



Homes
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Making homes happen

Stage 3 – Invitation to Tender

Land at Former East Lancs Paper Mill, Cross Lane, Radcliffe, Bury

Submission Deadline: 1pm 15th December 2021

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Development of Homes England & Bury Council Land:

Land at Former East Lancs Paper Mill, Cross Lane, Radcliffe, Bury



Section 1: Introduction

This 'Invitation to Tender' (ITT) represents the final stage of a three stage procurement process being arranged by Homes England and Bury Council.

The parties are seeking to procure a single Development Partner concerning the development of their 21.08 hectare site located at Cross Lane, Radcliffe, Bury (referred to throughout this ITT as East Lancs Paper Mill). Homes England and Bury Council are joint landowners of the site.

It represents for both Bury Council and Homes England one of the most exciting development opportunities on a brownfield site to come forward in the borough and Manchester City region.

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You have received this ITT because you are one of 6 parties from Homes England's Delivery Partner Panel 3 (DPP3) North West Lot that have been shortlisted to participate in the final tender stage of this procurement process (Ref DN550373).

The ITT is being managed by Homes England, who will coordinate the e-tendering process and will operate as the primary point of contact for bidders should they require clarifications on the contents of this ITT pack. Homes England and Bury Council are being supported jointly by Jones Lang La Salle, WSP and Browne Jacobson.

Section 2: The Site

General Overview

Homes England and Bury Council are seeking a development partner for the 21.08 hectare site at East Lancs Paper Mill. The land is predominantly brownfield and has an extant planning permission for residential development. It occupies an attractive waterside location on the edge of Radcliffe Town Centre.

Key points of note concerning the site / project are detailed below:

- Approximately 21.08 hectares
- Largest residential development opportunity within the Bury local authority area
- Identified in the [Radcliffe Strategic Regeneration Framework](#) and the evidence base for the Greater Manchester Combined Authority [Places For Everyone Plan](#) as being critical to housing delivery in the region
- Former employment site which comprises cleared brownfield land and an area of Green Belt; four on-site lodges, three of which have been backfilled; operational Cricket club with facilities including cricket pitch and clubhouse; abandoned bowling green; grassland, culverts, goits, footpaths/Public Rights of Way and roads
- The site has multiple points of access. These include Church Street East providing access from the East and West. Cock Clod Street provides access to the site from Cross Lane on the western boundary. A further access on to Cross Lane is provided
- Outline planning permission was granted in December 2018 (planning ref: 62969)
- Located only 0.5km from Radcliffe town centre which provides a range of shops and services
- The Radcliffe Metrolink station is a 5 minute walk from the site, providing regular services to Manchester City Centre and Bury
- Located approximately 5km from junction 17 of the M60 – providing convenient access to the Manchester Outer Ring Road, M62 and M66
- There are numerous primary schools in the area, the nearest being Radcliffe Hall Primary School which is a 10 minute walk from the site. The nearest secondary school – Philips High Secondary School – is 4km from the site, however Star Academies and Bury Council have recently secured funding to construct a new secondary school on Spring Lane, less than a 10 minute walk from the site. The first pupil intake is planned for September 2024

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- Close proximity to community facilities at [Close Park](#) and Festival Gardens. These include a bowling green, football pitches, outdoor gym, tennis courts and children's play area
- Opportunity to provide strong connectivity between Close Park, Radcliffe Town Centre and Festival Gardens
- Riverside and reservoir setting
- Located in between the Close Park and Radcliffe clusters of the [Irwell Sculpture Trail](#)

A 360° tour of the site can be accessed [here](#).

Homes England always seeks high standards of design quality on its sites. However, given the strategic importance of this site, Homes England will be placing a greater emphasis on the quality of design and placemaking at East Lancs Paper Mill. This will be reflected in the evaluation of the tendered schemes (see Section 8).

Constraints & Assumptions

A summary of the main constraints was set out in the Sifting Brief, with the table updated below. Further information is included in the accompanying Planning & Disposal Brief and technical pack.

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Constraint	What we know?	How is it being addressed?	Advice to bidders / assumptions to be made
Affordable Housing	Condition 24 on the outline planning permission requires a scheme and mechanism to secure Affordable Housing provision in accordance with policy H4/1 and SPG5 which requires the delivery of 25% affordable housing. We are aware the permission needs to be more flexible and market facing	<p>A strategy to remove the condition by way of a Section 73 application, thereby reducing the planning obligation to 0% is being pursued. This will allow developers to utilise Homes England's Affordable Homes Programme grant (AHP) for the delivery of affordable housing.</p> <p>The Council provided a supplementary note at Sifting Brief stage on Affordable Housing Need/intelligence.</p>	<p>A Section 73 application is currently being prepared and will need to be determined by planning committee. It is anticipated that the application will be submitted at the end of October 2021.</p> <p>Bidders should assume that this application will be approved and to bid on that basis. The selected developer will be contractually bound to deliver the proposed level and mix of affordable housing set out in their ITT response as part of the legal disposal documentation (subject to agreement with the LPA).</p>
Cock Clod Street – approved access under original outline unimplementable	The access approved under the original outline planning permission via Cock Clod Street was unimplementable as it passed through an existing substation, but this has now been resolved	A Section 73 planning application was submitted to move the junction approximately 2.5m east.	A Section 73 application was submitted on 13 August 2021 (ref: 67423). This application was approved on 8 th October 2021. The application documents and decision notice can be found on the Council's planning portal.
Variation of planning conditions	A number of the planning conditions lack clarity, are inconsistent and/or do not allow for phasing.	It is proposed that 20 conditions are varied to allow phased development and reduce the amount of upfront work required of the developer via a Section 73 planning application.	A Section 73 application has been submitted and is awaiting validation (ref: 67579). The application is anticipated to be determined under delegated powers within 13 weeks of

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			<p>the validation date. Further information is available in the WSP Planning & Disposal Brief.</p> <p>Bidders should assume that this application will be approved.</p>
Cricket Club	<p>Conditions 37 and 38 of the outline planning permission requires replacement cricket facilities to be provided for East Lancs Paper Mill Cricket Club who currently occupy the site</p>	<p>Homes England is to enter into a legal agreement with ELP MCC which will set out the terms of ownership, occupation and specification of the facilities to be provided.</p>	<p>The selected bidder will be obligated to develop a new cricket pitch facility and pavilion on behalf of the cricket club. An information note is provided as part of the technical pack to assist bidders in the design and phasing of the replacement cricket facilities on the site. This sets out that the replacement facilities should be provided on the eastern part of the site in accordance with the outline planning permission.</p> <p>This note is provided for <u>information purposes only</u> and bidders should prepare their own design.</p>
	<p>ELP MCC currently occupy an existing facility on the site. They are currently holding over on an occupational tenancy.</p>	<p>Homes England are in the process of putting a new occupational tenancy in place that will allow continuity of play until the new facilities are available for use.</p>	<p>Bidders are made aware that the building lease will be granted subject to the occupational tenancy and suitable arrangements should be put in place to allow ELP MCC to have access.</p>

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Constraint	What we know?	How is it being addressed?	Advice to bidders / assumptions to be made
			<p>The current occupational tenancy plan is provided in the technical pack. The red line boundary delineates the extent of the leased premises. The blue line defines the extent of "the Landlord's Property" (Homes England). Under the existing lease, <i>"the Property is let together with the right of access over those parts of the Landlord's property (if any) which the Landlord designates from time to time as being reasonably required for the use and enjoyment of the Property and the right of passage of services through any conduits now serving the property which pass through the Landlord's Property (if any) and excepting to the Landlord the right of the passage of services to and from the Landlord's Property through any conduits within under or over the Property and the right to enter the Property for any purposes reasonably required by the Landlord."</i></p> <p>Bidders should assume that a similar clause will be included in the new tenancy.</p>

