



WOOLSTON RIVERSIDE

CREATING A MIXED USE COMMUNITY

EXPRESSIONS OF INTEREST INVITED

The Opportunity

The South East England Development Agency (SEEDA) is seeking expressions of interest from development partners to promote and procure a major marine-related employment and residential redevelopment at the former Vosper Thornycroft Shipyard site, Woolston, Southampton.

The Woolston Riverside site is located on the eastern bank of the River Itchen in Southampton. It comprises 12.5 hectares (30 acres) of largely cleared site, with 650 metres of river frontage, and is owned freehold by SEEDA.

This exciting project offers a major opportunity for development partners to be involved in a development of regional importance. The proposals are for the comprehensive regeneration of the site to create a thriving and sustainable mixed-use community providing up to 1,500 homes and 60,000 sq m of commercial space, and creating or safeguarding up to 1,000 jobs.



Location

Southampton is the largest city in South East England and benefits from excellent national and international communication links. Some 4.5 million people live within one-hour of the City.

Southampton Airport currently handles over 600,000 passengers each year, servicing a range of UK and European destinations.

The City has a strong maritime heritage and has developed a world class reputation for marine engineering and technology. The University of Southampton, and internationally renowned Southampton Oceanography Centre, provide excellent academic and research facilities.

The area is a world famous yachting venue and every year in September the city boasts the largest UK on-water boat show.

The Vision

The future for the site is based on the following vision:

- Recognition of the history of the site and it's association with the marine sector/activities.
- A unique opportunity to open access to the River Itchen.
- A new urban neighbourhood incorporating distinctive architecture and good design.
- A boost for the local and wider economy, offering significant employment opportunities, both directly and indirectly.
- Environmental and ecological impacts will be minimised.
- The site will connect with the existing neighbourhood.
- A large part of Woolston will be brought back into productive use.

In accordance with European procurement regulations, initial expressions of interest are invited from potential development partners on the basis of the attached Pre-Qualification Questionnaire (PQQ). The PQQ is also available to download at www.woolstonriverside.com. It is anticipated that a subsequent short list of no more than six parties will be invited by SEEDA to submit detailed financial and physical development proposals for each of the residential and marine employment sites.

The Proposed Development

An indicative masterplan has been prepared by Richard Rogers Partnership that represents SEEDA's vision for the Woolston Riverside site. Southampton City Council has also approved a formal Planning Brief. This masterplan includes the following broad mix and floorspace of uses.

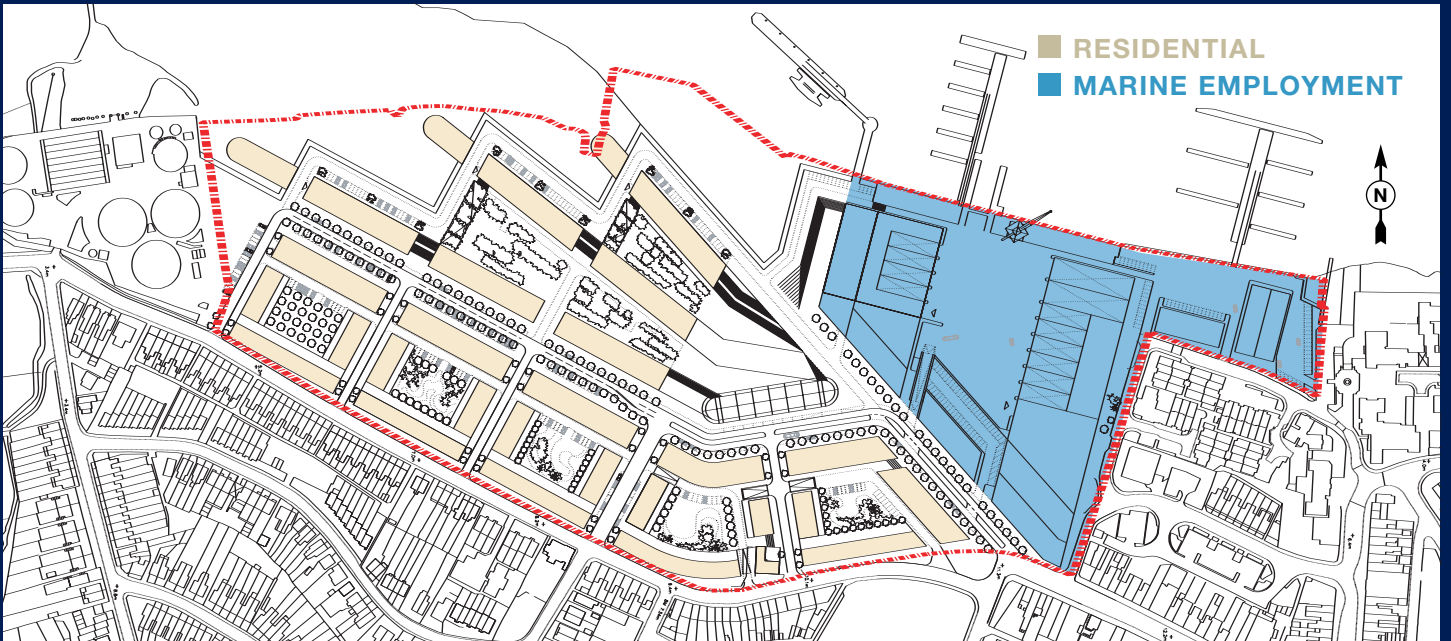
Use	Sq m
Marine-Related Employment	45,000
Retail/Leisure/Community	15,000
Residential	140,000
Total	200,000

