Clitheroe Town Centre - Market Redevelopment Area
A retail led - mixed-use Town Centre Redevelopment Opportunity
Marketing Prospectus
The Clitheroe Market redevelopment area is a catalyst project that proposes the redevelopment of the existing market, market offices and car park for a high quality retail led, mixed-use development. The site is owned by the Council in the heart of Clitheroe Town Centre and provides a fantastic opportunity to bring modern retail space and leisure uses to the town centre.

Initial expressions of interest are invited for the development of the whole site through a single developer proposal to include the relocation and rationalisation of the market within the site; complementary parking and access arrangements to the town centre and appropriate public realm improvements as part of the scheme.

The brief is intended to inform expressions of interest enabling the selection of preferred bidders to take part in a competitive dialogue approach to develop options for a vibrant, viable and creative redevelopment of this part of the Town Centre. The process will lead to an invitation to submit a proposal with the successful bidder being invited to work with the Council to deliver the redevelopment of the site as strategic development partner, based upon their expertise, experience and financial resource. The Council is not seeking detailed designs and financial bids at this EOI stage. Prospective development partners are invited to formally register their EOI by noon, 31 OCTOBER 2014 to participate.
The brief for this stage is not intended to be a planning or design brief and is intentionally seeking not to constrain imaginative and creative options being brought forward to maximise the opportunities presented. Proposals will however be expected to demonstrate the regard given to the character, heritage and grain of the town, including its Conservation Area, neighbouring Listed Buildings and the iconic Castle. It is expected that design and the use of materials will be of high quality and sympathetic to the surrounding built form. More information in relation to relevant planning policies is available on the Council’s website and more detailed guidance on planning considerations will be provided through the competitive dialogue stage by an advisory team set up to give planning support to the project.

**Clitheroe:**

Clitheroe, in Lancashire, is a vibrant market town with significant planned housing and economic growth proposed over the next 15 years. With a current population of around 16,300 and plans for over 2,300 new homes at Clitheroe as part of a wider 5,600 new homes across the borough, Clitheroe is a focus for growth in the area, complementing the Lancashire Enterprise Zone at the nearby British Aerospace facility to the west of the borough. Key features and attractions include a higher than average selection of independent and specialist retailers, along with the Castle, museum and surrounding grounds, the Market, cafes, bars and restaurants and also Grand Theatre venue. Clitheroe also has a strong and vibrant evening economy and is seen as a gateway for tourism into the Forest of Bowland and the Yorkshire Dales.

Located at the heart of the attractive Ribble Valley, Clitheroe recently appeared in the ‘Sunday Times Best Places to Live’ top 10 as compiled by Experian. This traditional market town serves a large rural area yet is close to the City of Preston, Blackburn, Burnley and has good access to Manchester, Liverpool, the Fylde Coast, Lancaster and the Lake District. stunning landscapes, close to the Yorkshire Dales, Skipton and accessible to Leeds, Clitheroe is a superb location for the new retail and leisure investment opportunity that this site presents.
The Site:

The site is centrally located and is identified in the Councils adopted Town Centre Masterplan as a catalyst site to support the future development of Clitheroe as a key service centre. The adopted Masterplan can be downloaded from the Council’s website and provides further information on the council’s ambitions for the site and wider town centre.

The Council is keen to see a comprehensive, vibrant redevelopment scheme on the site and wishes to work closely with a development partner to deliver a viable scheme most likely by way of a development agreement structure.

The identified site is within Council ownership and it is the Council’s preference to retain the freehold of the site. Adjoining land not in the Council’s ownership is not precluded from being utilised as part of any redevelopment proposals where added value is brought to the scheme and the Council would consider where necessary the use of its powers to help land assembly. However it is essential that any such land does not prejudice the timely redevelopment of the council’s site or serve to delay progress of a wider scheme. Careful consideration of how additional land may be incorporated into the scheme will need to be demonstrated in any submission.

The site is approximately 0.6 hectares (1.4 acres) with existing accesses from New Market Street and pedestrian access from Station Road.
Planning Policy

Planning policy relating to the site is set out in the Ribble Valley Core Strategy (as proposed to be modified). In addition relevant policy designations currently in the saved Ribble Valley Districtwide Local Plan will be applicable. The Clitheroe Conservation Area is adjacent to the site; a Conservation Area Appraisal and accompanying Management Guidance has been prepared. These documents can be downloaded from the Council's website.

Development objectives and key elements of any scheme:

The key development objective is to provide regeneration of the location to deliver a stronger town centre for Clitheroe accommodating retail growth and support for the local economy, by way of a comprehensive redevelopment of the site.

Retail and Leisure:
Practical, and imaginative proposals that will bring forward significant new retail space to attract quality retail operators to the town centre with complementary tourism and leisure development such as an hotel are viewed as key parts of any offer together with a relocated market and cafe within the site. Proposals will need to clearly identify how existing occupiers of the site can be accommodated within the redevelopment, including the costs of any relocations. The scheme should provide for an anchor store with a complementary, quality retail offer to enhance the retail attraction of Clitheroe.

Market Requirements:
The Council is seeking to retain a strong and viable market as part of the scheme. The market proposal should include provision for a covered/indoor market with a mix of lockup units and flexible stalls and the cafe. The market would need to accommodate an appropriate number of cabins and stalls to be determined in the preparation of the proposal. The Council anticipates that it would continue to operate the market although other management options within the scheme could be considered. Consideration will be needed of the existing market offices and CCTV station currently within the site as part of any proposal however there is no predetermined requirement that these are relocated.

