 6**.

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### 3.6 Statutory Services

Summary comments and relevant plans are set out in **Appendix 6**. Further information can be obtained from the following contacts.

<i>Service</i>	<i>Supplier</i>
<i>Foul &amp; Surface Water Drainage</i>	<i>Wessex Water</i>
<i>Water Supply</i>	<i>Bristol Water</i>
<i>Gas</i>	<i>Transco</i>
<i>Electricity Distribution</i>	<i>Western Power</i>
<i>Electricity Transmission</i>	<i>National Grid</i>
<i>Telecoms</i>	<i>BT</i>
<i>Other Telecoms/Cable</i>	<i>Telewest (now Virgin, Cable &amp; Wireless)</i>

### 3.7 Topography

A topographical survey is attached an **Appendix 7**.

### 3.8 Access/Highways

Plot 6 is accessed via Friary which offers vehicular access from Temple Way roundabout which is located on the Inner Ring road. It is envisaged that this will remain as the principle access to the site. Technical information relating to Friary is attached in **Appendix 6**.

Further comment on transport and movement (including LRT/BRT and Temple Circus Roundabout) is included within the Temple Meads Area Development Framework at **Appendix 3** the summary extract in **Appendix 6**, and the Development Feasibility Study in **Appendix 4**.

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### 3.9 Network Rail (NR) Operational Issues/Constraints

The land in NR's ownership is contained within the station lease let to First Great Western. The development will be conditional on NR gaining all necessary regulatory approvals, which are detailed in Guidance for Working in the Railway Environment, in **Appendix 10**.

In order to enable the commercial development, the existing car park needs to be rationalised into a minimum 522 space multi storey car park, whilst maintaining the station parking during construction. In order to deliver the multi storey car park in the position shown in the Gillespies master plan adjacent to the Station Panel Box, a number of enabling works are required.

The High Level Siding will need to be slued to accommodate the multi storey car park. NR will be responsible for procuring this work, (see Mouchel Parkman – Panel Box Strategy Report contained in **Appendix 10**).

A new surface car park, to be used for operational rail parking, will need to be created on an area of land referred to as the Fish Dock, subject to planning consent. (see Mouchel Parkman – Car Park Strategy Report contained in **Appendix 10**).

Various works are required to the Panel Box building itself to accommodate the multi storey car park. Access to the Panel Box will need to be accommodated in the design for the multi storey. These constraints are outlined in the Panel Box Strategy Report in **Appendix 10**.

The Developer will be required to enter into an Asset Protection Agreement (APA) for the delivery of the multi storey car park. A Guide to APAs for third parties is contained in **Appendix 10**. The car park design will need to meet NR standards which are contained in **Appendix 10**.

The cost of these works will be met by the Developer as part of his commitment to the first phase works (See Section 5) but NR will reserve the right for the time being to deliver the multi-storey car park (and any other works selected) subject to the provision of finance from the Developer.

NR also has aspirations to enhance the main station, which may include relocating the Booking Hall to the Digby Wyatt Shed. A Station Capacity Study has been undertaken to understand the present operational constraints. A Station Design Brief has been prepared to tender for consultants to take forward the design options for the Station. It is the intention of the Station Enhancement Scheme to work closely alongside the Plot 6 development.

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## 4. PLANNING AND DESIGN

### 4.1 Temple Meads Area Development Framework (ADF)

Plot 6 falls within Temple Quarter, much of which is covered by the Temple Meads ADF. The ADF was commissioned by SWRDA and seeks to guide and co-ordinate development proposals in and around Temple Meads Station to ensure that development and infrastructure can better connect Temple Meads to the city centre and create a 'sense of place' for Temple Quarter as a whole.

It is Bristol City Council's intention to undertake wider public consultation on the ADF report and to afford the document, or guidance based upon it "material consideration" status when the LPA considers planning applications in the area. A copy of the ADF is attached at **Appendix 3**. Shortlisted parties are encouraged to consider Plot 6 within the context of the ADF to ensure delivery of a successful development which responds well to its immediate environment and surroundings.

### 4.2 Agreed Informal Masterplan (AIM)

The Landowners have commissioned Gillespies to undertake a Development Feasibility Study and master planning exercise specifically for Plot 6. The Development Feasibility Study is attached in **Appendix 4**. The Agreed Informal Masterplan known ('AIM'), incorporates an accommodation schedule and has been viability tested by Savills and Hartnell Taylor Cook LLP. A copy of the AIM and the accommodation schedule is attached at **Appendix 5** for ease of reference.

