

From: Mitchell, Lucy
Sent: 20 June 2017 16:13
To: Ashmore, Ian
Cc: Adrian.Kemp@WSPGroup.com; Sleigh, Helen
Subject: RE: Today

Hi Ian/Adrian

Further to our conversation just now, I can confirm that Cushman and Wakefield are currently undertaking a viability appraisal on the Bassingthorpe Farm masterplan. Initial findings resulting from their preparation of a detailed cost plan indicate a viability gap for the development. This is due to the size and complexity of the site, the ground conditions and the scale of infrastructure requirements associated with delivering a quality and sustainable (policy compliant in terms of school provision, affordable housing, green infrastructure etc.) development of this size in the Rotherham market. There are also a number of significant off-site highway infrastructure improvements required to enable this development to proceed, one of which is the College Road roundabout.

Cushman and Wakefield are doing further work to check and refine the cost plan and complete the viability appraisal to better inform the project partners on the viability gap to enable consideration of options to overcome it and secure delivery of the site into the future.

Trust this helps but shout if you need anything further.

Lucy Mitchell

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