



DEVELOPMENT PARTNER INFORMATION MEMORANDUM

EXCITING RESIDENTIAL DEVELOPMENT OPPORTUNITY A SERVICED SITE WITH OUTLINE PLANNING PERMISSION FOR 150 RESIDENTIAL UNITS TO BE SET ALONGSIDE A STUNNING NEW PARK

FILWOOD PARK IS A MAJOR RESIDENTIAL LED DEVELOPMENT OPPORTUNITY IN SOUTH BRISTOL, BENEFITTING FROM SIGNIFICANT NEW INVESTMENT IN THE SURROUNDING AREA.



A NEW GATEWAY OPPORTUNITY

- SITE OF APPROX 6.4 HA (15.8 ACRES)
- OUTLINE PLANNING PERMISSION FOR 150 NO. RESIDENTIAL UNITS, FORMING PART OF A LARGER MIXED USE REGENERATION SCHEME
- INFRASTRUCTURE AND SITE SERVICING WORKS UNDER CONSTRUCTION
- APPROXIMATELY 4.6KM (2.9 MILES) SOUTH OF BRISTOL CITY CENTRE

FILWOOD PARK is a major residential led development opportunity in South Bristol, benefitting from significant investment in the surrounding area.

The proposed development will be accessed off the major highway of Hengrove Way, providing a striking new high quality gateway into the scheme.

HCA objectives for the site include:

- A new public park;
- New homes of varying designs and tenures, including affordable homes; and
- All housing to be delivered to very high design and environmental standards

The Homes and Communities Agency (HCA) is now seeking a development partner to bring forward the residential component of the scheme, together with the new park and associated infrastructure. The HCA has undertaken significant work to help prepare this site for development, including obtaining outline planning permission, and the funding and completion of an upfront infrastructure package.

The remaining key element of the scheme, the employment site, will be brought forward by Bristol City Council who have detailed planning permission to deliver a Green Business Park.



THE SITE IS WITHIN WALKING DISTANCE OF A NUMBER OF KEY LOCAL AMENITIES.

Filwood Park is located in south Bristol, approximately 4.6 km (2.9 miles) south of the city centre, between the areas of Knowle and Hengrove. The site is situated adjacent to Hengrove Way, a major arterial route forming part of the ring road around the city and providing good access to both the M5 and M4, as well as to the city centre and Bristol Airport.

The site is located in an area which has already seen significant investment in recent years, and is within walking distance of a number of key local amenities, these include;

- Recently opened South Bristol NHS Community Hospital
- Newly built South Bristol Skills Academy – City of Bristol College
- Hengrove Leisure Centre – recently opened
- Imperial Park – retail and leisure
- Hengrove Leisure Park – cinema, restaurants
- Knowle West Media Centre
- Modernised Merchant’s Academy School and Oasis Academy nearby
- Bottleyard Film Studios



