Shropshire Council

Business and Enterprise Service

**Expression of interest for small scale local energy generation**

**Oswestry Innovation Park, Shropshire**

**1.0 The Commission**

1.1 Expressions of interest and quotes are invited on the options for meeting the energy demands, using low carbon technology and approaches,arising from the development of the Oswestry Innovation Park, Shropshire, and the potential to serve adjacent existing and proposed commercial and residential areas.

**2.0 Context**

2.1 Oswestry is Shropshire’s second largest market town after Shrewsbury and is the principle commercial and administrative centre in the north west of the County. Two major development sites are proposed on the south east of the town located either side of the A5 at Mile End adjacent to A5/A453 roundabout. These comprise the Oswestry Innovation Park and Oswestry Sustainable Urban Extension (SUE).

2.2 The Oswestry Innovation Park located to the east of the A5 is a major employment site comprising 22.7 ha, owned by Shropshire Council. Oswestry Sustainable Urban Extension to the west of the A5 will accommodate around 750 dwellings, and up to 3.5 ha of commercial development. The site is in private ownership with the majority owned by J Ross Developments, the other two land owners are Mosaic (Midlands) Developments and Shropshire Council.Masterplans have been prepared for both sites and are attached.

2.3 An infrastructure assessment for the Innovation Park undertaken in February 2017 identified a potential shortfall in the capacity of the existing electricity supply network, operated by Scottish Power Energy Networks (SPEN). The employment site is likely to require 7.5-10 MVA and current off-site capacity is 1.6 MVA. Scottish Power is proposing to reinforce the 132kV and 33kV networks however additional capacity, up to 12 MVA, will not be available until 2022.Whilst the development programme assumes that the site will be serviced by 2022, major upgrades are required including the rerouting of the 33kV cable and directional drilling underneath the A5, which are outside the control of the Council, and any delays could impact upon the development programme.

2.4 With the drive to develop the Low Carbon agenda there are opportunities to develop exemplar/demonstrator projects for the provision of alternative energy generation and supply. The Marches Local Economic Partnership Board has agreed funding to support the development of potential EU ERDF projects. This funding is to support feasibility studies that could advance the development of projects that could benefit from ERDF funds. A link to the ERDF low carbon guidance note and Operational Programme is provided in the Appendix.

2.5 In addition to the Oswestry SUE there are a number of existing developments which could to be provided with a new energy supply and/or contribute towards energy generation:

* Maesbury Rd Industrial Estate ,Oswestry’s main commercial area about 500m to the south west and accessed off the A458.Maesbury tip, a former capped refuse tip is also located on the estate.
* Oswestry Leisure Centre and North Shropshire College both located on Shrewsbury Rd

2.5 The Masterplan for the Innovation Park indicates that around 47,300 m2 of floor space could be accommodated. WSP, the Council’s term consultants have had discussions with the supply companies and undertaken a utilities assessment and cost estimate of infrastructure provision for the Innovation Park. Of the total load requirement, if infrastructure development was phased it is estimated that power requirements for Phase I would be 4.7 MVA and 2.00 MVA for Phase II.

2.6 Shropshire Council is also a partner in the development of the Shrewsbury West Sustainable Urban Extension a proposed development of 750 dwellings and 16ha of employment land on the western edge of Shrewsbury. Arising from the initial findings of the Oswestry study advice on the opportunities and potential for low carbon initiatives at Shrewsbury SUE West is requested which could form the basis for further investigation and feasibility work.

3.0 **The Commission**

3.1 The objectives of the study are:

* To consider the potential for alternative low carbon energy generation and supply to serve Oswestry Innovation Park.
* To use the recommendations of the project to support the basis of a bid to ERDF.

3.2 The commission is a two stage study comprising the following elements:

* An initial scoping study of the potential opportunities for low carbon energy generation associated with the development of Oswestry Innovation Park including the potential to serve the adjacent and proposed commercial and residential areas in the short term (3 years) and the implications in the light of the Scottish Power upgrade of the network.
* An options appraisal of the potential solutions/projects with recommendations on the implementation of the preferred option/s

3.2 The commission is expected to have two stages although may not be extended depending upon the outcome of the first stage.Consultants are asked to:

Stage 1

* Scope and advise on the opportunities for low carbon energy generation for the development of the Oswestry Innovation Park and the potential to serve adjacent and proposed commercial and residential areas.
* To identify potential project(s) for renewable energy generation and if appropriate supply, and a broad set of costs.
* Arising from the Oswestry analysis whether there are opportunities for low carbon generation at Shrewsbury West Sustainable Urban Extension and advice on how to take these forward.

Stage 2

* Undertake an options appraisal of the Oswestry portfolio of potential projects and solutions with a preferred option.The analysis will include a broad technical evaluation e.g. access and grid connections, infrastructure issues, risks, management maintenance and costs.
* To make recommendations on next steps on the Oswestry preferred option with an assessment of the opportunities and costs to scale up proposals. This should be split into short (next 3 years) and longer term actions (3-10 years plus), together with an assessment of the implications on the Scottish Power network and upgrade.