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Constraint	What we know?	How is it being addressed?	Advice to bidders / assumptions to be made
Footpaths/ PROWS and River Footbridge	<p>There are two Public Rights of Way through the site, and these will need to be considered as part of the future development.</p> <p>One of the Public Rights of Way provides access from Rectory Lane to Milltown Street, via a former footbridge across the River Irwell</p>	<p>Advised for information purposes</p> <p>A new cycle/pedestrian bridge is proposed to be rebuilt by the Council (subject to securing funding) and is envisaged to be constructed in summer 2022. The location and specification of the bridge are yet to be finalised.</p>	<p>Bidders to appropriately consider within their proposals.</p> <p>Bury Council will require access to the site in order to construct and maintain the proposed footbridge and the PROW (which is a highway). Section 300 of the Highways Act 1980 gives the Council as Highway Authority the right to use vehicles over a public footpath for maintenance purposes irrespective of who the landowner is. Appropriate documentation will be put in place to ensure the Council's access rights and arrangements are assured.</p>
Unadoptable blue / green infrastructure	<p>There is a significant amount of blue / green infrastructure that is unadoptable and a residents' service charge would be insufficient to cover the costs of management and maintenance in perpetuity.</p>	<p>The landowners are putting a management company in place (funded through an endowment paid for by Homes England/Bury Council) that will take on responsibility for these areas. The preferred developer will need to work with the management company to develop a phased handover strategy and discharge relevant planning conditions.</p>	<p>The landowners will continue to work with their preferred Management Company to put the necessary approvals and agreements in place.</p> <p>Bidders should assume that no service charge will be payable by residents and that a Bury Council / Homes England funded Management Company will be put in place.</p>

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Constraint	What we know?	How is it being addressed?	Advice to bidders / assumptions to be made
			<p>Bidders should note that it is the landowners' intention to pay the endowment and therefore do not need to account for it in their tendered price. However, Homes England and Bury Council reserve the right to engage with the preferred developer to discuss alternative site-wide management options (if appropriate) to ensure the optimal strategy is implemented.</p>
<p>Mill Lodge</p>	<p>Mill Lodge is a body of water onsite, and forms part of the drainage strategy. There is limited technical information about the Lodge.</p>	<p>A survey of the is currently being procured.</p> <p>The Lodge will be transferred to the Management Company following completion of any works required as part of the developer's drainage and landscaping strategy.</p> <p>A 3m wide maintenance track will be required around Mill Lodge (see page 10 of the Tetra Tech additional flood modelling report June 2021).</p>	<p>The lodge survey will be made available to bidders once completed.</p> <p>Bidders will be required to undertake all works to the lodge before it is handed over to the management company.</p>

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River Wall	Works may be required to the River Wall as part of the preferred drainage strategy along with long term management and maintenance.	<p>The Tetra Tech drainage strategy proposes the lowering of the River Wall to create an additional area of functional flood plain. It would also reduce the load acting on the wall.</p> <p>The freehold will be transferred to the management company with appropriate funding for long term maintenance and management following completion of these works by the developer.</p>	<p>Whilst bidders may be required to carry out works to the river wall, these works will be limited to works required to discharge drainage strategy related conditions attached to the planning permission. No health and safety upgrade related works need to be carried out by the developer – and all general improvement works to the wall will be carried out by the Homes England / Bury Council funded management company.</p> <p>Bidders should prepare their submissions based on the information available.</p>
	Monitoring of the wall may be required over a sustained period of time to ascertain the extent of, if any, movement of the wall. This will provide greater clarity to the management company about the need and timing for management and maintenance works.	The installation of wall monitoring equipment is currently being procured.	Bidders to be aware that the monitoring equipment will be in place and will need to be inspected regularly. Bidders should also be aware that any works to the wall will impact on the integrity of the data collected.
Archaeology	Condition 13 requires the preparation and implementation of an archaeological WSI	Archaeological WSI has been prepared and provided as part of the technical pack.	Developer to discharge 13 as part of the reserved matters planning application. The developer is to review the information provided and

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Constraint	What we know?	How is it being addressed?	Advice to bidders / assumptions to be made
			<p>supplement where necessary. Further information is included in the WSP Planning & Disposal Brief.</p>
<p>Flood Risk & Drainage</p>	<p>Detailed hydraulic modelling has been undertaken. The most recent model has been updated as follows:</p> <ul style="list-style-type: none"> - Inlet of Hutchinson's Goit will be restricted to 0.5m³/s - Previously proposed floodable gardens are no longer required - Higher central (35%) climate change allowance is acceptable 	<p>Hutchinson's Goit restriction is to be undertaken by the Environment Agency as part of the wider Radcliffe and Redvales flood alleviation scheme. A full application (ref: 66697) was made by the Environment Agency on 11th March 2021.</p> <p>Finished floor levels are to be set at a level of 65.90m AOD.</p> <p>The following will require an environmental permit from the Environment Agency which is to be obtained by the developer:</p> <ul style="list-style-type: none"> - Amendments to the banks of the river wall - Extension and improvement of the functional floodplain - Proposals to open up and realign Crow Trees Farm Brook <p>There may be a requirement to apply for an environmental permit for any activity:</p>	<p>Application 66697 has not yet been determined. Further information is available on the Council's planning portal.</p> <p>Tetra Tech have prepared an updated drainage strategy that takes account of the latest hydraulic modelling. Updated cut and fill volume calculations have also been provided.</p> <p>Further information is available in the WSP Planning & Disposal brief.</p>

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Constraint	What we know?	How is it being addressed?	Advice to bidders / assumptions to be made
		<ul style="list-style-type: none"> - Within 8 metres of any flood defence structure or culvert on a main river; - Activities carried out on the floodplain or a main river, more than 8 metres from the riverbank, culvert or flood defence structure 	
Geotechnical	Previous reports indicate that many houses will require piled foundations	A range of site investigations have been undertaken on the site previously. There are some gaps in information and therefore additional site investigations have been commissioned.	<p>WSP have prepared a summary of the existing information and provided details about the supplemental investigations. A copy of the report is included in the tender pack.</p> <p>It is anticipated that the additional site investigation will be available by the end of October 2021.</p>
Land contamination	<p>Previous reports have identified hot spots of contamination. In addition, locally elevated hydrocarbons were identified in groundwater on some parts of the site.</p> <p>Elevated ground gas and hydrocarbon vapours have been recorded.</p>	A scheme of ground gas/vapour mitigation will need to be provided by the developer.	WSP have prepared a summary of the existing information and provided details about the supplemental investigations. Please refer to the technical pack.

