

An Isle of opportunities

Invest in
Isle of Wight



Nicholson Road Business Park

Isle of Wight Regeneration Programme

**Physical
Regeneration**

**Skills and Business
Development**

Infrastructure

Housing

**Public sector assets
as pump primers**

Area Regeneration

Communications and Engagement

Programme principles

- Generate long-term revenue
- Deliver positive economic impact
- Sustainable development
- Deliver long-term community benefits
- Meaningful stakeholder engagement

***The Isle of Wight is a great place to
live, work and visit***

Nicholson Road - the process

- Site identification
- High level scoping work
- Procure architects to assess options and viability
- Outline Business Case
- Preferred option identified
- Agree to progress to Full Business Case

What's happened so far?

- RcKA, award-winning architects, procured to produce concept designs and options
- Potential options identified:
 - Create commercial and light industrial premises to accommodate known need
 - Generate revenue for Council from business rates and Council tax to support service delivery
 - Retain natural biodiversity and flora heritage while developing sustainably and sympathetically
 - Deliver an investable scheme
- Council budget has agreed funding to help unlock the site

What is not included?

- Fully developed site
- Full range of surveys: ecological, transport, parking, etc.
- Potential need to support road infrastructure changes

In the process of engaging expertise to do this...

Stakeholder engagement plan

- Cabinet through Leader / Cabinet Member Regeneration
- Ward Councillors (26/09/17)
- Ryde Town Council (17/10/17)
- Ryde East Ward meeting (04/01/17)
- VCS – Aspire (10/01/17)
- Stakeholder consultation meeting (12/03/18)
- Ryde Business Association (tbc)
- Usual consultation as part of the planning process

Concept design – preferred option

- Community hub – health and others
- Embrace landscape and make features of required structural elements – attenuation ponds, usable green space, landscaping
- Build between the hedgerows – protect as much as possible
- Off-grid options
- Mixed use
 - Grade A office space
 - Innovation / starter units
 - Warehousing / trade counters
 - GP surgery
 - Modular fabrication units
 - Battery storage
- Service entire site so plots available to (as yet unknown) companies requiring space

Concept design – preferred option



Key:

Use Class B1
Office/Light Industrial



Use Class B2
Industrial



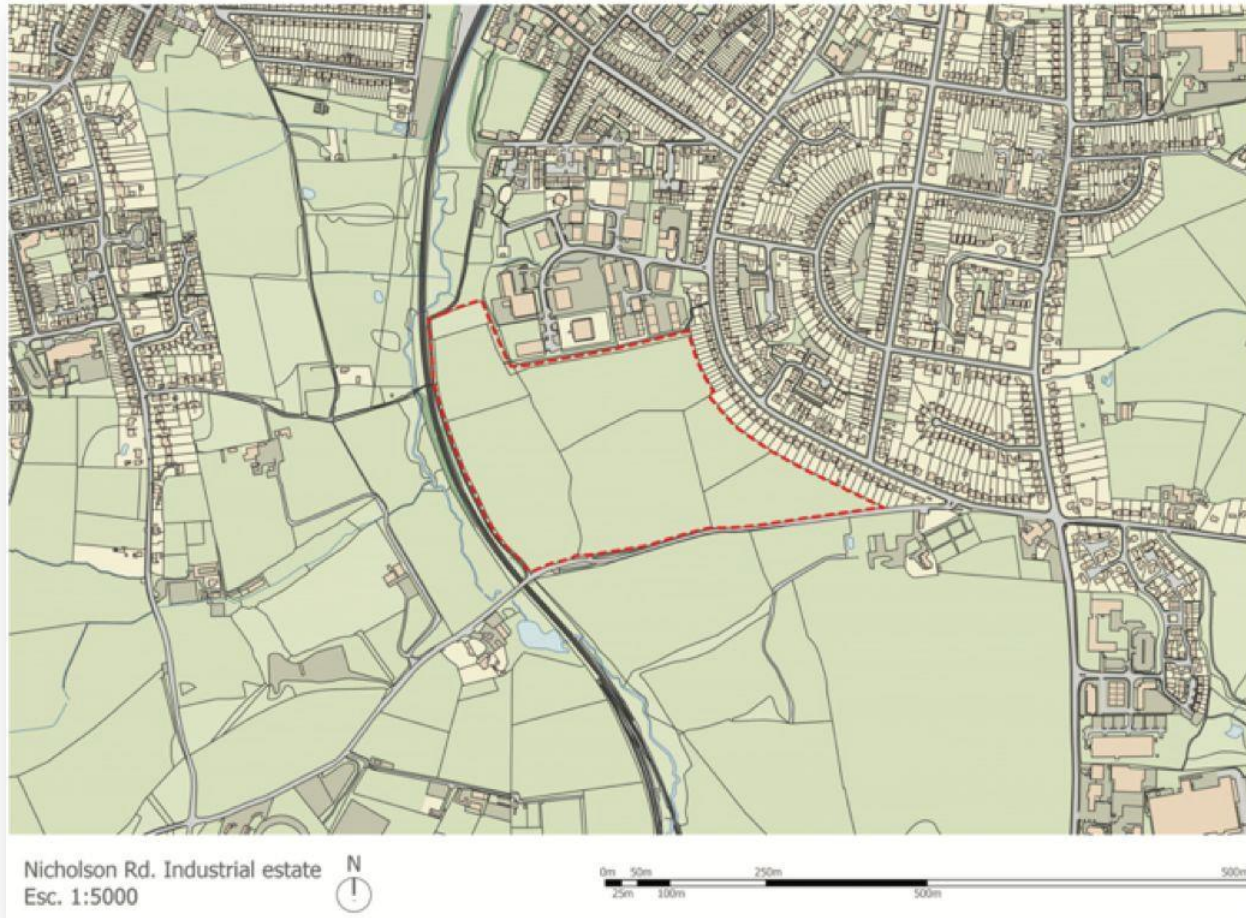
Use Class C3
Residential



Use Class Mixed



Questions



Task and Feedback

- We would like your views and feedback on the concept and design
- What do you do think?
- Would other methods work better?
- If you had to design the Nicholson Road business park how would you do it?
- Community hub versus other uses?

Next Steps

- The Council will continue to seek a joint venture partner
- The information provided tonight and previously will help to demonstrate that there is a demand to be met
- Memorandum of agreement
- We will continue to include you as we progress this project

Thank You