Proposed building heights vary across the scheme, with the possibility for tall buildings adjacent to the River Itchen.

In the heart of the site, the indicative masterplan shows a public area which aims to act as a focus for the scheme as well as providing transport, retail and community facilities to serve both Woolston Riverside and its wider community.

The employment area, proposed to the north of the site, takes full advantage of the deep water and dredging rights adjacent to the existing Centenary Quay, with considerable scope for berthing large vessels alongside. Through a separate (ongoing) marketing exercise, a number of potential marine-related occupiers have been identified who could be potential anchor tenants. Interest includes a number of large production boat and super yacht manufacturers.

To deliver this regeneration vision, SEEDA is seeking expressions of interest from joint venture development partners to develop the employment and residential areas separately. The Agency will also consider proposals for development of the whole site.



Basis of Partnership

The selected development partners will be invited to enter into Development Agreements with SEEDA to ensure the comprehensive redevelopment of the site. The precise nature and structure of the partnership will be developed through the public procurement process.

Whilst SEEDA does not envisage retaining a long-term ownership in the site, the Agency expects to engage fully in the development process.

Town Planning

The illustrative Masterplan for Woolston Riverside, prepared by the Richard Rogers Partnership, is incorporated in a Planning Brief. The Brief was adopted as Interim Planning Guidance by Southampton City Council in September 2004, following extensive consultation. This will become Supplementary Planning Guidance once the revised Local Plan has been adopted in 2005.

The Planning Brief is available for inspection at www.woolstonriverside.com as well as on the City Council's website.

The brief and illustrative masterplan will form the basis of a planning application for the Woolston Riverside site, currently in preparation. It is proposed the application will be submitted by SEEDA in spring 2005. The application will be supported by a full environmental statement, currently being prepared by SEEDA's consultant team.



Inspections

Site access is restricted. A series of briefing days will be held at Woolston Riverside on the 6/7th and 12/13th January 2005. These will be the only opportunities to inspect the site prior to the PQQ submission date. Please contact Drivers Jonas to attend a briefing day.

About Us

SEEDA is a Government funded agency and is responsible for the economic and social development of the South East of England.

For more information, please visit the website www.seeda.co.uk.

About You

It is envisaged the chosen development partners will bring the following to the partnership:

- Experience of developing large, complex mixed-use developments;
- Access to, and evidence of, sufficient development finance and a proven track record of raising equity and debt for major development projects;
- Experience of working in partnership and engaging with both public and private stakeholders;
- A commitment to high standards of sustainable regeneration and development.

Next Steps

To take part in this exciting opportunity, please complete the PQQ (enclosed, or available from www.woolstonriverside.com) and return it by no later than midday on Monday, 31 January 2005 to:

Ken Glendinning
Head of Land and Property (West)
South East England Development Agency (SEEDA)
SEEDA Headquarters
Cross Lanes
Guildford
England
GU1 1YA

Proposals will only be accepted from parties who have submitted a PQQ. At each stage only selected parties will be invited to enter the next stage.

SEEDA anticipate announcing the short list in spring 2005. It is envisaged that preferred development partners will be selected in summer 2005.

For further information please contact :

Adam Pappini +44 (0) 20 7896 8054 woolstonriverside@driversjonas.com

Jon Milward +44 (0) 20 7896 8223 woolstonriverside@driversjonas.com

Or visit our website at www.woolstonriverside.com



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