

**1 Forge Island (3.4ha)**

Forge Island will be a new mixed-use leisure hub. Proposals should seek to incorporate a mix of residential units and leisure developments (including A3/A4/D2 uses), to help create a new and vibrant Leisure Quarter in the centre of Rotherham that complements the existing Retail Quarter. New linkages should be created across the river, to provide movement routes on an east-west and north-south axis, intersecting at a new public square. The site includes land within Flood Zone 2 and 3. Development will need to satisfy relevant planning policy regarding flood risk and regard must be had to the Council's Flood Risk Toolkit.

**2 Transport Interchange (1.37ha)**

The primary role of the site as a Transport Interchange will be retained, however other ancillary uses, such as retail, will be encouraged so long as they remain ancillary to the overall purpose of the facility as a Transport Hub, and do not prejudice this primary role.

**3 The Markets (1ha)**

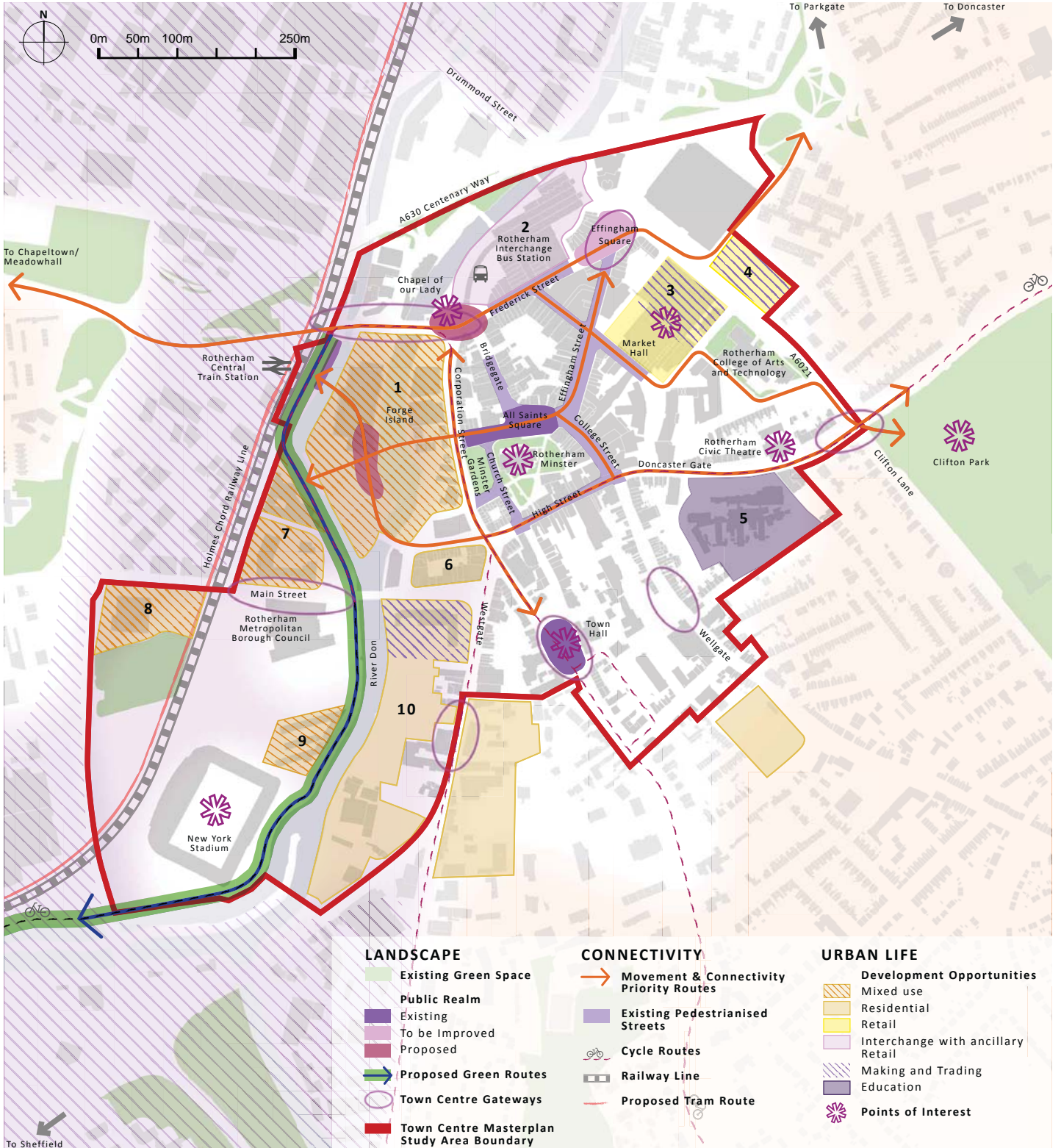
It is envisaged that half the site will be retained as a traditional indoor market, however support for alternative proposals for the additional surplus area will be supported where they: provide opportunities for small scale manufacturing, particularly where they support start-up enterprises; exploit the opportunities provided by the proximity to the Advanced Manufacturing Innovation District ('AMID'); closely link to the Education Quarter.

