An Isle of opportunities

Nicholson Road Business Park
Isle of Wight Regeneration Programme

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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
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