The Development Feasibility Study and the AIM have been discussed with key consultees and the parameters within which the development falls have been accepted in principle. The AIM should therefore be regarded as forming the baseline study into the development potential of Plot 6. Shortlisted developers will be expected to present their "developers" masterplan within their submission document illustrating their vision for the development of Plot 6 (being an evolution of the AIM).

The role of the selected Developer will be to finalise this "developers" masterplan and following agreement of its contents with the Landowners, submit a planning application and negotiate an implementable planning consent.

### 4.3 Savills Planning Statement

Savills Planning has been instructed by the Landowners to lead planning consultation and provide planning advice in relation to the AIM. Consultation and planning work to date is set out in Savills' Planning Statement for the ADF and Plot 6 in **Appendix 8**.

## DEVELOPER'S BRIEF – PLOT 6

In summary the key recommendations from this report are as follows:

- The principle of development at Plot 6 is long established through designation within the Bristol Local Plan adopted in 1997.
- The ADF acts as the general framework for future development of the Temple Meads area of Bristol, and the LPA intent to issue formal guidance based upon it.
- The design, height and massing of Plot 6 proposals in relation to the Temple Meads complex will be key to the success of the scheme.
- Plot 6 has a distinct advantage due to its proximity to Temple Meads station and forthcoming improvements planned to integrate rail, buses, Air-Link coaches, taxis, cycle ways, Bus Rapid Transit (BRT) routes, the river bus and rail-user parking. Sustainable travel measures are key to bringing Plot 6 forward for development.
- There are a range of Section 106 obligations which will be applicable to Plot 6.
- An Environmental Statement will be required for this development. An Environmental Impact Assessment will have to cover flood risk assessment, contamination, view analysis, archaeology and transport.
- Plot 6 will be treated as a 'super-major' application and there will therefore be a requirement for the selected developer to enter into a Planning Performance Agreement with Bristol City Council.
- The selected developers planning application will be either a full detailed planning application or an Outline Application with a number of reserved matters applications.

#### 4.4 Setting of Listed Buildings, Conservation Areas and Scheduled Ancient Monuments

**website:** <http://www.bristol.gov.uk/ccm/content/Leisure-Culture/Conservation/listed-buildings/conservation-advice.en>

**website:** <http://www.bristol.gov.uk/ccm/content/Environment-Planning/Planning/planning-policy-documents/new-policy-docs/spd-7.en>

The scheme should respond to its context with particular attention being given to listed buildings, adjoining Conservation Areas, other buildings of historic interest and site archaeology.

#### 4.5 Urban Design, Visual Impact and the Public Realm

**website:** <http://www.bristol.gov.uk/ccm/content/Environment-Planning/Planning/planning-policy-documents/height-matters/height-matters.en?page=3#internalsection3>

**website:** <http://www.bristol.gov.uk/ccm/content/Leisure-Culture/Conservation/listed-buildings/listed-buildings.en>

**website:** <http://www.bristol.gov.uk/ccm/content/Environment-Planning/Planning/design-and-access-statements.en>

## DEVELOPER'S BRIEF – PLOT 6

Developers should have regard to the local context including landforms and natural features, the scale and proportion of existing buildings, building lines and roof heights within the street scene, as well as the existing urban spaces, local materials and townscape features.

An attractive and distinctive identity should be created through layout and form to establish a scale appropriate to the locality and use. High standards of design should be implemented for building exteriors and elevations to provide visual interest particularly adjacent to public routes. Assimilation of buildings into the street or wider context through the creation or improvement of their settings should be sought.

Any scheme will need to be accompanied by a full urban design statement, setting out the justification for the design having regard to the local area and the planning policy context.

The scheme must provide a safe and secure environment and it is expected that the design and procurement of public art will be an integral part of the design process.

Developers proposals should comply with SWRDA Development Requirements and Design, sustainability and Best Practice as set out in **Appendix 9**.

### 4.6 Transport and Movement

**website:** <http://www.bristol.gov.uk/ccm/navigation/Transport-and-Streets/transport-policy/>

**website:** <http://www.bristol.gov.uk/ccm/content/Transport-Streets/transport-policy/travel-plans.en>

Any scheme must seek to enhance accessibility for those on foot, cyclists and bus passengers; and must incorporate the retention or provision of important routes and linkages.