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Ecology	<p>An Ecological Appraisal was undertaken by WYG in September 2018. It noted that:</p> <ul style="list-style-type: none"> - Great Crested Newts are unlikely to be present - Reptiles could potentially be present on the site - Moderate potential for roosting, foraging and commuting bats - Potential to support a wide range of breeding and foraging birds 	<p>To comply with condition 14 of the outline planning permission, the site will need to be reassessed for bat roosting potential. A bat activity survey of the eastern part of the site will also be required (condition 15).</p> <p>The Ecological Appraisal suggested that the site could be enhanced for bats by the provision of at least five bat boxes and extra planting.</p> <p>Breeding bird surveys will be required for the areas affected by the new cricket pitch (condition 18)</p> <p>The Ecological Appraisal suggested that the site could be enhanced by the provision of nest boxes, suitable for a variety of species</p>	<p>No further investigations have been undertaken. Please refer to the WSP Planning & Disposal Brief which includes a summary of ecology matters.</p> <p>The preferred developer is to undertake all surveys required and discharge conditions as part of the reserved matters planning application</p>

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Constraint	What we know?	How is it being addressed?	Advice to bidders / assumptions to be made
	<ul style="list-style-type: none"> - Potential to support a range of invertebrates - Potential to support several notable species including common toad and European hedgehog - Several active/partially active badger setts <p>The Ecological Appraisal considered that otter and water vole are not likely to be a constraint, however an assessment of the impact of the development on otters is required under condition 16.</p>	<p>The Ecological Appraisal recommended the retention and improvement of the important habitats for invertebrates, also the creation of refuges and the planting of new areas of soft landscaping with insect attracting, native species.</p> <p>Surveys were undertaken to support the emergency River Wall works and no evidence of Otter and Water Vole was found.</p>	
Invasive species	<p>The Ecological Appraisal noted three invasive species of plant being present on site at the date of survey.</p> <p>No development can commence until full details of a scheme of eradication and/or control for Himalayan Balsam, Japanese</p>	Developer to discharge condition as part of the reserved matters planning application	<p>An invasive species survey has been undertaken by WSP (September 2021) and is available in the technical pack.</p> <p>Details of treatment of invasive species by Homes England are to follow.</p>

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	Knotweed, giant Hogweed and Crassula helmsiis submitted and approved (condition 20)		Bury Council undertook treatment of Giant Hogweed and Japanese Knotweed in 2020 on land within its ownership. However, to ensure an ongoing comprehensive treatment programme, it is currently procuring a specialist to undertake of the ongoing treatment. Further information to be provided.
Transportation	Condition 8 of the outline planning permission requires the provision of electric vehicle charging points. Charging points are to be chosen from the Electric Vehicle Homecharge scheme.	Developer to discharge condition as part of the reserved matters planning application	The LPA does not have a detailed policy in relation to the implementation of electric vehicle charging points. Bidders should make their own assumptions in relation to the likely provision of electric vehicle charging points, capacity and requirement for additional infrastructure.
Utilities	United Utilities' consultation response to the outline planning permission identified that a water main crosses the site and they require unrestricted access for operating and maintaining. Public sewers and a sludge pipeline also cross the site.	Public sewers - A 6m access strip will need to be provided. Sludge main – United Utilities require unrestricted access United Utilities' full response can be found on the Council's planning portal	See WSP utilities technical note and constraints plan.

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Constraint	What we know?	How is it being addressed?	Advice to bidders / assumptions to be made
	<p>Electricity North West’s consultation response to the outline planning permission identified that the development may have an impact on existing infrastructure.</p>	<p>This refers to the indicative layout of Cock Clod Street which would have required the relocation of the substation. This has now been rectified with the approval of application 67423.</p>	<p>See application 67423.</p>
	<p>There is an existing secondary substation on Cock Clod Street.</p> <p>There are existing HV, LV and auxiliary cables across the site and in the footway along Cross Lane and Bury Street. Depending on the works required, these cables may need to be diverted or placed at an increased depth</p>	<p>Developer to consider impact of HV, LV and auxiliary cables as part of their layout.</p>	<p>See WSP utilities technical notes, constraints plan and diversion/disconnection quotes.</p> <p>WSP are currently preparing an energy strategy for the site. Further information is awaited from the utilities companies, however it is anticipated that several 500Kva substations will be required on site. Further information to be provided to bidders as soon as it is available.</p>
	<p>At outline application stage, Cadent identified apparatus in the vicinity which may be impacted by the development. Pre-marketing due diligence for the Island Site indicated that the apparatus is a 10” CI low pressure main.</p>	<p>Homes England are undertaking further due diligence to understand the implications for the scheme</p>	<p>See WSP utilities technical note, constraints plan and diversion/disconnection quotes.</p>
	<p>Openreach confirmed as part of the pre-marketing due diligence for the Island Site that it can deploy FTTP,</p>	<p>Homes England are undertaking further due diligence to confirm that this position remains unchanged.</p>	<p>No further information at this stage. See response from Openreach within the technical pack.</p>

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Constraint	What we know?	How is it being addressed?	Advice to bidders / assumptions to be made
	free of charge, into all new developments of 20 homes or more		
	Virgin Media advised as part of the pre-marketing due diligence for the Island Site that they have network in the vicinity.	Homes England are undertaking further due diligence to confirm that a connection can be made.	
Crow Trees Farm Brook Culvert	The culverted Crow Trees Farm Brook runs south along Rectory Lane to an outlet into the River Irwell.	<p>The Environment Agency have provided a copy of a survey undertaken of the culvert in 2012.</p> <p>Culverted sections will require a sufficient easement to enable future replacement. Public open space or car park areas above culverted sections should be proposed in preference to private gardens.</p>	<p>It is not proposed that the Brook is "daylighted" and the flood modelling has been undertaken on the basis that it remains culverted.</p> <p>There is no indication that the Environment Agency will require the culvert to be opened up.</p>
The Island Site	Homes England has entered into a conditional contract with Great Places for the development of an adjacent infill site bounded by Spring Lane, Rectory Lane and Cock Clod Street.	<p>A development of approximately 27 new affordable homes is proposed. This site was included within the boundary of the outline planning permission, however a new, full application will be submitted by Great Places in November 2021.</p> <p>Bidders should note that the contract boundary goes to the back of the pavement on Cock Clod Street with a right of way granted to Great Places</p>	<p>Bidders should refer to the legal pack for more information.</p> <p>Bidders should be cognisant of the access rights of both Great Places and the existing residents whilst undertaking works to Cock Clod Street.</p>

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Constraint	What we know?	How is it being addressed?	Advice to bidders / assumptions to be made
		until such time as the road is adopted. It should also be noted that a number of the existing properties also have a right to use Cock Clod Street.	

A schedule of the documents being provided to developers as part of this ITT is provided at Annex 1.

Section 3: Homes England & Bury Council Objectives

The objectives from this disposal exercise are as follows:

- To receive offers for the site which are conditioned on reserved matters approval only
- To exchange contracts on an Agreement to Lease with the selected development partner no later than 25th March 2022 and for the selected development partner to secure a reserved matters consent for its tendered scheme and start on site with the development by 31st January 2023.
- To secure a scheme that delivers a high quality, attractive well designed new community for sustainable living with up to 400 new homes within a river side parkland environment and one which is integrated into the surrounding neighbourhood.
- To secure scheme proposals that balance high standards of design and affordable housing delivery with the best land value offer achievable
- For the selected development partner to build out its consented scheme in the shortest timeframe possible (and which, in any event, cannot exceed 73 months from House Build Commencement to House Build Completion).
- For the selected development partner to build out the scheme using a variety of Modern Methods of Construction (MMC) techniques (and which, in any event, cannot fall below the minimum MMC threshold set for this project)
- For all dwellings delivered across the scheme to be sold freehold and therefore free from any ground rent arrangements (with the exception of apartment dwellings)
- For all dwellings to be delivered free of a service charge
- To procure a site wide management company (funded via a dowry paid for at the expense of the landowners) to coordinate site wide management functions across the entirety of the site and deliver excellent standards of service for residents and users of the amenities

Section 4: Design Guidance

In addition to those objectives outlined above, Homes England and Bury Council want bidders to demonstrate high standards of design quality across their tendered schemes.

