

WEYSIDE URBAN VILLAGE (SLYFIELD REGENERATION PROGRAMME) Slyfield Green, Guildford, GU1 – LEGAL SERVICES – DRAFT SPECIFICATION/SCOPE OF SERVICES

Strategic Objectives

Guildford Borough Council's strategic objective is to improve the positioning of the town economically within the Southeast, UK and Europe through creation of a leading economic locations that enables its businesses, institutions, and its community to thrive through regeneration to generate new opportunities and meet the challenges of the 21st Century.

The development of the Weyside Urban Village (WUV) Programme will significantly boost housing supply including affordable housing and the supply of employment land. The scheme will provide new educational and GP facilities and bring into use a large, previously developed site and would create a new mixed-use community with new facilities servicing the area.

More information about the Weyside Urban Village Programme Can be found here [Weyside Urban Village | Guildford](https://www.weysideurbanvillage.co.uk) / www.weysideurbanvillage.co.uk

The most recent planning application submission can be found here.

[20/P/02155 | Hybrid planning Slyfield Green, Guildford, GU1](#)

In October 2021 Guildford Borough Council, as freeholder of the site, applied for and was granted a hybrid planning decision for the following:

1. Outline planning approval for
 - a. Demolition of existing buildings and infrastructure
 - b. Up to 1,550 dwellings;
 - c. New local centre comprising up to 1,800 sqm of retail (including convenience store), healthcare, community, nursery and flexible employment uses (Use Class E);
 - d. up to 500 sqm of flexible community facilities (Use Classes E/F1/F2); up to 6,600 sqm of flexible employment space (Use Classes E/B2/B8); up to 30,000 sqm for new Council Depot Site (Use Classes E/B8);
 - e. six Gypsy and Traveller pitches (and associated road infrastructure, landscaping (including Sustainable Urban Drainage Systems) and amenity space.
2. Full planning permission for Infrastructure works:
 - a. The development of primary and secondary site accesses,
 - b. Internal access roads and associated landscaping.

3. Full planning permission for utilities works
 - a. Engineering operations associated with remediation and infrastructure,
 - b. Primary and secondary substations.
 - c. Utilities and drainage (including Sustainable Urban Drainage Systems).

Further decisions since the original outline consent are as follows:

1. Reserved Matters Approval for Phase 1 of the development (81 new homes, and associated infrastructure, parking and landscaping). Decided July 2023. [Link to application.](#)
2. Reserved Matters Approval for the new GBC Depot. Decided March 2023. [Link to application.](#)

As part of the development but not within the outline consent is the application for a new Suitable Alternative Natural Greenspace (SANG) at Burpham Court Farm. The current application can be found [here](#):

Scope of the WUV Programme

Weyside Urban Village ("WUV") is a 41-hectare brownfield regeneration scheme that the Council anticipates could deliver approximately 1,600 homes across a range of tenures as well as 2,000 square metres of community space and 6,600 square metres of employment space.

WUV consists of the following activities:

- Demolition of existing buildings and infrastructure
- Provision of circa 1600 dwellings.
- Development of local centre comprising up to 1,800 sqm of retail including
 - convenience store,
 - healthcare,
 - community,
 - nursery, and
 - flexible employment uses
- up to 500 sqm of flexible community facilities.
- up to 6,600 sqm of flexible employment space.
- up to 30,000 sqm for new Council Depot Site.
- six Gypsy and Traveller pitches.

- and associated road infrastructure.
- landscaping (including Sustainable Urban Drainage Systems).
- amenity space.

Scope of Services

Duration: from the January 2024 to January 2028

This tender is for the provision of Environmental services and civil engineering services for a new development project. The successful tenderer will be responsible for the following:

Environmental Services

- Update surveys of species including but not limited to bats, badgers, birds, reptiles..
- Prepare a scope of works and procure an update of the arboriculture survey.
- Topographical surveys where required across the site
- Update and undertake new invasive species surveys.
- Monitor and manage badger relocations.
- Prepare or assist in the preparation of information to discharge planning conditions, including:
 - Arboricultural Method Statement
 - Archaeology
 - Biodiversity Mitigation Enhancement Plan
 - Biodiversity Net Gain
 - DCEMP
 - Noise
 - Odour Control
 - Flood Risk Mitigation
- Provide advice and specifications for the NMU works (ecology/arboriculture).
- Provide arboricultural advice.
- Prepare and obtain bat licencing.
- Input into the tender for infrastructure, preparing specifications (BMEP/Abor, etc.).
- Provide input into the housing developer tender process, advising on environmental, ecology, and EIA matters.
- Act as Ecological Clerk of Works.
- Attend meetings:
 - Project meetings (monthly)
 - Workshops (monthly)

- Provide species mitigation advice.
- Conduct archaeological surveys.
- Prepare a specification/scope/tender pack for reptile relocations.
- Provide input on offsite highway ecology and arboriculture matters.
- Provide general advice on project-related matters.
- Planning Support – providing the necessary reports and documentation to support planning applications and discharge of conditions.

Civil Engineering Scope

- Prepare conceptual designs, including plans, elevations, and details, for all civil engineering works including bridges.
- Perform engineering calculations to ensure designs meet all applicable codes and standards.
- Prepare associated construction documents, including specifications, drawings, and estimates.
- Obtain necessary permits and approvals
- Assemble tender pack and contract docs.
- Inspect the construction work to ensure that it is being done according to the plans and specifications.
- Prepare as-built drawings and documentation.
- Planning Support – providing the necessary reports and documentation to support planning applications and discharge of conditions.

Some additional civil engineering services that may be included:

- Traffic analysis
- Environmental impact assessment
- Geotechnical investigation
- Structural analysis
- Hydraulic analysis
- Stormwater management
- Wastewater treatment
- Water distribution
- Sewer system design
- Landscaping – footpath and bridge landing design work.

- Construction management
- Drainage
- Erosion control
- Electrical and mechanical systems
- Fire protection
- Security

Ancillary Works and Phases

The bidder may be required to provide support for some additional work streams including but not limited to:

- SANG footpath.
- Stoke Lock Bridge
- Non Motorised User
- Offsite Highways
- Internal Estate Road
- New GBC Depot
- Procurement Support
 - Assembling tender pack
 - Coordinating scope
 - Engaging supply chain
- Planning Support – providing the necessary reports and documentation to support planning applications and discharge of conditions.

The work is expected to start in January 2024 and to run for three years thereafter. The budget for the work is £200 - £300k per year based on programme requirements. The tender will be evaluated based on the following criteria:

- Technical competence
- Experience
- Price
- Sustainability

The closing date for submission of tenders is 31st August 2023. Any questions about the tender should be directed to [Name] at [Email Address].



Phase	Location Description	Works	Scope / Units	Construction Dates
1	Allotments/ Bellfield Road	Site clearance, remediation, levelling, drainage, roads, and services, with housing and landscaped areas. These works are currently being procured.	81 units	09/24- 04/27
2	Sludge Lagoon	Site clearance, remediation, levelling, drainage, roads and services, with housing and landscaped areas Infrastructure/Housing. The infrastructure works are procured, and the appointed contractor is developing the infrastructure design with a view of commencing construction in Feb 2024.	282 units	02/24 – 08/30
		Pedestrian footpath link between Phase 2 Housing and SANG.		6/25 – 9/25
3	Existing GBC Depot	Demolition of existing Depot, Site clearance, remediation, levelling, drainage, roads and services, with housing and landscaped areas. These works are currently being procured.	170 units	11/25 – 08/28
4	Existing Thames Water Sewerage Treatment Works	Demolition of existing sewerage treatment works, Site clearance, remediation, levelling, drainage, roads, and services, with housing and landscaped areas.	1156 units	09/26 – 07/33
		New pedestrian / cycle bridge at Stoke Lock .		1/27-6/27
5	Sludge Lagoon	Site clearance, remediation, industrial units with associated	Up to 6,600 m2	04/29- 12/30



		parking and apron areas; travellers' site.		
6	New GBC Depot	Site clearance, remediation, levelling, new Depot facility and associated parking. These works are currently being procured.		06/24 – 12/25
	Offsite Highways	Various junction improvements along Woking Road and roads accessing the site.		06/24 – 02/27