### 4.7 Car Parking

**website:** [http://www.bristol.gov.uk/ccm/cms-service/stream/asset/questionasset\\_id=762053](http://www.bristol.gov.uk/ccm/cms-service/stream/asset/questionasset_id=762053)

Bristol City Council Local Plan (adopted 1997) shows the expected car parking requirements. Please note that all standards are maximum unless otherwise stated (details provided in **Appendix 8**). Sustainable travel is more firmly on the agenda than when these standards were drafted in the mid-1990s and Plot 6 is exceptionally close to a wide range of public transport services. Current and projected travel patterns reflect this, which has a direct impact on the amount of car parking required to service the development.

### 4.8 Sustainable Development

**website:** <http://www.bristol.gov.uk/ccm/content/Environment-Planning/Planning/planning-policy-documents/new-policy-docs/SPD-5.en>

## DEVELOPER'S BRIEF – PLOT 6

Developers should refer to the Bristol Sustainable Development Guide for Construction which is available on the BCC website: [www.bristol-city.gov.uk](http://www.bristol-city.gov.uk). Good practice towards the process of scheme design and the design itself should be adopted. The Landowners believe that high targets for sustainable construction should be set for this development and consider that the scheme overall should achieve at least a score of "Excellent" but should pursue a target score of "outstanding" for all or a percentage of the scheme using the BREAM / EcoHomes assessment methods.

**website:** <http://www.nhbcbuilder.co.uk/Consultancyservices/Sustainabilityservices/CodeforSustainablehomes/?gclid=CLfWj86kipICFQ5HQwodvDG3CG>

Reference should also be made to the standard and development achieved measured by the Code for Sustainable Homes (has replaced Eco Homes in England from April 2007). The Code introduces minimum standard for energy and water efficiency at every level of the new national standard. The Code measure the sustainability of the home against key design categories, rating (whole home) as a complete package. The minimum standards for Code compliance has been set above the requirements of Building Regulations. New homes can achieve a rating on a scale of 1-6 "code levels" depending upon the standard achieved. The Code can be accessed on the web address above.

### 4.9 Accessibility

**website:** <http://www.bristol.gov.uk/ccm/content/Environment-Planning/Planning/design-and-access-stables.en>

**website:** <http://www.bristol.gov.uk/ccm/content/Community-Living/Equality-Diversity/environmental-access-standards-2006.en>

Developers should ensure that all properties comply with Part M of The Buildings Regulations, British Standard BS 8300:2001 and the provisions of the DDA regulations.

In working with the masterplan and detailed proposals the masterplan should achieve "access for all". Alongside other published national best practice, regard should be made to the Council's access standard. This is available on the Council's website.

### 4.10 Consultation

**website:** <http://www.bristol.gov.uk/ccm/content/Environment-Planning/Planning/planning-policy-documents/new-policy-docs/statement-of-community-involvement.en>

Consultation is an important part of the master planning process and bidders should provide a statement which sets out how they have taken on board the consultation undertaken to date and their proposals for future consultation work. This should be prepared having regard to the Council's Statement of Community Involvement (SCI).

The SCI establishes the Council's strategy and methods for involving people in the preparation and planning documents and the process of emerging development proposals.

Developers will be expected to take part in a consultation exercise prior to selection. This consultation stage will be managed by BCC.

## DEVELOPER'S BRIEF – PLOT 6

### 4.11 Planning Obligations

**website:** <http://www.bristol.gov.uk/ccm/content/Environment-Planning/Planning/planning-policy-documents/new-policy-docs/SPD-4.en>

**website:** <http://www.bristol.gov.uk/ccm/content/Environment-Planning/Planning/planning-policy-documents/new-policy-docs/SPD-6-economic-contributions-from-new-development.en>

Bristol City Council provide supplementary planning guidance on planning obligations to ensure that development makes a positive contribution to sustainable development providing social, economic and environmental benefits to the community as a whole.

Planning obligations will form part of a Section 106 agreement that is likely to accompany the permission for development.

Taking the indicative Gillespies Master Plan, rough calculations on this scheme have been worked out for discrete elements of the Section 106 package and are as follows:

- Library facilities £23,615
- Recreation £123,035
- Park & Ride £556,000
  
- **Total** **£846,752**

(Excluding affordable housing, highways and any economic contributions or public art/realms work).

