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Tender

## **Site Wide Infrastructure Delivery - Civil Engineer**

Eastleigh Borough Council

F02: Contract notice

Notice identifier: 2022/S 000-003813

Procurement identifier (OCID): ocds-h6vhtk-031580

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### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Eastleigh Borough Council

Eastleigh Borough Council, Eastleigh House, Upper Market Street

Eastleigh

SO50 9YN

#### **Contact**

Mr Louis Lingard

#### **Email**

[louis.lingard@eastleigh.gov.uk](mailto:louis.lingard@eastleigh.gov.uk)

#### **Telephone**

+44 2380688019

#### **Country**

United Kingdom

**NUTS code**

UKJ3 - Hampshire and Isle of Wight

**Internet address(es)**

Main address

<http://www.eastleigh.gov.uk>

Buyer's address

<http://www.eastleigh.gov.uk>

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://procontract.due-north.com/Advert?advertId=960df839-bc89-ec11-8110-005056b64545&p=08800155-5442-e511-80ed-000c29c9ba21>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/Advert?advertId=960df839-bc89-ec11-8110-005056b64545&p=08800155-5442-e511-80ed-000c29c9ba21>

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

Housing and community amenities

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Site Wide Infrastructure Delivery - Civil Engineer

Reference number

DN596945

#### **II.1.2) Main CPV code**

- 71311000 - Civil engineering consultancy services

#### **II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

One Horton Heath is the landmark major mixed-use development being self-delivered by Eastleigh Borough Council (“EBC”). Located adjacent to the village of Horton Heath, to the east of Eastleigh in Hampshire, the development will constitute a commercially responsible project but, crucially, a project which also recognises that value is not just financial.

This Scope of Services relates to the services to be provided by a Civil Engineer to support the process of attaining detailed planning permission, highways adoption, detailed design and all necessary consents/ approvals up to a construction level of information for Site Wide Infrastructure Delivery section of development at One Horton Heath.

#### **II.1.6) Information about lots**

This contract is divided into lots: No

### **II.2) Description**

#### **II.2.3) Place of performance**

NUTS codes

- UKJ3 - Hampshire and Isle of Wight

#### **II.2.4) Description of the procurement**

One Horton Heath is a planned major mixed-use development project. The site consists of 325 acres of predominantly agricultural land adjacent the existing village of Horton Heath.

All of the site is owned by Eastleigh Borough Council, having acquired the majority of the land in March 2018 and with additional land parcels purchased more recently.

Development at this location has long formed part of the Council's development plan, with an allocation for major development (Policy WE1) proposed within the proposed Local Plan 2011 – 2029. The Council's emerging Local Plan 2016-2036 continues to plan for major residential-led development on this site. In late 2021, Planning Committees voted to support two key planning applications and delegated final decisions back to Council planning officers:

- Outline application for the entire site
- Full application for the first 381 homes on the site

In mid-2019 the Council took two ground-breaking decisions which have fundamentally shaped One Horton Heath for the better. The first, in June 2019, was the decision to self-deliver the entire development. The decision means that the Council has an enormous stake in the project. In addition to being responsible for preparing all of the proposals and plans for the development as 'promoter,' the Council will also construct, market and dispose-of all of the assets created – making it the developer and long-term steward for the entire project.

The second decision, in July 2019, was the adoption of a Project Brief. Prepared over the preceding year, the Project Brief is the culmination of extensive cross-subject work to understand and test the Council's aspirations and ambitions for this project. The Brief comprises a Vision, Aims and Objectives for the site which, taken together, paint a picture of ambitious and people-orientated places that current and future generations aspire to live and work in. The Project Brief is the single most important document for the Project as it sets out the values that the project must achieve. In short, One Horton Heath must become much more than simply a development project; it is a demonstration of what development can achieve. The Project Brief is the starting point for all subsequent studies, designs and works produced in relation to the Project which seek to further understand and achieve the Aims and Objectives of the Brief.

In addition to self-delivering One Horton Heath, the Council expects to retain the majority of assets to be created and therefore considers itself a genuine long-term steward as well as simply developer/ landowner. It is critically important that all aspects of the concept, planning and design stages progress with this at the fore; the Council is committed to creating and maintaining a beautiful place for people to live, work and enjoy.

The Outline Planning Consent for One Horton Heath proposes and commits to:

- Construction of up to 2,500 residential units
- A local centre of mixed residential, retail, leisure, community and other associated uses
- Land and buildings for commercial and industrial uses
- A 3-form entry primary school
- Formal and informal public open space including formal sports facilities and landscaping
- A new link road which bypasses the existing village of Horton Heath
- Alterations to an existing solar farm to accommodate the link road
- All infrastructure associated with a development of this scale
- Utilities provision including new roads, footpaths and cycle paths and improvements to the existing road junctions
- Ecological enhancements
- No reliance on fossil fuels to meet its heating and energy demands.

One of One Horton Heath's key differences comes from the Council's ability to take a different, longer-term view of development. The Council has made a commitment to the delivery of critical infrastructure early in the overall process and ahead of housing wherever possible. This commitment, known as "Infrastructure First" applies to all infrastructure – not just the Roads, Pedestrian and Cycle facilities but drainage systems, ecological enhancements, landscape planting, open spaces, play areas, and the other non-residential facilities, amenities and buildings included within the Masterplan. In short, it includes all of the components that are essential to make a great place rather than simply a housing estate – but which are so often left until last within a construction project.

The Services covered within this document are entirely focussed on that Infrastructure First commitment and will proactively scope, design and deliver a significant proportion of the infrastructure associated with the whole of One Horton Heath.

#### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

**II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

35

This contract is subject to renewal

No

**II.2.10) Information about variants**

Variants will be accepted: No

**II.2.11) Information about options**

Options: No

**II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Open procedure

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: No

### **IV.2) Administrative information**

#### **IV.2.2) Time limit for receipt of tenders or requests to participate**

Date

24 March 2022

Local time

12:00pm

#### **IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

#### **IV.2.7) Conditions for opening of tenders**

Date

24 March 2022

Local time

12:00pm

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

Eastleigh Borough Council

Eastleigh

Country

United Kingdom