It should be noted that Homes England and Bury Council will require the preferred bidder's proposals to be subject to an independent Design Review at the bidder's cost. The preferred bidder's scheme will be assessed to ascertain if the quality of the proposed design can be enhanced or refined. It will be incumbent upon the developer to incorporate any reasonable amendments before submitting a Reserved Matters pack for Homes England's approval.

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The National Design Guide (MHCLG, Jan 2021) outlines the Government's priorities for well-designed places, which developers should give recognition to in preparing their scheme design.

The preferred method of measuring good design is based upon the Building for a Healthy Life toolkit (July 2020) (or its successor). The following narrative is provided as a source of guidance for bidders regarding the Building for a Healthy Life related design principles and influences that the parties would like to see incorporated into bidder proposals.

Creating Attractive & Resilient Places

Tendered schemes should adopt an inclusive and sustainable vision which demonstrates how they will meet local housing need and contribute to the character and quality of the local area.

The scheme should be locally or otherwise distinctive and be developed at the appropriate scale to include active frontages onto streets and open spaces in order to create a positive and animated public realm.

Proposals should accord with any parameter plans and account for conditions attached to the extant planning approval for this site. The planning decision notice is provided in the Technical Pack accompanying this tender.

The scheme should include appropriate placement of potential infrastructure, such as pumping stations, sub-stations and sales outlets, in order to complement the overall design layout.

Character

Tendered proposals should aim to create places which are memorable, and which strike a balance between being distinctive yet draw on the character of their surroundings.

The scale and design of proposed buildings should be approached in a balanced, holistic way, ensuring that the visual impact of the development enhances its context and surroundings. The development should seek to integrate built form and townscape characteristics drawn from the local area.

Accommodation mix and tenure mix

Proposals should incorporate an appropriate range of different housing types, with a majority in response to identified housing need.

The use of standardised house designs and elevations is acceptable. However, Homes England and Bury Council welcome the re-elevation of standard house designs and the use of feature house types, taking cues from the general layout and architectural styles of properties in the surrounding area.

Connectivity and Access

Proposals should show vehicular accesses into the site in accordance with the outline planning consent, with any proposed pedestrian / cycle connections being cleared marked as part of your layout proposals.

Your scheme should consider the wider context and how it can best be stitched and connected to its wider natural and built surroundings.

Streets and Parking

Your scheme should show access routes through the development which should permit legible pedestrian and cycle movement, as well as vehicular, and aim to create a clear street hierarchy to guide all road users. The internal road network should be designed to adoptable standards without compromising a high-quality layout.

Parking provision should be delivered in a variety of configurations, which are always sensitive to the needs and convenience of residents.

Density

Consideration should be given to suitable housing densities, mindful of site coverage, but appropriate to the site context. Density should be the product of a design, not the driver.

Promoting sustainable lifestyles

Creating a sustainable and inclusive development is a fundamental part of what Homes England wants to achieve across the site. Through improved pedestrian and cycle connections and paths, we want to encourage alternative, sustainable modes of movement and reduce car dependency for local journeys.

Green/ blue infrastructure and biodiversity

Tendered proposals should seek to maintain or enhance the framework of open spaces across the site by retaining natural features of value wherever possible.

The placemaking approach applied in your scheme should seek to embed a sense of connectivity with the surrounding landscape and create open space that combines uses and has the potential to bring communities together and boost health and well-being.

Landscaping design approaches should detail the ways in which spaces can be used whilst being sensitive to the potential presence of protected species on site and in the surrounding areas.

Purpose of Open Space / Play Space and its Management

Consideration should be given to the purposefulness of the open space and play spaces, together with its long-term management. Every element of open space should aim to contribute positively to the scheme. Successful open spaces frequently combine more than one use and are multi-purpose.

Your proposals should seek to design out all forms of incidental open space – which are often poorly maintained and can become unsightly. There should also be good delineation between the curtilages of properties and open spaces/ public realm in order that there is clarity over who should be responsible for managing all spaces within the development.

Biodiversity

Where possible, schemes should aim to enhance biodiversity through new habitat creation – which will serve to benefit both the development itself and the existing local landscape.

Water

Proposals should seek to manage surface water and drainage in a sustainable and ecologically beneficial way, where possible through Sustainable Drainage Systems (SuDS). These can be delivered in a variety of ways (subject to local planning authority approvals), with suitable proposals being reflected in your tendered scheme.

Commitment to Design Quality

Tendered proposals should achieve high quality design, taking full account of the site's opportunities and constraints in order to create a distinctive residential environment.

The proposals should identify a planning and design strategy for the site, including an approach to engagement – comprising, amongst other things, the consultant team and programme setting out the key milestones to application submission.

Design quality must be maintained from tender through to delivery on site. Alongside Building for a Healthy Life (or its successor), proposals must demonstrate alignment with use of the National Design Guide and evidence of other measures taken to improve and ensure the quality of design.

Section 5: Contracting Structure

The contractual arrangements around this site disposal are generally standard in so far as they will involve the selected development partner entering into:

- An agreement for lease (between Homes England, Bury Council & the developer)
- A building lease (between Homes England & the developer)
- A deed of overage (between Homes England & the developer)

The developer's main obligation under the agreement for lease will be to obtain a reserved matters consent within a specified time period. Once the developer has discharged its obligations under the agreement for lease, Bury Council's land will be transferred to Homes England and the building lease will be completed. The developer will be obligated to start on site within a fixed period of time following draw down of the lease – and once the development has commenced – it must achieve the practical completion of all dwellings in accordance with the programme it has tendered (which, in any event, cannot exceed 73 months).

The developer will also be contractually obliged to develop the scheme in accordance with the MMC techniques / specifications set out in its tender response to this ITT, along with the level of affordable housing tendered.

Payments of the agreed price premium must be made in accordance with the timings set out within the developer's tender.

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Under Homes England's approach to land disposals; overage will be used as a mechanism for rewarding developers who build at pace.

In this regard, if the developer completes their scheme to the exact date set out in the contract – overage will be shared on a 50:50 basis. If the developer completes the scheme faster than the contracted date, then they will receive an increased share of overage (up to a cap of 70%) and if they complete the scheme slower than the contracted date, they will receive a lesser share of overage (down to a lower threshold of 0%).

The faster the scheme is completed, the greater the share received and the slower the scheme is completed the lesser the share.

Developers will be given a 10% time tolerance on the contracted completion date. If they complete the scheme late – however within this 10% tolerance – the only impact will be that their share of overage will be less than 50% (with their actual percentage share being determined based on how late within the 10% time window they complete). Developers completing after the 10% time window may be subject to forfeiture.

Extensions of time to the contracted target completion date will be granted to developers should matters outside their control occur that cause unforeseen delays to the programme.

Contractual amendments in response to the Covid-19 Pandemic

Homes England has consulted with partners and in consideration of the current economic climate has introduced the following amendments to our standard legal documents.

Covid-19 Clause

Specific reference to pandemics will be added to the lease with any resultant delays provably caused triggering discussions between the developer / Homes England as regards potential extensions to the build programme.

These changes can be reviewed in the legal documents provided as part of the technical pack.

