

- 1. Item 3D states - A Design and Access Statement to accompany and support the planning application, outlining the design principles, rationale, and approach to accessibility and inclusivity. Please can you clarify the meaning of this as we understand the Feasibility study being bid does not include a planning application?**

Thank you for your query regarding Item 3D.

While we understand that the feasibility study being commissioned does not itself include a planning application, an outline Design and Access Statement is still required at this stage. The purpose of this is to demonstrate the emerging design principles, the rationale behind key decisions, and the initial approach to accessibility and inclusivity. This outline statement will support the feasibility study by ensuring that any future planning application is grounded in a clearly articulated and considered design approach from the outset.

- 2. Item 2.1 states that a Feasibility Study has already begun. Will the design team undertaking this study be precluded in bidding for this piece of work as they may have an unfair advantage or will the work to date be issued to all bidders?**

Thank you for your query regarding Item 2.1.

To clarify, the initial feasibility study conducted by Healthcare Partners was undertaken to establish a suitable location for the development of a primary care facility and associated healthcare services. The current feasibility study outlined in this RFQ is a separate commission that builds upon the findings of that earlier work. Its purpose is to provide a robust evidence base to inform a future planning application aligned with the broader aspirations for the site, as detailed in the RFQ.

The design team engaged in the earlier feasibility study will **not** be precluded from bidding for this commission. They will be subject to the same open and transparent procurement process as all other bidders. Furthermore, the outputs of the initial study will be made available to all shortlisted bidders to ensure a level playing field.

- 3. Item 7 C states – Are you asking for all bidders to undertake a free masterplan and the actual Feasibility Study for the submission?**

Thank you for your query regarding Item 7C.

To clarify, bidders are not being asked to undertake a full masterplan or the actual feasibility study as part of their submission for this procurement process. The purpose of this RFQ is to appoint a design team to carry out that work once the contract is awarded.

The appointed team will be required to develop a masterplan and undertake the full feasibility study as part of the commissioned scope of work. However, at this stage, we are only seeking submissions that demonstrate your team's

relevant experience, approach, and capability to deliver the outlined requirements—not the delivery of the masterplan or feasibility study itself.

- 4. In order for me to evaluate/calculate our proposed fee for our cost consultancy service required as part of the Feasibility Study work, could you please elaborate on your requirement noted on page 6 of your bid document which states, “High-level costings and indicative capital requirements” and what you are expecting to be delivered for this element.**

We would expect the appointed contractor to provide high-level costings and indicative capital requirements for all elements of the proposed village centre, as outlined in Section 2.2 of the RFQ. These should be understood as broad estimates intended to give the Parish Council an initial understanding of the likely overall costs involved in delivering the aspirational development.

One of the key outcomes of the Feasibility Study is for the contractor to provide the Parish Council with a general indication of how much the project is likely to cost, including an estimate of the capital investment required to deliver the various components of the scheme.

We are not expecting detailed or fully itemised cost breakdowns at this stage, but rather a comprehensive, high-level overview that helps inform the viability and funding considerations of the project moving forward.

- 5. We understand the work that has already been done has involved significant public consultation. Public consultation is not mentioned as an activity in the Project outputs and we would interpret this meaning that consultation will be with key stakeholders and the project steering group and ultimately the completion of a technical feasibility. Can you confirm that public consultation will not be required during the study which we assume will be continued at later stage as part of a detailed planning application.**

Correct – the contractor appointed to conduct the feasibility study is not expected to undertake any public consultation as part of their work.

- 6. Are there stakeholders identified at this stage who may operate the fitness studio, youth space and dental surgery?**

At this stage, no firm stakeholder has been identified to operate the fitness studio or youth space. While there is a leaning towards Council ownership or a contracted operator, this remains uncertain, and we are open to exploring other options. The development and operation of the dental surgery will be managed by Cam Dental Practice.

- 7. Can you confirm what insurances, licences and registrations are required to be attached as part of the bid submission – is there a particular level of PI cover for example.**

We request the following:

- Professional Indemnity Insurance (PI) a minimum requirement £1M.

- Any other relevant insurances appropriate to the services being offered (e.g., Public Liability Insurance, Employers' Liability Insurance).
- Licences and Registrations: Any industry-relevant licences or certifications necessary for delivering the feasibility study.
- SSIP (Safety Schemes in Procurement) accreditation and/or Constructionline registration (if applicable).
- Any professional memberships or accreditations relevant to architecture, planning, engineering, or consultancy services proposed in your team.

**8. For the Scope of Work section of the submission, can CVs be appended? This would help in keeping to the word limit where there is quite a lot of information to cover.**

- Yes – CVs for the team can be appended.

**9. On the RfQ Could you help advise if there is a schedule of areas for the:**

- **Site as a whole**
- **Community Hub**
- **Start up and enterprise units**
- **Recreation and out door space**
- **Policing and community safety**
- **NHS Dental = 250sqm**
- **Commercial Health and Well being**

No, a detailed schedule of areas has not been provided in the RFQ. This breakdown is expected to be developed as part of the feasibility study outputs, informed by the master planning process and the needs analysis undertaken during the study. The only indicative area currently stated is 250 m<sup>2</sup> for the NHS dental facility.