

## **Quote Specification – Futures Park Revised Masterplan**

### **Vision:**

Futures Park Bacup is an exciting development site situated in Bacup, Lancashire. It is made up of 5 plots (see map).

We are inviting quotations from suitably qualified Master Planners to develop the vision of a Leisure Village on the Futures Park site for plots 1, 4 and 5.

We are seeking to attract the following users onto the site which complement the Leisure Village theme:

- Leisure and tourism (must be building based)
- Guest accommodation
- Offices

The exact mix of uses on the site will be demand led with the potential to develop speculative buildings should there be sufficient evidence of market demand. Alternatively sites will be developed on a design and build basis with an end user in mind. The entire site is in the ownership of Rossendale Borough Council and it is envisaged that buildings will be leased to the market at commercial rates.

### **Background:**

Plot 2 has already been developed as an office complex and car park. An access road exists through the site that was provided using NWDA funding in 2001. Clarification from the HCA is ongoing but it is expected to conclude that leisure use is acceptable under the terms of this historic agreement but must involve the construction of buildings.

We are expecting to develop a Mountain Biking Trail Head Centre 435m<sup>2</sup> on plot 3 along with 93 car parking spaces; which is situated adjacent to the nationally significant Lee Quarry Biking Centre. The site has the potential to attract 100,000 visitors per year and to complement this we are seeking to develop a leisure village on the adjacent land.

### **Commission:**

- Develop a high level masterplan for plots 1, 4 and 5 that integrate with the renewed vision and other developments
- Reflect current and future trends in the targeted sectors
- Maximises land use and potential income generation
- An acceptable solution for planning, liaison with RBC's planning section will be necessary as part of this commission.
- Provide high level drawings of the site as well as statistical justification for the proposed layout, mix, size of unit and use.

- Provide the statistical data that corresponds with the drawings that can then be used in future Green Book economic assessment of the proposals as well as justification of change of land use to the HCA.

Please state your full methodology in fulfilling the requirements of this commission. Short listed businesses may be invited to an interview to examine their quotation and ensure that it fulfills the criteria of Rossendale Borough Council.

This request for quotations will only be available for a limited time and may be withdrawn without notice. Contracts will be awarded on a best value basis. This is a competitive process but we are expecting quotes below £5,000.

**Please send your quote by email by noon Friday 28<sup>th</sup> July to:**

Guy Darragh

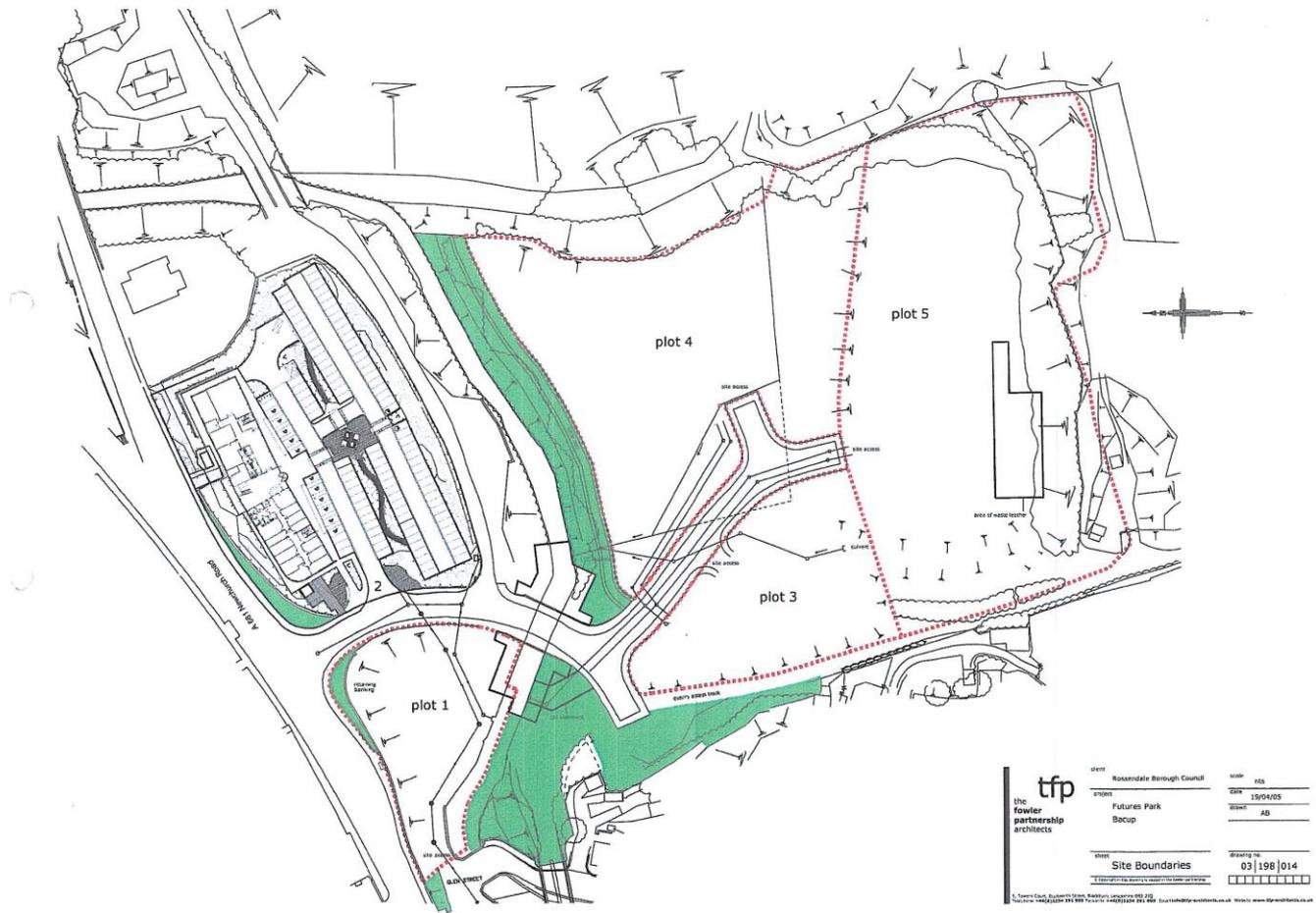
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Original 2005 layout of the site



<b>tfp</b> the fowler partnership architects	client	Rossendale Borough Council	scale	1:50
	date	15/04/05	sheet	AB
	project	Futures Park Backup	drawing no.	03   198   014
	<b>Site Boundaries</b>			
<small>           5, Toppin Court, Ruislip, Middx, Uxbridge, London UB8 3JG            Tel: 01895 944220 Fax: 01895 944221 Email: info@tfp-architects.co.uk Website: www.tfp-architects.co.uk         </small>				