The amendments are implemented on a site-specific basis and are a temporary response introduced to provide additional comfort to partners in this time of uncertainty, these changes should not be seen as a precedent for future negotiations and will be reviewed at Homes England's discretion for future opportunities.

Section 6: Developer Responsibilities

The following section sets out the services that the selected development partner would be required to perform and describes mandatory points that bidders must address within their tender submissions.

Developer Duties

- Secure Reserved Matters approval for their scheme, the basis of which must be consistent with the scheme tendered as part of this ITT
- Comply with and otherwise discharge all appropriate planning conditions associated with the scheme
- Pay all SDLT costs owed in accordance with HMRC requirements. It should be noted that at the point of building lease draw down, the whole site will be Opted to Tax – meaning VAT is payable against the purchase price tendered
- Under certain qualifying circumstances, it may be possible for you to request that Homes England dis-applies VAT against the site. If you intend to do this, you must make this intention clear within your tender submission – along with the rationale that you would make to HMRC.

PLEASE NOTE: In the event that you have a legitimate claim to dis-apply VAT, Homes England would be required to repay all VAT it has claimed associated with its past spend against the site. Since this would be a non-recoverable cost to Homes England – the cost of the VAT that Homes England would be forced to repay to HMRC would be netted off your financial offer

- Implement, in full, the Reserved Matters approved scheme. This would include the delivery of all residential aspects of the scheme – and would also involve construction of the new cricket facilities in readiness for its handover to the club (or nominated landlord)
- Linked to the above, the developer will be obliged to coordinate its completion and handover the cricket pitch and pavilion such that the cricket club's playing activities / fixture obligations are not disrupted
- Raise the level of finance required to cover the scheme's peak funding requirement – and arrange any credit lines that may be needed to meet cost overruns / cash flow shortfalls
- In respect of the affordable housing elements of the scheme, the developer must identify and work with an RP partner to take on responsibility for these tenures
- Upon draw down of the Building Lease, coordinate effective management of the site and discharge all statutory health and safety duties
- Arrange the delivery and management of all construction activities across the site in compliance with the terms of the planning approval
- Secure all appropriate accreditations (NHBC, etc...) for completed dwellings such as to ensure they are insurable / mortgageable
- Manage all marketing and sales of dwellings across the site
- Carry out snagging activities and provide all appropriate maintenance and aftercare services to buyers

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- Agree and complete adoption agreements with the local authority in respect of key roads within the development and with the local authority or a nominated management company in respect of the scheme's public open spaces (with these amenities being constructed to a standard that complies with the local authority / management company's standard handover requirements)
- Linked to the above, the preferred developer will need to work with the management company to develop a phased handover strategy and discharge relevant planning conditions.
- Undertake any works necessary to the river wall to implement the developers approved drainage strategy (if required). This should be done at the expense of the developer prior to handover to the management company.
- Comply with any duties / services required of the developer under the terms of the warranty agreements provided to buyers
- Otherwise comply with any and all obligations set out within the Agreement to Lease and Building Lease

Mandatory Requirements to be reflected in Tender Submission

Bidders are required to tender submissions to this ITT which address the following mandatory requirements:

- Bidders must submit proposals for the site which 1) comply with the scheme's outline planning conditions and 2) otherwise adhere to all planning policy that is relevant at the time of their reserved matters planning submission (including, however not limited to – the NPPF, etc...)
- Demonstrate compliance with Building for a Healthy Life design toolkit principles through a self-assessment where the developer must score a minimum of 8 'greens'
- The time frame tendered in relation to the period between the commencement of house building and the completion of house building must not exceed 73 months i.e. the minimum timeframe only relates to house building – and does not include time associated planning, site set up, enabling works / remediation works and sales activities
- Bidders must achieve a minimum score of 1.00 under the MMC evaluation theme. Please refer to the evaluation section of this ITT for further details in this regard
- Any affordable housing proposed must tendered on the basis of Local Plan policy requirements and meet the eligibility criteria for the [Affordable Homes Programme 2021-2026](#) (e.g. tenure and [Nationally Described Space Standards](#)).
- In regard to financial offers:
 - A minimum of 5% of the tendered premium must be made payable on exchange of contracts on the Agreement for Lease as a deposit

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- A minimum of 10% of the premium must be made payable on completion of the Building Lease
- The full balance of the premium must be made payable by the earlier of either a) the developer's mid-point of their construction programme or b) the mid-point of their sales programme

PLEASE NOTE: Whilst the payment profile to be tendered by bidders will link to the 'events' described above, for the purposes of contracting, Homes England will translate these events into fixed dates – and the successful bidder will then become contractually obliged to make their tendered stage payments to Homes England according to these fixed dates

EXAMPLE: If the midpoint of sales, according to your tendered programme, will occur at July 2024 – then your 85% balancing payment would become due at this date (irrespective of whether the event actually occurs on this date).

- The performance of the developer will be monitored through the duration of the build programme by a Compliance Inspector. The cost of the Compliance Inspector will be met by Homes England.
- Bidders are prohibited from including ground rents as part of their sales / revenue strategy for the scheme (unless demonstrated as being necessary in respect of flatted accommodation, etc...)
- Bidders must populate and submit all Tender Forms provided alongside this ITT
- Bidders must provide a written submission in support of their Tender Forms responses – and use this written submission to set out the various information requirements referred to in Section 7
- Provide all supporting plans, dwelling layouts, appraisal print outs and CGI images / drawings / photos required in support of your written submission

Section 7: Tender Submission Guide

Tender Forms

This ITT is provided alongside 9 Tender Forms which are to be completed / populated by bidders as part of their responses to this tender opportunity.

These are:

TENDER FORM 1: Property & Revenues Form

TENDER FORM 2: Cost Form

TENDER FORM 3: Project Timings

TENDER FORM 4: MMC Scoring Form

TENDER FORM 5: Building for a Healthy Life Guidance & Bid Template

TENDER FORM 6: Legal Clarifications Form

TENDER FORM 7: Conditions Form

TENDER FORM 8: Financial Offer Form

TENDER FORM 9: Affordable Housing Programme Grant Assumptions

Written Submission

Whilst the Tender Form responses will form a key part of the information that is assessed by Homes England and Bury Council to determine a preferred bidder – bidders are also asked to provide a Written Submission to support their offer.

Written Submissions are an opportunity for bidders to expand upon the responses given in their Tender Forms. The submission should be presented in the form of a single PDF document – and should be divided into 7 parts as follows:

PART 1: Scheme Plans & House Types

Bidders should provide:

- **PLAN 1:** A constraints and opportunities plan – with embedded commentary / photos to illustrate the nature of the opportunities / constraints identified. This plan should be provided at 1:1000 scale
- **PLAN 2:** A dwelling layout plan which shows the distribution of homes across the site marked by tenure and type – and with a corresponding embedded schedule of accommodation.