Developers should assume no affordable housing and the £850,000 as an indicative Section 106 cost in order for submissions to be comparable. Actual Section 106 obligations will be negotiated by the selected developer.

### 4.12 Environmental Impact Statement

Considering the location and type of site it is considered by BCC that the following items would need to be covered in an EIA and are confirmed by the Council in their scoping opinion. A Developer would need to take on board how these issues would be addressed and mitigated as part of an accompanying ES to the planning application:

- Archaeology and Conservation
- Ground Conditions
- Transportation
- Water Resources and Flooding
- Air Quality
- Noise and Vibration
- Socio Economic
- Ecological Importance
- Visual Impact (including landscaping)

## DEVELOPER'S BRIEF – PLOT 6

### 4.13 Bristol City Council Liaison

Developers wishing to liaise with BCC will be able to do so in meetings organised by Anna Cheney at Savills ([acheney@savills.com](mailto:acheney@savills.com)). This will ensure that BCC are providing similar information and time to all parties in a structured way.

# DEVELOPER'S BRIEF – PLOT 6

## **5. DEVELOPMENT/DISPOSAL STRATEGY**

### **5.1 The Landowners Agreement**

The Landowners have agreed the terms of a Landowners agreement to secure the development of Plot 6 following the appointment of a private sector Developer. This document will govern the distribution of proceeds to the Landowners from sale or development.

The Landowners will enter into a Development Agreement with the selected Developer.

### **5.2 The Development Agreement**

Set out below as a guide is a statement of the intentions and expectations of the Landowners. Heads of Terms specifying the detailed arrangements will be agreed with the selected Developer in due course and will be embodied within the Development Agreement.

The Landowners wish to appoint a Developer to undertake the development of Plot 6 directly or indirectly via approved partners. Land payment can take place as a single up-front payment for a single phase scheme or as an initial payment plus phased payments in the future, relative to pre-agreed dates or on draw down of plots.

Shortlisted developers will produce a Developer's Masterplan to be accompanied by an accommodation schedule. Developers will be required to identify minimum base land prices for all development plots (except the MSCP) based on the assumptions set out in the Developer's Masterplan. These minimum base land prices will be included in the Development Agreement and will need to be paid before development takes place.

The base land price for each plot will be re-valued prior to the Developer take-up possession of each plot. The valuations will reflect the consented development and the cost and values then applicable. The minimum base land price will not reduce and the agreed land values will be paid to the Landowners when the developer takes possession of each plot.

The selected Developer will utilise their experience and expertise and promote their Developers Masterplan to achieve an implementable planning consent for a high quality mixed use development. The details of all planning applications will be approved by the Landowners prior to submission.

The Developer will be required to submit and fund the planning applications and meet all costs associated with the development including the Landowners' consultants fees in considering the proposals (legal, property, architectural, engineering and QS). The Developer will be required to submit the planning application within an agreed programme.

The shortlisted developers will be required to state their level of priority return within their financial submissions. The level of Developer priority return for the different development/sale options will be agreed with the selected Developer and included within the Development Agreement.

## DEVELOPER'S BRIEF – PLOT 6

Should development profit be generated in excess of the minimum base land price and agreed Developer's priority return for any plot, any overage will be split on a 50/50 basis between the Landowners and the Developer. The calculation of overage will be made by reference to the residual appraisal agreed when calculating the land value of the plot based on the consented development, attached to the Development Agreement. The Developer will be required to submit its suggested form of residual development appraisal within its financial submission and will be required to submit full development accounts upon completion of the development of each plot.

The Developer will submit their proposed phasing programme/strategy with its financial submission. The strategy will then be agreed with the Landowners and incorporated in to the Development Agreement. This strategy should identify the non plot specific infrastructure and/or public realm works (i.e. these areas and works which will in due course be handed to the estate management company), which will be undertaken as part of the development of relevant plots.

The selected Developer will be permitted to draw down the land in total or in individual plots following grant of reserved matters planning consents. The Developer may draw down land to undertake:-

- Infrastructure and public realm works.
- MSCP and enabling works.
- Pre-let commercial development.
- Pre-sale commercial development.
- Speculative commercial development.
- Direct development of residential/other master planned uses.

