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Planning

SZC Commercial Land and Premises Impact Study

East Suffolk Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-022652

Procurement identifier (OCID): ocds-h6vhtk-0516f0

Published 19 May 2025, 2:10pm

Changes to notice

This notice has been edited. The [previous version](#) is still available.

Your Expression of Interest can be returned to procurement@eastsoffolk.gov.uk

We encourage all interested suppliers to register there to access the necessary documentation:

<https://in-tendhost.co.uk/eastsuffolk.aspx/Registration>

Scope

Reference

2649-RFQ-O

Description

East Suffolk Council (the Council) is seeking Expressions of Interest (EOI) from suitably qualified consultants to undertake a Commercial Land and Premises Study assessing the impacts of the Sizewell C project in East Suffolk. This study will explore the economic, environmental, and social effects of the development on commercial land and property demand, usage, values, and activities. The findings will also contribute to the evidence base for the next Local Plan. A budget of £50,000 has been allocated to undertake this study. The objective of this study is to provide a comprehensive analysis of the potential impacts of Sizewell C on commercial land and property in the surrounding area. This includes:

Assessing the direct and indirect commercial land and property requirements associated with Sizewell C and its supply chain.

Reviewing existing employment land and property allocations.

Evaluating the potential for land use changes arising from the development.

Analysing the implications for local businesses, transport, infrastructure, and accessibility, including alignment with planned settlement growth. Particular attention will be given to how water shortages in East Suffolk could constrain future development and economic resilience.

Examining the long-term impacts on local economic development and planning policy, identifying the legacy of the project in terms of growth, employment, infrastructure, and the wider economy.

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Total value (estimated)

- £50,000 excluding VAT
- £60,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 20 October 2025 to 19 March 2026
- 5 months

Main procurement category

Services

CPV classifications

- 71313400 - Environmental impact assessment for construction
- 71313440 - Environmental Impact Assessment (EIA) services for construction
- 79311410 - Economic impact assessment
- 90711000 - Environmental impact assessment other than for construction

Engagement

Engagement deadline

6 June 2025

Engagement process description

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Tender documents may be published on In-tend as per the above timescales, depending on the Expressions of Interest received. We encourage all interested suppliers to register there to access the necessary documentation:

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Submission

Publication date of tender notice (estimated)

28 July 2025

Contracting authority

East Suffolk Council

- Public Procurement Organisation Number: PLPP-1174-BHLX

East Suffolk House, Station Road, Melton

Woodbridge

IP12 1RT

United Kingdom

Email: procurement@eastsuffolk.gov.uk

Website: <http://www.eastsuffolk.gov.uk>

Region: UKH14 - Suffolk

Organisation type: Public authority - sub-central government