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Planning

Ebbsfleet Central East Site Wide and Area Masterplan

Ebbsfleet Development Corporation

F01: Prior information notice

Prior information only

Notice identifier: 2022/S 000-015693

Procurement identifier (OCID): ocds-h6vhtk-0343f3

Published 7 June 2022, 5:24pm

Section I: Contracting authority

I.1) Name and addresses

Ebbsfleet Development Corporation

Observatory, Castle Hill Drive

Ebbsfleet, Kent

DA10 1EE

Email

procurement@ebbsfleetdc.org.uk

Country

United Kingdom

NUTS code

UKJ - South East (England)

Internet address(es)

Main address

<https://www.ebbsfleetdc.org.uk>

Buyer's address

<https://in-tendhost.co.uk/ebbsfleetdc>

I.3) Communication

Additional information can be obtained from the above-mentioned address

I.4) Type of the contracting authority

Ministry or any other national or federal authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Ebbsfleet Central East Site Wide and Area Masterplan

Reference number

EDC/2022/0020

II.1.2) Main CPV code

- 71000000 - Architectural, construction, engineering and inspection services

II.1.3) Type of contract

Services

II.1.4) Short description

Ebbsfleet Development Corporation (EDC) is planning to appoint a masterplanning and design team to lead the next stages of design for Ebbsfleet Central, the urban centre of

Ebbsfleet Garden City. This includes the development of site wide masterplan for the site and area masterplan and design code for Phase 1 of the development. The commission will include supporting EDC and the wider consultant team to discharge planning conditions to support the delivery of the site.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKJ - South East (England)

II.2.4) Description of the procurement

EDC is planning to procure a masterplanning and design team to lead the next stages of design for Ebbsfleet Central, the urban centre of Ebbsfleet Garden City located on the land around Ebbsfleet International train station. This stage of design work will follow the approval of an outline planning application for the site, Ebbsfleet Central East, including circa 2,100 homes, 100,000m² of commercial development, specialist health facilities, new public realm and open space and community spaces. The first phase of development at Ebbsfleet Central East is envisaged to comprise circa 1,100 homes and 80,000m² of commercial development and supporting retail, leisure and community space. The commission will be split into the following core key areas of work:

- Development of a Site Wide Masterplan for the full Ebbsfleet Central East outline application area;
- Development of an Area Masterplan and Design Code for Phase 1 of the Ebbsfleet Central East application area;

Further areas of potential work which may be required, and will be drawn down if required include:

- Development of an Area Masterplan and Design Code for Phase 2 of the Ebbsfleet Central East application area. The Masterplan & Design Team will lead the next stages of design for Ebbsfleet Central East and work alongside EDC and a wider consultant team to discharge key masterplanning conditions. This will include (but are not limited to):
- Develop the next stages of masterplan design which meets the vision and aspirations of EDC for Ebbsfleet Central;
- Development of a site wide masterplan which identifies the broad location and disposition of all land uses, major open spaces, new and retained landscaping, road routes, principal footpaths and cycle routes and public transport networks;
- Development of an area masterplan and design code for Phase 1 of the development which builds on the site wide masterplan to

deliver a detailed masterplan and design code. This is likely to include (but is not limited to) detail on:

- o Land Use – uses and maximum floorspaces, indication of affordable housing and land for community and education uses and open space;
- o Phasing – general phasing for the area, indication of where development is likely to start, timing of key elements of the proposals such as bus stops, local centres, links to adjacent communities and community facilities;
- o Land Forming – details of final ground levels and interface with existing ground levels;
- o Form of Development and Design – extent of development and density, building height ranges, location of landmark buildings and features, cross sections of key streets, building and open space, boundary treatments and identification of broad design character areas to guide more detailed area design codes;
- and, o Access and Car Parking – access routes for vehicles, public transport, pedestrians and cycles and connections to wider areas, car parking standards, typologies, distribution and car parking management measures.

• Work productively and collaboratively with EDC Officers and wider consultant team to ensure the masterplans meet the vision for Ebbsfleet Central, comply with the outline consent and make the best of constraints and opportunities of the site;

• Produce supporting material to accompany the submission of discharge of conditions applications; and,

• Support EDC in extensive engagement on the Site Wide and Area masterplan with key groups within the garden city including statutory stakeholders, the planning authority, local groups and the community.

II.2.14) Additional information

If you have demonstrable experience in delivering the service required at the scale indicated and wish to be considered for the role, please could you provide as a minimum the following information and submit via the In-Tend Portal by Friday 1st July 2022.

- company name
- contact details, including location, telephone and e-mail address, main point of contact and position in company.

II.3) Estimated date of publication of contract notice

4 July 2022

Section IV. Procedure

IV.1) Description

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

The procurement is covered by the Government Procurement Agreement: Yes