### **5.3 Marketing/Market Value/Overage**

Hartnell Taylor Cook LLP and Savills will be instructed to audit the Developers marketing activities for the scheme on behalf of the Landowners to ensure that marketing is undertaken in accordance with good practice and that transactions are actively sought, negotiated and concluded on the best financial terms.

Any land sales will be subject to a mechanism that demonstrates market value at the point of sale as certified by HTC LLP on behalf of NR and Savills on behalf of SWRDA.

The agreed generic residual appraisal contained in the Development Agreement will be applied in the event of development and the residual value and overage calculations will be ratified by HTC LLP on behalf of NR and Savills on behalf of SWRDA as being a fair reflection of market value (the minimum base land price having been equalled or exceeded) and development profit at that time.

## DEVELOPER'S BRIEF – PLOT 6

### 5.4 Development Phasing

On receipt of full planning consent, the Developer will be granted a building agreement under the terms of which it will undertake the "first phase works". The first phase works will include:

- a) The rationalisation of the station car parking and the construction of a minimum 522 space multi storey car park (MSCP), in accordance with the Car Parking Phasing Strategy attached at **Appendix 10**.
- b) Public realm works.
- c) Enabling works.
- d) Other appropriate first phase works proposed by the Developer and agreed with the Landowners.

The Developer will identify the first phase works and associated costs in its submission. These will be included in the Development Agreement.

The Developer will be granted development rights in land (as value in lieu) in order to offset the costs associated with the first phase works.

On completion of the MSCP the freehold will be transferred to Network Rail.

It is anticipated that first phase works will include the construction of an initial phase of speculative residential/office to be developed out in parallel with those works identified above. Thereafter the Developer will be obliged to bring forward the remaining plots for development as a whole or in phases. The Developer will identify their proposals for phasing including their proposals for speculative development within their financial submissions.

The Developer will use best endeavours to adhere to the phasing programme/strategy contained within the Development Agreement.

### 5.5 Costs

In addition to meeting all planning/development costs the selected Developer will be required to commit to the payment of the Landowner's reasonable consultants fees (Property, Legal, Technical and Cost Consultants), payable in December 2008 or on signature of the Development Agreement whichever is the earlier, amounting to £200,000 plus VAT.

### 5.6 Disputes/Safeguards

In the event of dispute, an Arbitrator/Expert will be appointed. Overage arrangements will be protected by legal charges. Step in rights will be provided to the Landowners as appropriate.

## DEVELOPER'S BRIEF – PLOT 6

### 6. ONGOING SITE MANAGEMENT

SWRDA has overseen significant commercial development in the Temple Quarter area of Bristol. In order to ensure that a quality environment is maintained to underpin the attractiveness of the area and long term asset values and environment it is intended that Plot 6 will be integrated within the existing Temple Quay 1 estate management regime.

The Temple Quay 1 development immediately adjoining Plot 6 is currently managed by Temple Quay Management Ltd (TQML) based on articles of association set out solely for that purpose. The footprints of the individual buildings are owned by investors who hold allocated shares in TQML based on estimated or actual floor areas. The infrastructure areas throughout the scheme including all access roads are still owned freehold by South West RDA although the intention is to transfer these areas to the management company in due course. There are ten shareholders. Three Directors are formally appointed by the shareholders although this number is variable from time to time. There is a formal annual general meeting and quarterly management meetings chaired by the appointed managing agents, GVA Grimley to oversee the day to day facilities management of the infrastructure areas and other matters of common interest.

The service charge is structured by management agreements with each shareholder based on the net internal areas of buildings (either estimated pre-construction or certified on completion of construction). There is presently a total of 973,867 sq ft designated including a development allowance of 200,396 sq ft for Plot CD03.

The March 2008 service charge year end is currently £475,000 representing 0.49 pence per sq ft which includes full maintenance and servicing, security, cleaning and management of all infrastructure areas. This compares to many other office and business parks for which industry service charge figures of 0.55 pence to 0.65 pence are often quoted. The lower cost at Temple Quay 1 reflect the economies of scale together with an effective and enthusiastic hands on approach based on site.

#### Plot 6 Management Arrangements

There are two potential structures for managing Plot 6, which will be discussed with the selected developer and arrangements agreed with the TQML management company. Either option will require the approval of the TQML shareholders.