Car Parking:
Car parking provision should be maximised within the site to serve the development and wider town centre use. It is anticipated that operation of the car park, would be retained by the council however other management options within the scheme would be considered and be subject to detailed negotiation.
Public Realm:
Any scheme should incorporate appropriate improvements to the public realm as part of the development and be creative in the use of space through the site.

The Council will consider the use of its statutory powers to facilitate any additional land required to deliver regeneration of the site subject to appropriate indemnity agreements and any scheme being policy compliant. However schemes that solely rely on the use of such powers may not be considered acceptable to be taken forward in this process.

The selection process:

The Council is seeking to identify a strategic development partner to bring forward new development on the Council’s land, the selection of which will begin with an informal process inviting parties to submit an expression of interest and then a completed PQQ. The Council is not seeking detailed designs or financial proposals at this stage.

The strict deadline for submission of the EOI is **12 Noon 31 October 2014** and the PQQ is **12 Noon Monday, 24 November 2014**.

The Council will use the PQQ process to ideally recommend a shortlist to members of no more than 6 parties to go forward into a competitive dialogue process to develop options to meet the Council’s requirements. The key stages and indicative timetable are set out below. Following the selection of the preferred developer the Council intend to move forward with the successful party and negotiate a development agreement for the disposal of a head lease on the site, the period for which will be subject to further dialogue and negotiations on the terms of the financial proposal and management arrangements for the site to deliver an acceptable scheme that meets the Council’s requirements.

The Council are not currently considering financially underwriting the developers risk or adopting any development risk beyond the ground rent provisions. The development agreement will also need to make provision for the payment of the Council’s professional and legal fees.

The indicative timetable for the process is shown below but maybe subject to change at the Council’s discretion:
<table>
<thead>
<tr>
<th>Milestone</th>
<th>Period/ Date</th>
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<tr>
<td>Publication of EOI, including PQQ and Information Document</td>
<td>20 October 2014</td>
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<tr>
<td>Submission of EOI to allow invitation to open event</td>
<td>12 noon 31 October 2014</td>
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<tr>
<td>Open Event (clarification questions to be submitted 1 week before – by 5pm 3.11.14)</td>
<td>10 November 2014</td>
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<tr>
<td>Deadline for submission of Completed PQQ</td>
<td>12 noon 24 November 2014</td>
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<td>Evaluation of PQQ</td>
<td>w/c 24 November 2014</td>
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<tr>
<td>Invitation to Participate in Dialogue (ITPD) issued to shortlisted bidders</td>
<td>5 December 2014</td>
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<tr>
<td>Open Dialogue - Initial Round of Dialogue Meetings</td>
<td>w/c 8 December 2014</td>
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<tr>
<td>Deadline for submission of Outline Solutions</td>
<td>19 January 2015</td>
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<tr>
<td>Clarification and Evaluation of Outline Solutions</td>
<td>6 February 2014</td>
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<tr>
<td>Invitation to Continue Dialogue and Further dialogue (if required)</td>
<td>From 9 February 2015</td>
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<tr>
<td>Close of Dialogue</td>
<td>27 February 2015</td>
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<tr>
<td>Invitation to Submit Final Proposals</td>
<td>w/c 2 March 2015</td>
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<tr>
<td>Deadline for submission of Final Proposals</td>
<td>Thursday 2 April 2015</td>
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<tr>
<td>Evaluation &amp; Committee Stage (Policy and Finance Committee)</td>
<td>June 2015</td>
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<tr>
<td>Notification of intention to award notices issued with Standstill Period</td>
<td>June 2015</td>
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<tr>
<td>Development Agreement Signed</td>
<td>by September 2015</td>
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EOI Expressions of Interest PQQ  Pre-Qualification Questionnaire ITPD: Invitation to Participate in Discussion ISOS: Invitation to Submit Outline Solutions
The Council or its advisors will not be liable for any costs incurred by third parties resulting from the preparation of the expression of interest, attendance at any selection panel or meetings with the Council and its officers. The preparation and submission of an expression of interest and subsequent costs associated with the delivery of any scheme are all on an individuals at risk basis and should be considered within the overall costs to be borne by the development. The Council reserves the right to stop the process at its absolute discretion at any point.

Viewing of this exciting opportunity is recommended and the site is publicly and readily accessible. Expressions of Interest (EOI/PPQ) should be sent electronically to the email address given below marked for the attention of the Head of Regeneration and Housing.

Queries in respect of this brief should be directed in writing to:

Colin Hirst
Head of Regeneration and Housing, Chief Executives Services
Ribble Valley Borough Council, Council Offices, Church Walk
CLITHEROE, Lancashire. BB7 2RA
E: market.development@ribblevalley.gov.uk

Disclaimer:
Misrepresentations Act 1967
Ribble Valley Borough Council give notice that: These particulars are set out as a general guide only are provided without prejudice and do not constitute an offer or contract either in whole or in any part. None of the statements contained in these particulars as to the property are to be relied upon as statements of fact and individuals must satisfy themselves by inspection as to the correctness of each statement contained within.

Property Misdescriptions Act 1991
These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. All plans, maps and details contained within this prospectus are indicative only and may be subject to variation.

General
The publication of this Invitation to submit an expression of interest and the receipt of submissions does not commit Ribble Valley Borough Council to the appointment of a development partner and the entering into any form of agreement to develop the Council’s land.