**4 Drummond Street Car Park (0.6ha)**

It is anticipated that Drummond Street Car Park will be brought forward to complement the reconfigured Markets by providing space for retail and 'making and trading'. Proposals should consider how best to integrate with the Market and Education Quarter, in addition to the rest of the Town Centre. Proposals should seek to overcome perceived severance issues caused by the A6021.

**5 Education Quarter (5ha)**

The Education Quarter is vital to the future success of the Town Centre and proposals should be complementary to the Quarter's education focus. Proposals should seek to incorporate improvements to Doncaster Gate in order to improve this key movement axis by better integrating Clifton Park to the east and Forge Island to the west.



**6 Westgate Chambers (0.4ha)**

The central block to the east of Keppel Wharf, defined by Main Street, Market Street and Domine Lane should be brought forward for residential occupation. It would be expected that proposals make links and integrate with the proposed residential areas to the south along Westgate, and also seek to improve the connectivity to Rotherham Central across Forge Island.

**7 Law Courts and Police Station (1.55ha)**

Should the Law Courts and Police Station opt to relocate away from their present sites then it would be expected that there would be a strong residential component as part of any mixed-use scheme that would be developed here. Proposals should bear in mind the requirements of Sites and Policies Local Plan policy SP64 to safeguard community facilities, and also embrace the site's riverside location, opening up this movement route for pedestrians and cyclists. The site includes land within Flood Zone 2 and 3. Development will need to satisfy relevant planning policy regarding flood risk and regard must be had to the Council's Flood Risk Toolkit.

**8 Land South of Main St. (0.83ha)**

This site offers opportunity for mixed use development at a key gateway location to the Town Centre. The site is currently segregated from the Town Centre by the Holmes Chord Railway Line, and therefore proposals will be expected to contribute towards the improvement of the Main Street gateway, thereby reducing this perceptual separation with the rest of the Town Centre. The site includes land within Flood Zone 2 and 3. Development will need to satisfy relevant planning policy regarding flood risk and regard must be had to the Council's Flood Risk Toolkit.

**9 Former Guest & Chrimes Site (0.37ha)**

The Guest and Chrimes site will be brought forward with a mixed-used scheme to support the 'making and trading' vision in the Town Centre. Flexible workspaces will be encouraged to support employment and new business startups - this could potentially include a live/work element to support growth of the Town Centre population and local entrepreneurship. Proposals that are in C3 in use will be strongly resisted. Proposals should have regard to Policy M9.

**10 Land to the west of Westgate (3.5ha)**

The land to the west of Westgate will become a distinct new residential character area that embraces its riverside setting and extends northwards into the Town Centre. Proposals should also consider how they integrate with other residential proposals beyond the Town Centre Masterplan boundary, notably those to the east of Westgate. The site includes land within Flood Zone 2 and 3. Development will need to satisfy relevant planning policy regarding flood risk and regard must be had to the Council's Flood Risk Toolkit.