The same plan should be used to highlight your car parking layout for the scheme, showing the location of car parking facilities across the development that will serve residents and those that will serve visitors – and with an embedded schedule summarising the number of private and public visitor car parking spaces to be accommodated. This plan should be provided at 1:1000 scale

- **PLAN 3:** A street hierarchy plan (i.e. primary, secondary and tertiary streets), which also clearly shows the development's different means of access (vehicular, emergency vehicle, cycle and pedestrian). This plan should be provided at 1:1000 scale
- **PLAN 4:** A landscape masterplan capturing the layout and specification details of your proposed public open space / public realm proposals. This plan should include embedded details (text and images) of existing landscape features that will be retained, examples of the proposed street furniture and play facilities you are proposing (if applicable), details of any bio-diversity features you propose to include as part of your scheme and the materials you propose to use across your public realm / public open space. This plan should be provided at a 1:1000 scale and can be used as part of your response to sections 1 & 4 of the design assessment.
- **PLAN 5:** A plan of your scheme with 3 types of shading – the first to reflect privately owned spaces (i.e. the boundary of the house plots), the second to reflect space that is to be vested with a management company and the third to reflect land that will be adopted by the local authority. This plan should be provided at a 1:1000 scale
- **PLAN 6:** A construction and sales phasing plan – showing the proposed location of construction compounds, the location of sales outlets and details of your traffic strategy for managing construction traffic and sales related traffic across the development. This plan should be provided at 1:1000 scale

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- **SCHEMATIC 1:** CGIs, photos or drawings of a maximum of 6 of the dwelling types you are proposing to use as part of your scheme – which highlight the variety in the typologies you are proposing, the elevational treatments you would seek to adopt and also the boundary treatments you are proposing to establish between the plot and the public realm.
- **SCHEMATIC 2:** A single CGI or drawing of one of your primary streetscapes within the scheme which can be used by Homes England to better understand the proposed character of your scheme (and which could also be used for promotional purposes when announcing the preferred bidder)

Submission to be limited to plans / drawings, as referred to above, only

PART 2: Design

Homes England and Bury Council are using Building for a Healthy Life as the toolkit by which it intends to measure design quality.

In order to demonstrate your approach to design, bidders should:

- Provide a Building for a Healthy Life self – assessment. This should be presented in the form of a table – which provides the following information:
 - Column 1: The Building for Healthy Life question
 - Column 2: Narrative on how your proposed scheme responds to the BHL question
 - Column 3: The self-assessed rating you have given yourself in respect of the answer you have provided (rating to be provided in the form of green (= fully adheres to the BHL principle), amber (= partially responds to the BHL12 principle) or red (= does not respond to the BHL principle) scoring system)
- Populate Tender Form 5 (instructions on how this should be completed are provided in the introductory section of the form)

The self-assessment must be provided in the form of a table and included in the main body of your written submission.

The response to the design assessment must be provided by populating the template provided at Tender Form 5.

PART 3: Planning & Management

Bidders should:

- Outline why their tendered scheme would be successful in securing a reserved matters planning consent – including details of any interaction they have had with the local authority which has helped them in shaping their proposals for the scheme and which gives them confidence that they would secure planning approval

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- Indicate what their long term proposed management arrangements are for all non-saleable parts of the scheme and how the bidder proposes to work with the preferred management company to coordinate handover of these areas.
- In the event of bidders electing to have part of their scheme adopted by the local authority, they must confirm why they believe their chosen landscape materials would be acceptable for adoption

The responses to this question will be cross referenced against your responses to Section 3 of the Design Assessment (Tender Form 5) and should clearly set out the long-term management arrangements for the proposed scheme.

Responses should be limited to no more than 2 A4 pages / 1,000 words

PART 4: Values & Marketing Strategy

Bidders' responses to this section should correspond to the information you have provided in your response to Tender Form 1.

Bidders should provide:

- Evidence to verify that their tendered sale values per sq. ft (across all tenures) are achievable
- Why they believe there is sufficient choice in their proposed house type range to maintain buyer interest over the course of the project
- Who they regard as being their core market audience
- The marketing brands they will use and the types of promotional marketing activities they will use to maintain their tendered pace of sales
- Confirmation and evidence that their homes will be mortgageable and insurable (irrespective of MMC technology used), including details of the accreditations that their product types will secure

Responses should be limited to no more than 3 A4 pages / 1,500 words

PART 5: Project Risks & Programme

Bidders should provide:

- A risk register identifying:
 - The bidder's opinion of all the key risks / constraints associated with the project
 - The likelihood of the risk occurring
 - The likely impact of the risk
 - How the risk will be mitigated
 - A summary of the costs (if any) they have allocated to mitigation of the risk and whether these costs are accounted for as contingencies which have been netted off their land value offer

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- A development programme (in a gantt chart format of their choosing) which demonstrates time allowances for all work stages associated with the project – and which corresponds to the timing set out in Tender Form 3

Response to be provided in the form of a table (risk register) and gantt chart (programme)

PART 6: Funding

Bidder should provide:

- A printout of their organisation's own internal development appraisal and cash flow for the scheme (at Homes England's discretion, we may ask you to provide these documents in an editable format)
- Details of the proportion of the scheme's Gross Development Cost that will be met from:
 - The developer's own equity
 - Debt
 - Recycled sales receipts
- In regard to those projects to be funded through debt, bidders must indicate:
 - Who their lender is / lenders are
 - The level of debt to be borrowed
 - Whether this debt is currently in place or still to be approved by the lender
 - In the event of their debt funding having already been approved, please provide evidence
 - What terms of security their investor requires
- Please indicate how any cost overruns that might arise from the scheme would be paid for
- In the event that elements of the bidder's scheme are to be funded / part funded through forward sale arrangements (e.g. affordable housing, PRS, etc...), the bidder must indicate:
 - Who their forward sale investor is / investors are
 - The stage payment terms they have agreed with this party
 - The status of the legals between the bidder and forward funder (i.e. no agreement yet in place, heads of terms agreed, conditional agreement in place, etc...)
 - That their forward funder is satisfied with the Golden Brick security arrangements referred to in the legal pack provided by Homes England

Responses should be limited to no more than 1 A4 pages / 500 words – with the developer's appraisal and cash flow provided as a separate appendix to their submission

PART 7: Resource & Expertise

Bidders should provide:

- A case study demonstrating their track record for delivering a scheme / schemes of a similar scale and complexity and with a similar peak debt / gross build cost to this scheme

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- Confirm that they have the necessary in-house staffing, financial and supply chain capacity to successfully resource a project of this scale within the timescales tendered
- In respect of those members of their consultancy team or sub-contractors who will have either i) design responsibility or ii) will be appointed on the basis of work packages valued at £2m or more:
 - Details of who these organisations are
 - Confirmation that collateral warranties, IPR and step in rights can be provided in the event of their withdrawal from the project

Responses should be limited to no more than 2 A4 pages / 1,000 words

Future Homes Standard - Changes to Part L and Part F of the Building Regulations for new dwellings

The notional Future Homes Standard specification was published in January 2021 and is scheduled for introduction in 2025. The objective of the FHS is to future proof new build homes with low carbon heating and higher levels of energy efficiency. This will be achieved in the short term by more stringent requirements in Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations which are expected to be published in late 2021.

Developers are invited to submit a **fixed** land value which takes account of Future Homes Standard and the transitional arrangements.

Tenure Diversification and the use of Grant Funding administered by the Affordable Homes Programme (AHP)

Additional tender marks will be awarded to bidders who elect to deliver more affordable housing than is required under the planning consent. In consequence of this scoring incentive, it is recognised that our partners may wish to submit tenders that comprise tenure diversification and that this may trigger the eligibility for grant funding under the AHP. If you are intending to submit a tender that proposes tenure diversification and the inclusion of AHP grant funding, please consider the following.

