

# Forge Island Development Opportunity

## Stage 2 Submissions – Clarification Questions

### 1. What is the programme for installing the flood defences as currently proposed? Will the Council be undertaking these works?

It is still the intention of the Council to deliver the flood defences and associated public realm works along the canal frontage before main works are to commence on site. If this position alters, then bidders will be informed and asked to factor the delivery of flood defences into their proposals with sufficient time before the deadline for submissions.

If bidders believe that delivering the flood defences themselves would be more beneficial to their wider development proposal, then this may be included in submitted Stage 2 Submissions, clearly separated as an additional item.

The current (DRAFT) programme for delivery is as below:

Task	Completion Date
Prepare planning application	July 2018
Prepare design to RIBA 4	July/ August 2018
Produce work pack documents	September 2018
Procurement	September 2018
Start construction RIBA 5	October/ November 2018
Completion RIBA 6	May/ June 2019
Operational RIBA 7	July 2019

### 2. What are the costs of its constituent elements?

As the scheme is still in development and subject to change, final costs are still to be determined. For budget considerations, costs to implement the flood defence, including flood gates, and associated public realm enhancements along the east bank of the canal are anticipated to be in the region of £2.5 - £3 million.

### 3. Is there scope for bidders to work with RMBC/Waldeck to vary/change the flood defence strategy?

Yes, there is potential for variations and changes to the defence strategy to better suit development proposals for the site.

This should be included within Bidders proposals and can also be discussed at the bidder meetings.

Contact has also been made with all Bidders offering the opportunity for an additional meeting to further discuss the current flood defence scheme.

**4. What scope is there to reduce the 8m margins (we have negotiated narrower zones on other schemes)?**

At this stage, the Council can only advise that the development needs to be fully compatible with the requirements of the Flood Risk Toolkit, which stipulates that an 8m easement is required.

The Toolkit is the Councils Additional Planning Guidance in relation to flood risk management at Forge Island. It forms the record of the key agreements that the Council and the Environment Agency have agreed.

Bidders should also note that the margin also allows for the area to be a functional and active frontage along the east bank of the canal – an active and functional frontage it is also a specific prerequisite set out by the Canal & River Trust that own parts of the east bank to the canal included within the development boundary Information on ownership and boundaries has been included in the Stage 2 pack.

Notwithstanding the toolkit requirements, there needs to be sufficient space for C&RT to access with maintenance vehicles and capacity to provide high quality and functional public realm that people can use and which compliments the main Forge Island development.

**5. How long is the temporary bus station required to be in existence for?**

An agreement has been reached with SYPTE for the temporary bus interchange to occupy the northern part of the peninsular for a period of 12 months, until the end of April 2019.

**6. What is the Councils position regarding the provision of a Theatre?**

Although the Town Centre Masterplan identifies the potential for a theatre to be developed within the Forge Island land assembly area, the Council are not actively seeking this element, however, it does remain an aspiration to enhance provision within the Town Centre.

The latest artists impression(s) for that area show office and/ or residential apartments.

The Council are happy to consider proposals that incorporate the provision of facilities that can address this shortfall of supply within the Town Centre, particularly with regard to the similarities in requirements for space / layout with a traditional cinema complex.

## **7. Responsibilities and maintenance of waterside wall structures.**

The maintenance and repair of the canal wall structure to the west of Forge Island is and will be the responsibility of the Canal & River Trust (CRT). The CRT is also responsible for repair and maintenance of the weir.

The maintenance and repair of the River Don wall structure and weir access ramp is and will be the responsibility of Rotherham Metropolitan Borough Council.

As such appropriate physical access and access rights will be required.

Any and all public realm and landscaping maintenance within the Forge Island development boundary up to the wall structures will be the responsibility of the successful bidder.