**Full integration** - This would incorporate the whole of Plot 6 into TQML with the owners of the buildings within Plot 6 becoming shareholders and paying a service charge calculated on net internal areas.

This arrangement is likely to result in a service charge of between 0.40 pence and 0.45 pence per sq ft as there will be further economies of scale to the current TQ1 operations, as the on-site management overheads should only marginally increase.

## DEVELOPER'S BRIEF – PLOT 6

**Partial Integration** – This would permit more autonomy for the management of Plot 6 and would involve a separate management and service charge structure controlled and run by the owners of the various buildings on Plot 6 but incorporating a shared service charge schedule covering the infrastructure shared by Plot 6 and TQ1 (principally the costs associated with the Friary and any ancillary matters).

Under this arrangement Plot 6 service charge is likely to be within the industry standard of 0.55 pence to 0.65 pence per sq ft.

# DEVELOPER'S BRIEF – PLOT 6

## 7. SUBMISSION REQUIREMENTS

The following details are required in Developer's submissions. Failure to comply may be deemed a non-compliant response and be grounds for disqualification.

### Corporate

#### 7.1 Details of the Developer and their team

Specific details of the Developer and their team are required. Details should be provided of the Company that will carry out the development or, if a Joint Venture is proposed, the companies involved in that Joint Venture, and the full consulting and architectural team. This should include detailed CVs of the individuals who will be involved in the project, their roles, and examples of similar projects which the individuals and companies have been involved from inception to completion.

If specific parts of the projects are to be the responsibility of particular members of a Joint Venture enterprise please make clear the proposed contractual arrangements between the joint venture partners' areas of responsibility and the areas of risk taken by an individual member within the Joint Venture.

The Chief Executive of the Joint Venture company will be required to write confirming the company's intention to undertake the project and to appoint the listed consultants. Parent Company guarantees will also be required where appropriate and confirmation will be required. Developers should confirm in their submissions if these will be available.

Developers should include examples of mixed-use schemes that have been completed and which the developer or members of the team have delivered. Please supply points of contacts for these schemes for site inspections.

#### 7.2 Company Report and Accounts

Audited company reports and accounts for the last three financial years are required for the Company and/or the members of the Joint Venture, if not already provided at the Expression of Interest stage.

### Planning & Design

#### 7.3 Masterplan Design and Accommodation Schedule

The "Developers" Masterplan should be prepared in compliance with the requirements set out in this brief. Developers should consider the pertinent points raised through consultation with key stakeholders and design should respect the Grade 1 Listed buildings at Temple Meads Station. The Masterplan should be accompanied with a summary accommodation schedule.

# DEVELOPER'S BRIEF – PLOT 6

## 7.4 Planning Statement

The developers should submit a planning statement describing how the scheme conforms to local and national planning policy together with a commentary on its economic, social and environmental benefits including how it fits into the retail hierarchy. This statement should be in detail as achieving a successful planning permission is one of the key milestones in securing delivery of the scheme. The statement should identify whether the Developer proposes seeking a single detailed consent or an outline consent with reserved matters. Please also include your assumptions in relation to affordable housing and other planning, highway and Section 106 obligations.

Developers are expected to provide a planning statement that will include the approach in planning terms to the following broad issues:-

- **Planning Policy** – How the proposals meet the range of planning policy and supplementary guidance.
- **Conservation Design and Public Realm** – Public art and building design issues on the site as set out in Section 4. Procurement and public art and the processes to be used to achieve design of exemplar buildings and public realm on the site.
- **Movement and Access** – A highways and access statement setting out how the scheme were related to local transport policy is expected. Developers should include a statement setting out your approach to accessibility.
- **Section 106 Agreement/Planning Obligations** – Developers will need to take into account the £850,000 assumptions and make an additional comment on strategy.
- **Environmental Statement** – Your approach to providing such a statement should be provided together with potential mitigation of issues contained in the scope such as archaeology.
- **Sustainability** – A sustainable development profile using the headings in BCC 'Bristol's Sustainable Development Guide to Construction'.
- **DDA Requirements** – Details on how the developer will ensure these requirements are met throughout the scheme.
- **Consultation** – Developers should include a statement setting out their approach and commitment to consultation throughout the whole development process.

### **Commercial/Financial Proposal (NB to be presented in a separate document)**

## 7.5 Schedule of Accommodation

Detailed floor space schedules, use densities and other space requirements e.g. landscape areas. An assessment of gross and net floor areas of commercial space, residential, retail and any other assumed use together with details of car parking spaces is to be provided for each specific use/plot.