- The panel member submitting the tender will be required to maintain the contractual relationship with Homes England throughout the lifetime of the development. The only legal interest available to any additional RP/ PRS partners will be a sub-lease interest or development agreement until the freehold transfer becomes eligible in accordance with the terms of the building lease.
- Use of AHP grant funding is only available on the delivery of affordable housing over and above the provision set out in the outline planning permission (as varied) and is subject to the status of the overarching grant programme at the time of tender submission.
- Where a tender includes the use of AHP grant funding the bidder **must complete Tender Form 9** detailing the grant assumptions that have been used to support the land value offer.
- Value for money is a central consideration in the administration of grant funding, and for this reason in order to be eligible for grant, developers must demonstrate that the proposed transfer

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value (inclusive of any assumed grant) reflects a minimum discount of 10% from the open market value of the property.

- Any proposed AHP funded home and development will otherwise need to be entirely compliant with the [AHP Capital Funding Guide](#) where this cannot be demonstrated the tender will not be deemed acceptable.

Grant assumptions will be reviewed by Homes England on receipt of your tender submission and in the event the assumed level of grant is deemed unacceptable you may be asked to re-calculate your offer based on revised assumptions provided by Homes England.

Section 8 – Evaluation of Bids

Homes England and Bury Council intend to use responses provided to this ITT to appoint a single preferred bidder for the site.

The Written Submission and completed Tender Forms provided by bidders will be assessed against the following three assessment themes:

- Pass / fail
- Non-price – accounting for 50% of marks
- Price – accounting for 50% of marks

The bidder who 1) passes each of the pass / fail requirements and 2) who scores the highest unique mark out of 100 will be appointed as HE's preferred development partner.

Pass / Fail

Tender proposals put forward by bidders must incorporate all mandatory requirements, as set out in Section 6 of this ITT. Tender submissions must also include all information required, as set out in Section 7.

Should bidders fail to incorporate any of the mandatory requirements within their scheme proposals and / or fail to provide all information requested as part of their submissions, then the bidder's tender proposal will not be put forward for evaluation against the price / non-price criteria and will be discounted from the bidding process.

At their own discretion, the landowners may consult with the local planning authority to independently ascertain the likelihood of each bidder's tendered scheme securing a planning consent.

In the event that the local authority does not believe the scheme proposed by the bidder would secure a Reserved Matters approval, the bidder's submission – at the landowners' discretion – may be discounted from the bidding process.

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Non Price

Non-price elements of the scoring will account for 50% of marks. The following summarises how scores within the non-price category will be apportioned:

20% - Design

20% - Affordable Housing

10% - Developer's understanding of the technical risks and project constraints

Price

Price elements of the scoring will account for 50% of marks. The following summarises how scores within the price category will be apportioned:

40% - Price

10% - Cost robustness

A detailed evaluation guide is provided in the ITT appendices, setting out how the information that has requested in Section 7 will be evaluated and scores awarded.

This includes details of what information must be provided to achieve a 'pass' against the pass / fail criteria and example calculations to show how score formulas are intended to operate.

Section 9 – Programme & Bidding Deadline

The following programme indicates key milestones within the ITT procurement programme:

Milestone	Date
Formal launch of ITT	13 th October 2021
Mid-Tender Meetings (if required by bidders)	w/c 8 th November 2021
Close date for bids	15 th December 2021 (13:00)
Post-Tender Clarification Meetings (if required)	w/c 20 th December 2021
Confirmation of Preferred Bidder	31 st January 2022
Completion of Agreement to Lease with Preferred Bidder	25 th March 2022

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Bidders must submit their tenders via the DPP3 e-tendering system. Accordingly, bidders should be aware that tenders need to be submitted in an electronic format only – and that the submission of hard copies is not permitted.

Bidders are required to upload their tenders through the e-tendering system by a time / date not later than **1pm, 15th December 2021**.

Section 10 – Mid Tender Meetings & Contact Details

Mid Tender Meetings

Homes England and Bury Council intend to give bidders the opportunity to have a mid-tender meeting. In this regard, it is proposed to allow time during the week commencing 8th November 2021 to meet each bidder individually to discuss any queries they might have. The technical team will not attend the mid-tender meetings and therefore if bidders have any technical questions, they are asked to provide these a week in advance of the meeting to allow for clarification.

Time slots with each developer will be agreed in due course. Attendance at the mid tender meeting is not mandatory – and the offer of a mid-tender meeting session only needs to be accepted by bidders if they feel a meeting would be beneficial in clarifying uncertain aspects of the tender.

Aside from mid tender meetings, bidders are welcome to raise queries / seek clarifications through the e-tendering system at any time during the ITT tender window. In this regard, Homes England will aim to respond to any queries raised within 3 working days of the question being posted.

Unless the question or Homes England's given response is commercially sensitive in respect of a bidder, all questions and answers provided through the mid-tender meeting process or e-tendering system will be shared on an equal basis with all bidders.

Contact Details

The lead contacts in relation to this ITT are as follows:

Hannah Waite, Homes England

T: 0161 200 6187

M: 07967 445 901

E: Hannah.waite@homesengland.gov.uk

Nick Alderson, Homes England

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M: 07785 721 626

E: nick.alderson@homesengland.gov.uk

Alex Isles, JLL

T: 0161 828 6422

M: 07395 583 3197

E: alex.isles@eu.jll.com

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All enquiries concerning this ITT should, in the first instance, be directed through the e-tendering system.

Should Bidders wish to engage with Bury Council planners to discuss their scheme, they should progress a pre-application advice request (which is chargeable) via the procedures set out on [the Council's website](#).

Annex 1: Technical Documents Provided

Topic	Type	Commentary	By Whom	When
Reports	Ecology	<ul style="list-style-type: none"> • Ecological Appraisal • EIA Screening Opinion • Environmental Impact Assessment • Bat Survey • Invertebrate Survey • Breeding Bird Survey • Extended Phase 1 Habitat Survey • Update on Ecological Surveys • Invasive Species Survey 	<ul style="list-style-type: none"> • WYG • WYG • WYG • WYG • WYG • WYG • WYG • WSP • WSP 	<ul style="list-style-type: none"> • September 2018 • June 2018 • June 2018 • October 2017 • September 2017 • August 2017 • December 2016 • September 2021 • September 2021
	Site Investigation	<ul style="list-style-type: none"> • Preliminary Ground Investigation & laboratory results • Geo-Environmental Desk Study • Factual & Interpretative Supplementary Ground Investigation Report • Enica Site Investigation (no reliance) • Ground Summary Report 	<ul style="list-style-type: none"> • WYG • WYG • WYG • Enica • WSP 	<ul style="list-style-type: none"> • June 2017 • December 2016 • January 2019 • 2005 • October 2021
	FRA	<ul style="list-style-type: none"> • Flood Risk & Drainage Assessment • Additional Hydraulic Modelling Report • Drainage Features Adoption & Future Maintenance • FRA Addendum Report • Crow Trees Farm Brook Survey (no reliance) • Utilities Constraints Assessment • Utility Search Report no reliance 	<ul style="list-style-type: none"> • WYG • WYG • WYG • WYG • Aquajet • WSP • WSP commissioned • 	<ul style="list-style-type: none"> • June 2018 • June 2021 • March 2021 • November 2018 • January 2012 • October 2021 • August 2021

