

## **Brief for Masterplanning and Engineering Services**

### **J11 M20**

#### **Introduction**

1. This brief describes masterplanning and engineering services required to help the Council examine the rationale and potential scope of economic development in the vicinity of Junction 11 of the M20.
2. The context is provided by the Council's emerging economic development strategy and the supporting land and property market analysis which highlights the need to bring forward high quality employment sites in the M20 strategic road and rail corridor.
3. Specifically the council wants to examine the feasibility of a high quality employment area on land accessible via Junction 11 of the M20. Initial thinking is that the target area under consideration is as shown edged blue on Plan 1 attached. This should be considered in a broader spatial context requirements across a wider area for consideration as part of a Core Strategy review.
4. There have been a number of recent proposals for commercial and residential development in the target area and closeby. These include proposals submitted under the Council's Places and Policies Local Plan 'Call for Sites' process. The only notable recently completed development is the Stop 24 Service Station and the associated lorry parking facilities. Previous proposals have been worked up by individual landowners and there has been little consideration given to a co-ordinated development plan for the area.
5. The Council does not have any property interests in the area. The affected land is owned by a few private landowners who the Council has consulted. It has received sufficient positive feedback to commission some technical work to support an assessment of the feasibility. In this way the Council sees itself as performing an enabling role. Having carried out this work the Council intends to engage further with the landowners to discuss how to move forward.

#### **The Brief**

6. The Council has prepared some background material which will be made available to the successful tenderer. This includes:
  - a baseline plan mapping all planning consents and proposals
  - a consolidated land ownership plan
  - a statement on current planning policy
  - details of proposals led by Kent County Council for a new lorry park served by J11 of the M20
  - The draft economic development strategy and a property market review

The appointed consultants will also be provided with access to the Council's transportation model to enable capacity testing to be undertaken.

7. The services required are a “high level” master planning and infrastructure assessment. It is possible that further more detailed inputs will be required if the Council and the landowners agree to take it forward.

8. The brief for the initial work is as follows:

- Prepare a baseline assessment of the existing transport infrastructure (rail and road) and its capacity
- Prepare a baseline assessment of the existing utilities and their capacity
- Undertake a desk top site investigation study to identify potential for abnormal cost items
- Prepare a constraints plan identifying physical, environmental (including flooding and archaeological constraints) and planning constraints
- Undertake a ‘high level’ landscape character assessment
- Identify employment development areas around J11proposing boundaries to development areas
- Prepare sketch layouts to identify floor areas
- Prepare indicative layouts for lorry parking as part of the mix
- Identify access and new road layouts
- Assess requirements for reinforcement of utilities
- Estimate costs for infrastructure and abnormal development costs

A key output of the work will also be to consider the broader spatial context and infrastructure requirements recognising that policy supporting development across a wider area would probably form part of a Core Strategy Review.

It is expected that this work will be based on desk top analysis, site visits and consultation with the main utility providers and with Shepway District Council Planning department. It is not anticipated at this stage that there will be consultation with other agencies including Kent County Council, the Environment Agency or English Heritage.

### **Tender Submission**

9. Please submit the following:

- Details of relevant experience
- CVs of personnel undertaking the work
- A budget with a breakdown of tasks and time/cost ( a budget of £15,000 plus VAT has provisionally been allocated)
- A methodology
- An outline of the steps which would need to be taken to prepare a masterplan and an outline planning permission and an indication of the timescale and cost including day rates which would be charged for this work.

### **Timescales**

**10.** The work is required to be completed within a 10 week timescale.

<b>Task</b>	<b>Dates</b>
Tender issued	<b>21<sup>st</sup> November 2014</b>
Tender return	<b>8<sup>th</sup> December 2014 (9am)</b>
Client decision to proceed	<b>8<sup>th</sup> to 10<sup>th</sup> December 2014</b>
Interviews (shortlisted)	<b>12<sup>th</sup> December 2014</b>
Inception meeting	<b>w/c 15<sup>th</sup> December 2014</b>
Interim review meeting	<b>w/c 26<sup>th</sup> January 2015</b>
Draft and Final report	<b>27<sup>th</sup> February 2015</b>

### **Further Enquiries**

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