**4.0 Timetable**

4.1 It is intended to that the study will take 2-3 months with completion by late February 2018 and in accordance with LEP deadlines all activities must be completed and paid for by March 2018. An inception meeting will be held two weeks after the appointment. The deadline for submissions is 13th November

**5.0 The Submission**

The consultants will be expected to outline:

* A method statement outlining their approach to the project and how it would be undertaken with associated work activities.
* Their experience in dealing with similar projects.
* The team involved with CVs, roles and responsibilities and a breakdown of time involved and day rates.
* Two client referees.
* A fee proposal including a fixed price quote
* The consultant’s address telephone number and a contact name
* The VAT number if the company is VAT registered
* The company registration number.

**6.0 Selection of consultants**

The selection process will be based 50% on price, 50% on experience and approach.

**7.0 Budget**

Quotes are expected in the region of £10 -12,000 exclusive of VAT for both stages to include all costs including travel and management costs.Consultants are required to provide an itemised budget for all the activities for each stage.

**8.0 Reporting**

8.1 It is anticipated that reporting should be on a monthly basis. A workshop and presentation on the scoping study will be required prior to the final draft of Stage 1 and identification of potential projects. The outcome of Stage 1 will determine whether work continues to Stage 2.If so, a second workshop and final presentation on outcome of preferred options following appraisal of potential projects will also be required prior to the production of the final draft of Stage 2.

**9.0 Payment terms**

9.1 Payment will be made on receipt of invoices for each stage. This will be after completion of the final reports for Stage 1 and the Stage 2.

**10.0 Contract**

The contract will be between the company and Shropshire Council (The Council) .Shropshire Council’s terms and conditions for the supply of goods and services can be seen at:

<http://shropshire.gov.uk/doing-business-with-shropshire-council/>

**11.0 Insurance**

The supplier must have indicate their level of Public Liability and Professional Indemnity Insurance and indicate why this level is appropriate for the contract.

**12.0 Contact**

12.1 The contact for the commission is Christopher Hill, Economic Growth Service, Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.

[chris.hill@shropshire.gov.uk](mailto:chris.hill@shropshire.gov.uk)

01743-252273, Mob: 07990085663

Quotes should be submitted by email or posted and marked ‘Private and confidential’ by 13 November 2017

Appendix 1

**Oswestry Innovation Park**

A master plan has been prepared for illustrative purposes and is proposed to contain:

• A mix of employment uses: B1 (offices /light industry), B2 (general industry) and B8 (storage and distribution).

• A small office park on the frontage including B1 light industrial uses.

• Sites for major inward investment or local company expansion. Two sites of have capable of accommodating up to 150,000 sq. ft. units have been identified.

• Incubator space (around 30,000 sq. ft. with meeting space and cafe).This could also be attached to a research /training centre based on one of the Oswestry’s business sectors i.e. Food and Drink, Logistics and Construction.

The objectives of the Oswestry Innovation Park development are:

• To facilitate employment development for local company expansion, inward investment and stimulate the growth of new business start- ups.

• To develop a high quality well designed Office and Business Park in a landscaped setting in the light of the development constraints ie high voltage electricity pylons and local ecology including ponds, trees and bats.

• To stimulate initiatives to encourage innovative approaches to local energy generation and Carbon reduction on site. Buildings are proposed to be constructed to BREEAM ‘Very Good’ standard to reduce running costs and C02 emissions.

• To ensure the site is well linked to the adjacent Oswestry Sustainable Urban Extension to the west. As the A5 bisects these two sites appropriate options for pedestrian/ cycleway links will need to be provided

• To bring forward employment land for development in a phased manner. The first phase over the next 2-3 years.

**Oswestry Sustainable Urban Extension**

The Oswestry Sustainable Urban Extension is proposed to contain

* a mix of up to 800 dwellings
* Community facilities.
* A network of open space and green infrastructure.
* A new link road between Shrewsbury Road and Middleton Road.
* On-site pedestrian cycleway provision to facilitate linkages to the Town Centre and the Innovation Park to the east.

Masterplan

The vision of the master plan is to deliver a high quality residential led development with the following objectives:

A development with a distinct character that complements Oswestry.

Provides a broad range of dwellings.

To create strategic green infrastructure in the form of linked open spaces.

To provision of a network of landscaped pedestrian routes to deliver a walkable neighbourhood.

To seek to achieve the highest quality design with a strong connection to the local landscape and areas with distinct identities that reflects and enhances the town’s character.

**Shrewsbury West Sustainable Urban Extension**

The Shrewsbury West Sustainable Urban Extension is located on western edge of Shrewsbury between Holyhead Rd to the east and the A5 (T) to the west .The site includes land north and south of the Welshpool Rd (A458) adjacent to Churncote roundabout(A5) and land between the Oxon Business Park, Oxon Touring and Holiday Park, Uplands Care Home and the Severn Hospice .It is proposed to contain:

* A mix of up to 750 dwellings
* A new strategic highway ,the Oxon Link Rd, to ease traffic congestion
* 16ha of employment land including a health care/business campus (circa 60,00m2)
* Community facilities and Local Centre
* A network of open space

**ERDF low carbon guidance note and Operational Programme**

(see <https://www.gov.uk/government/publications/draft-european-regional-development-fund-operational-programme-2014-to-2020> and <https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/644454/ESIF-GN-2-009_ERDF_Priority_Axis_4_Guidance_V4.pdf>