

The London Borough of Lambeth

Expression of Interest to Quote for provision of environmental consultation services to Lambeth's Development Management team

Lambeth Council, through the exercise of its Development Management function, seeks to ensure that future development within the borough is delivered with the highest standards of amenity, from planning to construction and subsequent operation.

Lambeth is a central London Authority that deals with a wide range of planning applications; ranging from large scale redevelopment projects in the London Plan designated Waterloo and Vauxhall opportunity areas; to estate renewal schemes; to residential extensions and alterations.

Lambeth are seeking to appoint a consultancy or consultancies to provide observations and advice on environmental matters to its Development Management team. The observations and advice are sought for relevant planning applications, pre-application advice (excluding applications which are subject to Planning Performance Agreements), planning enforcement cases and comments on emerging policy. The areas of advice to be provided include:

- Noise and vibration; Assessment of noise and vibration and mitigation measures from proposed plant and machinery, traffic and servicing, bad neighbour uses, impact of noise sources e.g. railways, on occupiers of new development, testing soundproofing.
- Air Quality: All of Lambeth is designated an Air Quality Management Area (AQMA) on the basis of on the basis of exceedences of air quality objectives for Nitrogen dioxide and particulates (PM10). Developments should contribute to the reduction of emission levels. Therefore an air quality assessment is a requirement where any new development or change of use would lead to an increase in emission levels and should include details of proposed mitigation measures. Advice would be need in relation to the submitted assessments and mitigation measures.
- Fume extraction; primarily associated with A3 uses, but also occasionally in relation to environmental control systems and light industrial uses.
- Light pollution: Assessment of light pollution associated with illuminated advertisement displays where luminance might endanger persons using the highway, railway, waterway, dock harbour or aerodrome Light pollution is also a planning consideration in sensitive environments such as when development proposal such as floodlight grounds or office and public buildings are located in close proximity to residential properties or development proposal are likely to affect the character of designated areas such as Sites of Nature and Conservation Importance (SINCs), Conservation Areas, listed buildings and their setting, Areas of Outstanding Natural Beauty
- Impacts of construction: Assessment of submitted Method of Construction Statements, which set out the proposed construction methodology. They contain details including a) The notification of neighbours with regard to specific works; b) Advance notification of road closures; c) Details regarding parking, deliveries, and storage; d) Details regarding dust mitigation; e) Details of measures to prevent the deposit of mud and debris on the public highway; and f) Any other measures to mitigate the impact of construction upon the amenity of the area and the function and safety of the highway network.

- Contaminated land: Where necessary, applications are accompanied by a land contamination risk assessment which would provide sufficient site information to determine the existence or otherwise of contamination, its nature and the risks it may pose and whether these can be satisfactorily reduced to an acceptable level. The assessment must relate both to human health risks for the proposed development and to risks to controlled waters. Where contamination is known or suspected or the proposed use would be particularly vulnerable, determination of whether the proposed development can proceed, such as mitigation measures and/or proposals for site remediation.

Following assessment, the Council will require written advice on the degree of compliance with current planning policy requirements, on potential amendments that would further improve the amenity of the developments and on suggested conditions that would ensure the delivery of developments with the highest standards of amenity from planning to construction and subsequent operation. The successful consultants may be required to provide occasional additional advice at planning committee (evening), at an appeal enquiry, or at a judicial review hearing, where the environmental advice provided is a key factor in the application decision or subject to questions or dispute.

Our statutory response period for consultees is 21 days, so we would require a response within this timeframe to enable the Council to deliver against its statutory planning application performance targets.

The largest and most complex development schemes we deal with are usually progressed through Planning Performance Agreements (PPAs). The environmental consultancy work related to those schemes is excluded from this invitation and would be procured on a case by case basis. If you were successful in bidding for this tender, you would be recommended to our PPA partners as our preferred consultant for the PPA work, though ultimately the choice of consultant would lie with the applicant.

During the year 2014/15 Lambeth has had course to refer some 627 applications for independent environmental advice – including 71 ‘major’ applications, 161 ‘minor’ applications, 69 ‘other’ applications, 145 discharge of condition applications, and 93 pre-applications. The referrals are generally seeking advice on a single area alone but sometimes, usually in relation to larger applications, we may seek advice in multiple areas. In other words, for each application we may sometimes require advice on more than one area. Recently the work is breaking down as follows:

Recent split of requests for advice by area for 100 planning application cases referred					
Noise and vibration	Air quality	Fume extraction	Light pollution	Construction impacts	Contamination of land
70	6	15	6	14	5

The number of enforcement cases requiring advice and support is estimated to be around 50 per year.

Recent workloads can be seen as indicative of future workloads but we cannot specify precisely the quantity of work that this contract would comprise as the submission of applications for consideration is not within the council’s control. In addition we expect this number to reduce as we review our consultation processes to ensure risk is properly considered. The successful tenderer(s) will need to demonstrate they have the flexibility to deal with peaks and troughs in the work load, so as to ensure optimum service delivery, as the quantity of work may vary from week to week.

We recognize that the variety of work and uncertain quantities of consultations along with the need to avoid potential conflicts of interest, may require the arrangement to be flexible and one with multiple suppliers.

We would like you to provide your tender on the basis of what your fees would be for batches of 30 consultations of various size and complexity over a 12 month period and if necessary indicate an average

cost per application over this range. We will consider bids for all or some of the areas of advice. For example you may bid for work in all areas; noise and vibration, air quality, fume extraction, light pollution, impacts of construction, contaminated land, or for individual areas. We are happy to consider joint bids or sub-contractor arrangements as long as the management of that arrangement is performed as a part of your process.

The length of the contract will be for a 12 month period. The cost of the contract will be monitored on a monthly basis, along with the quality of advice being provided.

We hereby invite you to tend for the contract to provide the previously defined types of support to Lambeth's Development Management team. In particular your tender should include the following:

- **Your record of supporting planners and developers in delivering developments with the highest standards of amenity from planning to construction and subsequent operation;**
- **Your experience of working with local authority planning services;**
- **A summary of your consultant expertise; and**
- **A proposal presenting the services that you could offer and the fees related to these activities.**

The closing date for submissions of tenders for this contract is 20 November 2015. Please submit your tender to my colleague Helen Miles (hmiles@lambeth.gov.uk) and copy myself (thamilton@lambeth.gov.uk). If you would like to discuss the scope of the tender, please contact Helen either by email or on 020 7926 1138.