## DEVELOPER'S BRIEF – PLOT 6

### 7.6 Commercial/Financial Proposal

The Developer should identify the following in his commercial/financial proposal.

#### Financial

- Minimum guaranteed base land price for identified plots within the Developer's Masterplan expressed as single capital sums and an equivalent rate per sq ft net sales/net lettable.
- Formulae for an increased minimum base land price depending on variations in density and uses consented.
- Required Development returns for alternative forms of sale/development.
- Generic residual appraisal for calculation of gross residual land value for each building plot.
- Agreement of suggested overage arrangement.
- Required return for delivering the first phase works expressed as return on cost or fixed fee.

#### Development/Disposal Strategy

- Commentary on the development/disposal strategy suggested by the Landowners.
- Details of any alternative strategies, setting out the pros and cons of each alternative relative to the Landowners suggested strategy.

#### Further Information

- Any further information that you consider will support your bid.

### 7.7 Funding Strategy

Developers should demonstrate their ability to fund pre-development activity including master planning and planning should describe their strategy and assumptions in relation to long and short term funding.

Developers should state whether it is their intention to undertake speculative development and if so, what and how finance will be secured.

## DEVELOPER'S BRIEF – PLOT 6

### **7.8 Development Appraisal/Development Cashflow**

Developers are required to submit a full development appraisal and cashflow in support of their proposals including: -

Estimated capital value of each building plot and the overall scheme, including details of the funding investment yields assumed.

Estimated current rental value for each of the various categories of floor space proposed or if not applicable, details of any premium/capital payment. Assumptions regarding rent-free periods or tenants' incentives. A schedule of estimated sales values of residential properties.

Current development costs, sub-divided into all the various principal components e.g. construction, contingency, fees, infrastructure costs, Section 106 costs, public realm costs. Bids should be supported by a statement from a Quantity Surveyor/Cost Consultant.

Finance rate, developer returns and overage payment.

### **7.9 Project Management**

A project management plan for the scheme including a detailed programme identifying all phases, planning, design and construction and the roles and responsibilities of partner organisations and consultants.

# DEVELOPER'S BRIEF – PLOT 6

## **8 EVALUATION CRITERIA AND PROGRAMME**

### **8.1 Programme Dates**

Development workshops – 29<sup>th</sup> and 30<sup>th</sup> April 2008.

Developer tours – 6<sup>th</sup> and 8<sup>th</sup> May 2008 and 3<sup>rd</sup> and 4<sup>th</sup> June 2008.

Submissions following this invitation to tender – 21<sup>st</sup> July 2008.

Post submission interviews – 1<sup>st</sup> and 2<sup>nd</sup> September 2008.

Target nomination date for preferred developer – 26<sup>th</sup> September 2008.

### **8.2 Development Workshops**

The Landowners will require an agenda from the Developers, 48 hours in advance. Developers will only be permitted to bring 5 team members to the workshop. Developers will also be required to provide the names of those 5 attending and their role in the team 48 hours in advance. The dates and times of the workshops are fixed and are detailed in Section 8.1 of this brief. The dates and times are offered on a first come, first served basis.

### **8.3 Liaison with Local Authority**

All liaison with the Local Authority should be undertaken through Anna Cheney of Savills Planning. See Para 4.13.

### **8.4 Developer Tours**

The Landowners and their consultants will wish to undertake inspections of appropriate comparable mixed use schemes. The dates for these developer tours are fixed and detailed within Section 8.1 of this brief. Within these dates the Landowners will co-ordinate the logistics of the inspections and advise the developers accordingly.

### **8.5 Post Submission Interviews**

The Landowners will interview the shortlisted developers to review the scheme proposals and raise any relevant questions or issues. The dates and times of these interviews are fixed and detailed in Section 8.1 of this brief. The dates and times are offered on a first come, first served basis.

### **8.6 Evaluation Criteria**

Developers will be evaluated according to an assessment of the submissions and their performance at interview in relation to the following criteria: -

## DEVELOPER'S BRIEF – PLOT 6

### 8.6.1 Proposed Scheme

The development concept and an assessment of the quality of the scheme design and its impact on the immediate environment and how well it responds to other aspects of planning and transport policy and the prospect of securing planning permission.

