

## URBAN CAPACITY STUDY – SUMMARY OF PROPOSALS

Consultant	Price	Summary of Proposal	Fit with Brief	Comments
Llewelyn-Davies	£19,500	See Appendix 1 – project would commence with a desktop study using existing data sources and OS maps, followed by site visits. Several points allowed for meetings with RDC to report progress.	Yes	Logical step by step methodology. Consultants have considerable experience of undertaking capacity studies. The time estimated for the study is 10 weeks.
Buro-Happold	£11,500	See Appendix 2 – Initial analysis of published material and OS maps followed by site visits. Criteria for selection to be agreed with the Council.	Yes	Clear methodology. Time for the study is estimated at 4 weeks.
Rapleys	£20,000	See Appendix 3 – Desk top study followed by a survey	Probably	Very limited information provided about the methodology for the study. Well known consultancy and therefore quality of submission is disappointing. Time for the study would be 9 weeks.
steer davies gleave	£8,750	See Appendix 4 – Identify sites, consider land uses, capacities and constraints. Determine local plan strategy.	Yes	Clear methodology. Some reliance placed on the availability of aerial photographs of the district. (Note: photographs will be available, but not known if this will dovetail with the study). Time for the study would be 9 weeks.
Halcrow Fox	£14,865 or £19,620	See Appendix 5 – Study would include a palette of 10 design exercises reflecting	Yes	Extremely full and detailed proposal. Phase 1 and a more

		typical sites within the district. The higher fee would involve further detailed design exercises.		detailed Phase 2 methodology proposed. Inputs required from Council officers to assist the project. Time for the study is estimated at 12 weeks.
MVM Planning	£19,000	See Appendix 6 – Audit of existing commitments, estimate of housing yield and a survey of opportunity sites.	?	The project brief is not particularly detailed and it is not clear whether a robust report would be delivered. The study would take 8 weeks.
Ancer Spa	£17,075	See Appendix 7 – Site details collected by a mix of methods, including letters and questionnaires to agents and landowners.	Yes	Clear and detailed methodology. Consultants have worked in Essex. The methodology for collection of the initial data may give cause for concern. The study would take 6 weeks.
Broadway Malyan	£12,745	See Appendix 8 – Develop character areas within the existing urban areas and assess the capacity within each for further development.	Yes	A leading international consultancy. Time for study – 3 months from instruction. An interesting approach to the study.
DPDS Consulting Group	£17,615	See Appendix 9 – Desk based analysis followed by visits and site appraisal.	Yes	A clear proposal. Time for study would be 9 weeks.
Tellus 42	£8,000 or £12,000	See Appendix 10 – The study is proposed to involve volunteers and residents to assist with the survey and to develop a social survey of local attitudes.	Probably	A small recently established consultancy. The principal has extensive experience, but the company has not undertaken any significant urban capacity work. The study would take 12 weeks.
David Lock Associates	£14,000	See Appendix 11 – Define character	Yes	Well thought out and developed

		areas and use the assessment of capacity from these to project yields from the urban areas.		methodology with an emphasis on sample surveys to understand the overall potential of the urban area to accommodate more development. The study would take about 8 weeks to complete.
BE Group	£11,700	See Appendix 12 – Sites examined and assessed after a desktop study.	Probably	The explanation of the methodology in the brief is somewhat limited, though it looks as if it fits with the brief. Period for the study would be 8 weeks.
CB Hillier Parker	£13,500	See Appendix 13 – Desktop study followed by site inspection and analysis.	Yes	Company is a large and well-respected consultancy. Time for study would be about 8 weeks.
EDAW	£12,450	See Appendix 14 – A very detailed methodology, which includes, if required a developer and agent workshop.	Yes	Company has much experience of undertaking capacity studies. Developer consultation could be undertaken for an additional £1,350. Study could be completed in 8 weeks.
RPS Consultants	£12,600	See Appendix 15 – Initial desktop study followed by an assessment of capacities across the urban areas.	Yes	Do not have extensive experience of undertaking urban capacity studies. Time for the study would be about 10 weeks.
Pro Vision	£7,000	See Appendix 16 – Analysis using character areas	Yes	A very recently formed consultancy, which may explain the low price of the tender. The methodology seems to be robust. Time for the study would be 7

				weeks.
Baker Associates	£19,350	See Appendix 17 – Desktop study followed by site analysis. Discussion with the development industry is also proposed to ensure commercial acceptance.	Yes	Methodology does not differ substantially from other consultancies. However, as with several other proposals, does include discussions with the development industry. Time for study would be about 8 weeks.
Allen Pyke Associates	£12, 816	See Appendix 18 – Very sketchy outline of the proposed methodology, but this seems to accord with the requirements of the brief.	Probably	A medium sized consultancy. Disappointing explanation of the proposal. Estimate 8 weeks to complete the study.
CgMs Consulting	£13,000	See Appendix 19 – Desktop appraisal followed by site assessment and appraisal.	Yes	The quoted fee would be adjusted dependent on the site assessment stage of the project. Time for the study would be about 8 weeks.