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Topic	Type	Commentary	By Whom	When
		<ul style="list-style-type: none"> • Diversion & Disconnection Quotes (no reliance) 	<ul style="list-style-type: none"> • <i>WSP commissioned</i> 	<ul style="list-style-type: none"> • <i>October 2021</i>
	Archaeology	<ul style="list-style-type: none"> • Heritage Statement • Archaeological desk-based assessment • Archaeology WSI 	<ul style="list-style-type: none"> • <i>WYG</i> • <i>WYG</i> • <i>WYG</i> 	<ul style="list-style-type: none"> • <i>June 2018</i> • <i>August 2018</i> • <i>July 2019</i>
	Noise	<ul style="list-style-type: none"> • Noise Assessment 	<ul style="list-style-type: none"> • <i>WYG</i> 	<ul style="list-style-type: none"> • <i>June 2018</i>
	Air Quality	<ul style="list-style-type: none"> • Air Quality Assessment 	<ul style="list-style-type: none"> • <i>WYG</i> 	<ul style="list-style-type: none"> • <i>June 2018</i>
	Arboriculture	<ul style="list-style-type: none"> • Tree Survey Assessment 	<ul style="list-style-type: none"> • <i>Indigo Surveys</i> 	<ul style="list-style-type: none"> • <i>January 2017</i>
	TIA	<ul style="list-style-type: none"> • Transport Assessment • Travel Plan Framework 	<ul style="list-style-type: none"> • <i>WYG</i> • <i>WYG</i> 	<ul style="list-style-type: none"> • <i>June 2018</i> • <i>June 2018</i>
	Cut & Fill	<ul style="list-style-type: none"> • Proposed General Arrangement Earthworks • Proposed contour plan • Earthworks volume assessment • Proposed profiles • Tetrattech Contours & Drainage Technical Note 	<ul style="list-style-type: none"> • <i>WYG</i> • <i>WYG</i> • <i>WYG</i> • <i>WYG</i> • <i>Tetrattech (formerly WYG)</i> 	<ul style="list-style-type: none"> • <i>October 2017</i> • <i>October 2017</i> • <i>October 2017</i> • <i>October 2017</i> • <i>September 2021</i>
	Cricket Pitch	<ul style="list-style-type: none"> • Indicative Cricket Pitch Relocation • ECB Recommended Guidelines for the construction, preparation and maintenance of cricket pitches and outfielders (no reliance) • ECB Technical Guidance for Pavilions and Clubhouses (no reliance) • Sports England Facility Cost Guidance Q2 2021 (no reliance) • ELPMCC Indicative Lease Area • ELPMCC Tenancy Plan • ELPMCC ITT Guidance Note (no reliance) 	<ul style="list-style-type: none"> • <i>WYG</i> • <i>ECB</i> • <i>ECB</i> • <i>Sports England</i> • <i>Homes England</i> • <i>Homes England</i> • <i>Homes England</i> 	<ul style="list-style-type: none"> • <i>September 2020</i> • <i>October 2021</i> • <i>October 2016</i> • <i>October 2021</i>
	Coal Mining	<ul style="list-style-type: none"> • Coal Mining Investigation & Updated Risk Assessment 	<ul style="list-style-type: none"> • <i>WYG</i> 	<ul style="list-style-type: none"> • <i>June 2017</i>

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Topic	Type	Commentary	By Whom	When	
		<ul style="list-style-type: none"> Review of existing mining related information (no reliance) 	<ul style="list-style-type: none"> <i>Elluc Projects</i> 	<ul style="list-style-type: none"> <i>May 2009</i> 	
Surveys	Topographic	<ul style="list-style-type: none"> Topographical Survey (no reliance) Topographical Survey Tower Farm Topographical Survey 	<ul style="list-style-type: none"> <i>WYG</i> <i>40Seven</i> 	<ul style="list-style-type: none"> <i>2009</i> <i>November 2016</i> <i>February 2021</i> 	
	Boundary	<ul style="list-style-type: none"> Boundary Survey 	<ul style="list-style-type: none"> <i>40Seven</i> 	<ul style="list-style-type: none"> <i>February 2021</i> 	
General Data	Contract Plan	<ul style="list-style-type: none"> Indicative Site Plan 	<ul style="list-style-type: none"> <i>Homes England</i> 	<ul style="list-style-type: none"> <i>October 2021</i> 	
	Planning	<ul style="list-style-type: none"> Decision notices 	<ul style="list-style-type: none"> <i>Outline – 62969</i> <i>Section 73 - Condition 39</i> 	<ul style="list-style-type: none"> <i>Bury Council</i> <i>Bury Council</i> 	<ul style="list-style-type: none"> <i>December 2018</i> <i>October 2021</i>
		<ul style="list-style-type: none"> Planning Statement 	<ul style="list-style-type: none"> <i>WYG</i> 	<ul style="list-style-type: none"> <i>June 2018</i> 	
	Design	<ul style="list-style-type: none"> Design & Access Statement Masterplan Parameters Plan Design Review Feedback Report 	<ul style="list-style-type: none"> <i>WYG</i> <i>WYG</i> <i>WYG</i> <i>Places Matter</i> 	<ul style="list-style-type: none"> <i>June 2018</i> <i>October 2018</i> <i>October 2018</i> <i>May 2021</i> 	
		River Wall	<ul style="list-style-type: none"> Appraisal of River Wall 	<ul style="list-style-type: none"> <i>Campbell Reith</i> 	<ul style="list-style-type: none"> <i>October 2020</i>
			<ul style="list-style-type: none"> Riverbank Reinstatement Works – Project Works Information 	<ul style="list-style-type: none"> <i>WYG</i> 	<ul style="list-style-type: none"> <i>August 2020</i>
			<ul style="list-style-type: none"> Structural Inspection of Retaining Wall 	<ul style="list-style-type: none"> <i>WYG</i> 	<ul style="list-style-type: none"> <i>August 2019</i>
	<ul style="list-style-type: none"> Riverbank Restoration Works Supervision Summary 		<ul style="list-style-type: none"> <i>Tetrattech (formerly WYG)</i> 	<ul style="list-style-type: none"> <i>May 2021</i> 	
	<ul style="list-style-type: none"> Riverbank Restoration Works Completion Certificate 		<ul style="list-style-type: none"> <i>Tetrattech (formerly WYG)</i> 	<ul style="list-style-type: none"> <i>May 2021</i> 	
	<ul style="list-style-type: none"> Collapsed Wall Remediation Works Existing and Proposed Cross Sections 		<ul style="list-style-type: none"> <i>WYG</i> 	<ul style="list-style-type: none"> <i>April 2020</i> 	
<ul style="list-style-type: none"> Collapsed Wall Remediation Works Existing and Proposed Front and Plan View 	<ul style="list-style-type: none"> <i>WYG</i> 		<ul style="list-style-type: none"> <i>April 2020</i> 		
Agronomy	<ul style="list-style-type: none"> Proposed Pitches Agronomy Report 	<ul style="list-style-type: none"> <i>PSD Agronomy</i> 	<ul style="list-style-type: none"> <i>July 2018</i> 		
	<ul style="list-style-type: none"> Proposed Pitches Agronomy Report (Updated) 	<ul style="list-style-type: none"> <i>PSD Agronomy</i> 	<ul style="list-style-type: none"> <i>July 2020</i> 		

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Topic	Type	Commentary	By Whom	When
	Crime	<ul style="list-style-type: none">• Crime Impact Statement	<ul style="list-style-type: none">• WYG	<ul style="list-style-type: none">• <i>June 2018</i>
	Drainage	<ul style="list-style-type: none">• Drainage CCTV Investigation Report	<ul style="list-style-type: none">• WYG	<ul style="list-style-type: none">• <i>November 2020</i>

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