The manner in which the Developer and team interpret the aims, principles and fundamental requirements as expressed in this brief and the way in which it is intended to translate these into a well designed, attractive, practical, viable and deliverable scheme.

The way in which the proposed scheme has responded to the outcomes so far from public consultation. The Bidder's demonstrated willingness to engage with the public and stakeholders in the design and implementation of the development.

The degree to which the scheme incorporates the principles of sustainable development.

### 8.6.2 Finance

The base financial offer including an assessment of risk.

Conditions attached to the offer.

The credibility of the market assessments and development appraisals for the proposed scheme.

An assessment of the site risks and deliverability of the scheme proposals.

Priority returns for speculative and pre-let development and overage provisions.

A commitment to meet the Landowners consultants fees if selected.

### 8.6.3 Deliverability

Track record, relevant development experience and credibility of the Bidder and any proposed partners.

Financial status and profile of the Bidder and availability of appropriate pre-development finance and guarantees.

The project management strategy, phasing plan and the Bidder's proven track record in delivering complex mixed-use projects to programme.

The quality and experience of the consultant team.

## DEVELOPER'S BRIEF – PLOT 6

### 8.7 Procedure for Submission

Developers are invited to submit an informal tender by **12 noon on Monday 21<sup>st</sup> July 2008**.

Please provide 9 hard bound and 1 unbound copies of your submission, ensuring that Planning and Design/Technical Proposals and Commercial/Financial Proposals are in separate documents. Please also provide 9 sets of 2 CDs: CD 1 to contain Planning and Design/Technical Proposals and CD 2 to contain Commercial/Financial Proposals.

Packages should be sealed and marked "Plot 6 Submission" and should not indicate by whom the submission has been made.

Packages should be sent to:

Andrew Batchelor at Hartnell Taylor Cook LLP, Somerset House, 18 Canynge Road, Clifton, Bristol, BS8 3JX.

Any queries in relation to the submission should be directed to:-

Andrew Batchelor/Darren Letherby

Dan Haines/Richard Rees

Hartnell Taylor Cook  
Somerset House  
18 Canynge Road  
Clifton  
Bristol  
BS8 3JX  
Tel: 0117 923 9234  
Fax: 0117 923 9237  
[andrew.batchelor@htc.uk.com](mailto:andrew.batchelor@htc.uk.com)  
[darren.letherby@htc.uk.com](mailto:darren.letherby@htc.uk.com)

Savills  
Embassy House  
Queens Avenue  
Bristol  
BS8 1SB  
Tel: 0117 9100 330  
Fax: 0117 9100 399  
[dhaines@savills.com](mailto:dhaines@savills.com)  
[rrees@savills.com](mailto:rrees@savills.com)

# DEVELOPER'S BRIEF – PLOT 6

## **9. TERMS AND CONDITIONS**

### **9.1 Tender/Submission**

Informal tender.

The Landowners do not commit to accepting the highest, or indeed any offer.

### **9.2 PR**

All discussions / negotiations should be treated in the strictest confidence and the timing and content of any press releases must be agreed between the selected Developer and the Landowners on selection and throughout the development process.

### **9.3 Failure to Reach Agreement**

In the event of failure to reach agreement between the Landowners and the selected Developer within an agreed period, or any extension which may be agreed, the negotiations will terminate.

The Landowners will then be free to approach other parties and will not be responsible for any costs incurred by the previously selected developer.

### **9.4 Conditions**

All discussions are subject to contract and subject to NR asset protection agreement and other such statutory/regulatory approvals that may be required by SWRDA or NR.

### **9.5 VAT**

It is assumed that all values/costs will be exclusive of VAT.

### **9.6 IMPORTANT NOTICE**

Whilst every care has been taken in preparing the Developer's Brief and the information contained within the marketing packages, this does not form part of any contract and NR/SWRDA cannot accept responsibility for the accuracy of the information. It is the responsibility of each Bidder to satisfy itself of the accuracy of information.

Savills and Hartnell Taylor Cook LLP, their clients and any joint agents give notice that:

(i) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(ii) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills/HTC LLP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

(iii) These particulars were prepared from preliminary design guidance. Developers should not rely on this information but must get their solicitor to check the legal issues.

## DEVELOPER'S BRIEF – PLOT 6

(iv) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the ultimate purchaser is responsible for making his own enquiries in this regard.