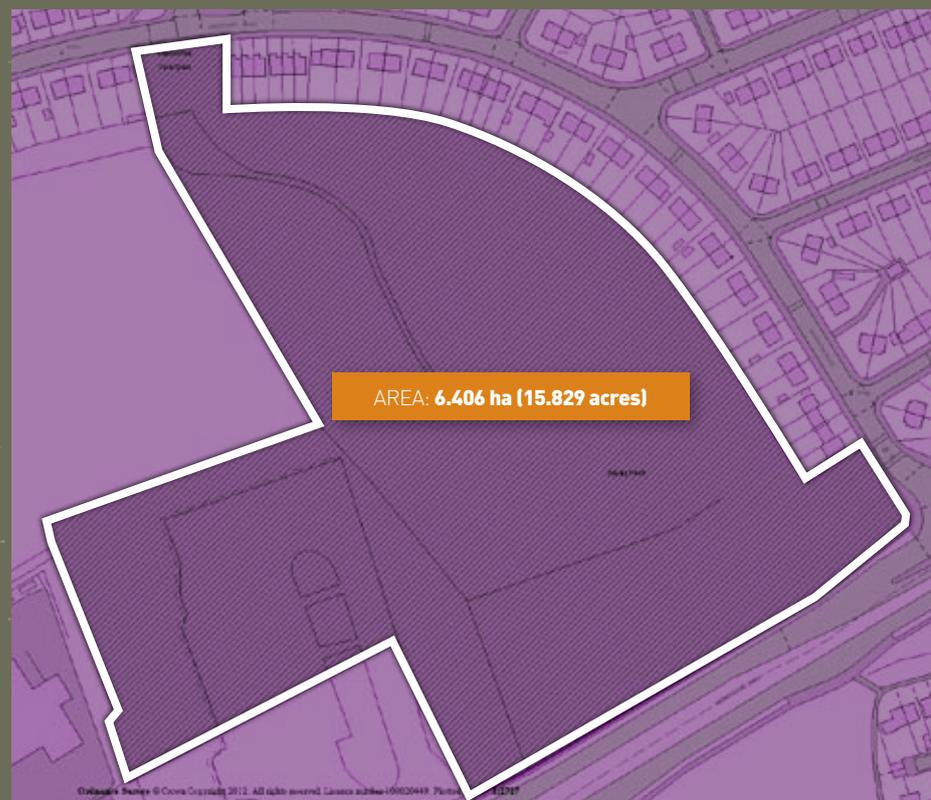
LOCATION





In addition, Bristol City Council plan to redevelop Filwood Broadway, located directly to the north of the Filwood Park site, to include new retail, residential, community/leisure and improved public realm. Improved accessibility is to be provided by the proposed bus rapid transport system (with a proposed stop on Creswicke Road).

Bristol is the commercial and financial centre of the South West. It is located approximately 193 km (120 miles) west of London, with mainline trains taking approximately 1 hour 40 minutes to travel between the two. The City has a population of approximately 425,000, however the surrounding larger urban zone brings the approximate population to over 1 million. Bristol has a strong aerospace industry, as well as being a centre for financial services.



AREA: 6.406 ha (15.829 acres)

THIS SITE EXTENDS TO APPROXIMATELY 6.40 HA (15.8 ACRES).



DESCRIPTION



The subject site extends to approximately 6.40 ha (15.8 acres) and comprises Filwood Park, an area of open land and the adjacent former hangar site (concrete hardstanding). The HCA acquired both landholdings from Bristol City Council in 2007/08.

The site slopes gently from north to south, and benefits from views across to the Dundry Hills to the south. It is bordered by Hengrove Way to the south, residential dwellings to the north and east, and by playing fields and commercial buildings to the west.



Outline planning permission (reference: 12/00352) was granted by Bristol City Council in October 2012 for a mixed use development comprising the erection of up to 150 no. residential units and 8,000 sq m of employment floorspace (Use Class B1/B2). The permission also includes the creation of a new high quality park and ecological area.

A Section 106 agreement has been signed by the HCA and Bristol City Council. Although there is no S106 requirement for the provision of affordable housing, the HCA still wishes to deliver a component of affordable housing as part of a balanced mixed use development.

The S106 agreement requires the developer to lay out the new park and to pay a commuted sum in respect of future upkeep of the open space, as well as to transfer the same to either an approved third party e.g a local trust, or the city council for £1. A commuted sum of £100,000 in respect of education contributions is required to be paid on occupation of 75% of the dwellings.

There are several pre-commencement conditions that the HCA will discharge, which will include highway improvements, site access and servicing.



PLANNING

THE SITE HAS THE BENEFIT OF AN OUTLINE PLANNING CONSENT AND IS FULLY SERVICED.



TENDER PROCESS

The selection and appointment of a development partner will be undertaken in accordance with the European Union legislation for placing contracts for works by the public sector and will be advertised within the Official Journal for the European Union (OJEU).

The tender process will comprise the restricted procedure route, carried out in two stages comprising;

STAGE 1

Interested parties are invited to complete and return a Pre-Qualification Questionnaire (PQQ), these are available from sole agents, GVA.

Completed PQQ's are to be returned to GVA by 5pm on 17th May 2013. Responses received after this time may not be considered and may be returned unopened.

STAGE 2

PQQs will be assessed with the best qualified parties being invited to progress to Stage 2 via an Invitation to Tender (ITT). The assessment criteria for shortlisting will be set out in the PQQ. Completed ITTs will be assessed using pre-determined criteria. It is intended that a development partner will be selected from this stage of the process.



The development partner will be required to meet certain key requirements associated with the proposed development, which, amongst others, will include:

- Housing to be constructed to Code for Sustainable Homes level 4 standard;
- Provision of a high quality park, play area and dedicated park warden's/caretaker's accommodation.
- Up to 30% affordable housing to include affordable rent and intermediate home ownership;

A tender brief will be issued to those parties selected to take part in stage 2 of the process, which will set out objectives and scoring system relating to that stage. The HCA reserve the right not to select a development partner from any of the submissions received.



PROGRAMME

The indicative programme for the key stages is outlined below:

- PQQ submissions by 17th May 2013
- ITT invitations to be issued by 7th June 2013
- ITT submissions by 19th July 2013
- Selection of a preferred purchaser by 16th August 2013
- Development agreement to be entered into by 20th September 2013

SITE VISITS

The majority of the site currently comprises open land accessible from Hengrove Way and Creswicke Road, and is therefore available to view at any time.



FURTHER INFORMATION ALL ENQUIRIES CAN BE DIRECTED TOWARDS

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FILWOOD PARK



DRIVING REGENERATION