



Basingstoke
and Deane

REQUEST FOR QUOTATION TO APPOINT CONSULTANTS FOR THE DEVELOPMENT OF A MASTERPLAN FOR BASINGSTOKE'S LEISURE PARK

Introduction

Basingstoke and Deane Borough Council (“the Council”) wishes to appoint a suitably qualified and experienced consultant team to prepare a Masterplan for Basingstoke Leisure Park. The appointed consultant will be part of a team of consultants procured by the Council who are preparing an ambitious yet commercially robust strategy for Basingstoke Leisure Park.

This is an exciting opportunity to develop a new strategy for the future of the Leisure Park which, due to its size, is considered able to accommodate a range of uses. The strategy and Masterplan will reflect the aspirations of the council to meet the needs of a growing and diverse population with sustainability and climate change mitigation at its heart.

The council owns the freehold of the site which extends to approximately 60 acres. Approximately two thirds of the park is currently leased to investors on long term leases who in turn have granted short term occupational leases to a range of operators. With the exception of the Aquadrome, all facilities are privately operated.

The Council is currently developing a Town Centre Strategy which will consider an appropriate mix of uses that ensure its future vibrancy. The Council is also updating its current Local Plan which will set out the spatial strategy for the borough up to at least 2039. The Masterplan for the Leisure Park will need to reflect both of these emerging projects. The Council also has a Climate Change and Air Quality Strategy, the aims of which should underpin all future development in the Borough.

This commission is in respect of the master planning activities with separate contracts being awarded for other disciplines.

The aims of the project to prepare the Masterplan are:

- To provide a development and investment framework to guide the regeneration of the Leisure Park over the next 20 years.
- To provide a framework to evaluate ideas and proposals from within the Council itself, including the use of council assets and the delivery of public facilities and services.
- To provide a spatial and urban design framework to guide the future planning of the Leisure Park.

The Masterplan will include the whole of the Leisure Park and neighbouring land and it is intended to provide a framework for the future of the Leisure Park for the next 20 years up to 2040.

The Leisure Park is the main leisure destination in the borough. The masterplan should reflect this and ensure that any future proposals enhance its status. Large scale leisure development is financially challenging and proposals will need to ensure they are financially deliverable without subsidy.

The content of the Leisure Park Masterplan will be used to inform the preparation of a Leisure Park policy as part of ongoing work on the Local Plan Update. The Masterplan will therefore need to be sufficiently robust to support a planning framework for the Local Plan Update and the

examination process it will be subject to, considering relevant potential options and responding to the developing evidence base.

The council is looking for an innovative and creative organisation with a proven track record of delivering similar pieces of work for other local authorities. Robust experience in town centre place making and masterplanning combined with an understanding of the retail, leisure, commercial and residential sectors will be required. In addition to suppliers being able to demonstrate their knowledge of consumer behaviour and expectations.

The Council is utilising an electronic procurement tool to manage this procurement and communicate with bidders. Accordingly, there will be no hard copy documents issued to bidders and all communications with the Council, including the submission of quotes, will be conducted via the ProContract system, which can be accessed using the following link:

<http://sebp.due-north.com>

For the information of bidders, advice on accessing the system is available using the following link:

<https://supplierhelp.due-north.com>

If you need further assistance using the ProContract system please contact the PROACTIS support team or email ProContractSuppliers@proactis.com OR log a support call directly using the following link: <http://proactis.kayako.com/procontractv3/Core/Default/Index>

If your organisation has multiple employees you may wish to consider registering multiple accounts with ProContract, and this opportunity, to ensure continuity of access to the documentation and messaging facility throughout the procurement process.

Please note expressions of interest must be registered before 11:00:00 Wednesday 10th November 2021. After this time no new suppliers will be able to register and download the quote documentation on ProContract. This is to allow a locked time for bidders simply to review and upload the necessary response documents to ProContract prior to the Request for Quote deadline in an effort to reduce the likelihood of incomplete or late submissions.

Completed quotes and supporting information must be submitted prior to the deadline of 12:00:00 (Midday) Wednesday 10th November 2021.