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Contract

# ESPH CN Wealden Employment Park Development - Knights Farm West (ESPH539)

Wealden District Council

F03: Contract award notice

Notice identifier: 2023/S 000-033105

Procurement identifier (OCID): ocds-h6vhtk-03557d

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## **Section I: Contracting authority**

## I.1) Name and addresses

Wealden District Council

Council Offices, Vicarage Lane

Hailsham

**BN27 2AX** 

Contact

Cathy Nelson

**Email** 

esph@wealden.gov.uk

Country

**United Kingdom** 

**NUTS** code

UKJ22 - East Sussex CC

Internet address(es)

Main address

http://www.wealden.gov.uk

Buyer's address

https://www.sesharedservices.org.uk/esourcing/

## I.4) Type of the contracting authority

Regional or local authority

#### I.5) Main activity

General public services

# **Section II: Object**

## II.1) Scope of the procurement

#### II.1.1) Title

ESPH CN Wealden Employment Park Development - Knights Farm West (ESPH539)

Reference number

WDC - 034812

#### II.1.2) Main CPV code

• 45000000 - Construction work

#### II.1.3) Type of contract

Works

#### II.1.4) Short description

Wealden District Council are bringing to the market a significant employment development opportunity and are seeking a development partner to work with the Authority to bring

forward the Site in its entirety and deliver a high quality scheme to deliver much needed employment land along the A22 corridor, attract new business to the area and accommodate local growth. The whole of the Site is in the Authority's freehold ownership and extends to approximately 17.3ha (42.7 acres). The Authority is looking to appoint a development partner who is committed to working with the Authority in a true partnership style to design and deliver a viable and attractive proposal. The Authority expects this scheme to achieve a balanced delivery of a number of objectives around employment use, sustainability and quality design. The whole of the Site currently comprises farmland with some buildings.

#### II.1.6) Information about lots

This contract is divided into lots: No

### II.2) Description

#### II.2.2) Additional CPV code(s)

- 45000000 Construction work
- 70112000 Development of non-residential real estate
- 45213251 Industrial units construction work
- 70330000 Property management services of real estate on a fee or contract basis
- 45111213 Site-clearance work
- 45210000 Building construction work
- 45111291 Site-development work
- 45111290 Primary works for services
- 45200000 Works for complete or part construction and civil engineering work
- 45111200 Site preparation and clearance work
- 45211360 Urban development construction work

#### II.2.3) Place of performance

**NUTS** codes

UKJ22 - East Sussex CC

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

Wealden District Council are bringing to the market a significant employment development opportunity and are seeking a development partner to work with the Authority to bring forward the Site in its entirety and deliver a high quality scheme to deliver much needed employment land along the A22 corridor, attract new business to the area and accommodate local growth. The whole of the Site is in the Authority's freehold ownership and extends to approximately 17.3ha (42.7 acres). The Authority is looking to appoint a development partner who is committed to working with the Authority in a true partnership style to design and deliver a viable and attractive proposal. The Authority expects this scheme to achieve a balanced delivery of a number of objectives around employment use, sustainability and quality design. Knights Farm is situated within the village of Lower Dicker, just outside of the High Weald Area of Outstanding Natural Beauty that stretches to the north. The property lies just to the north of the main A22 road which provides access to surrounding towns and villages and the wider national road network, linking to the A27 and M25. The whole of the Site currently comprises farmland with some buildings. The Authority is seeking the achievement of the following objectives: (1) A high profile, well connected Estate; (2) To provide units which meet both current and future market demand; (3) To fully optimise development opportunities for maximising employment uses on the Site and to achieve a positive and distinct sense of place; (4) To maximise a financial return for the Council; (5) To identify and proactively engage with all appropriate stakeholders across the area to maximise opportunities to work with them to enhance the delivery of the objectives; (6) To drive the pace of delivery but without any adverse impact on costs/risks; (7) To implement a management structure for the completed Estate that ensures the quality of all managed areas for the long term; (8) To deliver a Scheme that makes a tangible contribution to the Authority's climate and sustainability commitments. The Council requires the comprehensive development across the whole of the Site by the developer, albeit the Scheme may be delivered in phases. The value of £128,000,000 is maximum anticipated gross development value.

#### II.2.5) Award criteria

Price

#### 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

Competitive procedure with negotiation

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

The procurement is covered by the Government Procurement Agreement: Yes

## IV.2) Administrative information

#### IV.2.1) Previous publication concerning this procedure

Notice number: 2022/S 000-020181

## Section V. Award of contract

A contract/lot is awarded: No

## V.1) Information on non-award

The contract/lot is not awarded

Other reasons (discontinuation of procedure)

# **Section VI. Complementary information**

# VI.4) Procedures for review

## VI.4.1) Review body

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom