

Nicholson Road Business Park Extension

Ryde, Isle of Wight, PO33 1BE

Expressions of Interest Invited by 1pm on the 8th March 2021



Indicative Red Line Boundary

Highlights

- Business Community Development, Designed to Incorporate the Natural Environment
- Circa 14.6 Hectares (36 Acres)
- Close to Main Town of Ryde with Key Transport Connections to Mainland
- Planning Permission (Subject To S106)
- Industrial and Business Units
- 15 Affordable Residential Units
- Health Unit
- Retail, Café and Community Units

The Isle of Wight Council (IWC) invite parties to review the development opportunity and submit Expressions of Interest in relation to the delivery of all or part of the scheme.

It is important to note that this is not an offer for sale or invitation to tender, it is strictly an Expressions of Interest exercise to capture market interest via a Prior Information Notice (PIN). Any further decision on development strategy will be subject to the rules associated with a formal procurement process or marketing method.

Site Description



Site location in relation the main town of Ryde.

The Nicholson Road development opportunity comprises surplus land owned by the Isle of Wight Council.

The site extends to approximately 14.6 hectares and is situated around 1.6km south of Ryde town centre. It is well connected to the Island road network being located adjacent to the A3005 which is one of two A roads connecting the main settlements of Newport, Sandown, Shanklin, Yarmouth, Cowes and Ryde.

The character of the surrounding area is mixed with industrial premises to the north, residential properties to the east and green fields to the south and west. The Site is bound to the north by the existing Ryde Business Park, to the east by Great Preston Road, to the south by Smallbrook Lane and by Monktonmead Brook and the Island railway line to the west.

The nearest bus stops are located along Great Preston Road which are served by frequent services to Ryde. The nearest railway station, Smallbrook Junction, is approximately 400m to the south of the Site boundary. Frequent ferry services from Ryde connect to Portsmouth and the national rail network across the UK.

Planning

Two planning applications were approved at Planning Committee on the 22nd September 2020.

19/00922/OUT is an outline application for a mixed use Community Hub and Business Park comprising up to 28,000 m² GIA floorspace with A1/A3/C3/D1/D2/B1/B2 use classes; provision of car parking and landscaping; creation of a new vehicular access; and other infrastructure and associated works. Means of access has been determined with all other matters reserved for future approval.

19/00921/FUL is a full planning submission for detailed infrastructure works. This includes the main internal roads, drainage channels and balancing ponds, landscaping, lighting and other associated infrastructure works.

Full details are available on the Local Authority website.

Indicative Unit Areas

Land Use	Area (m ²)
A1 Retail	299
A3 Café	120
B1 (a) Office	4,746
B1 (b & c) Business Park	5,072
B2 General Industry	14,638
C3 Residential	15 Dwellings
D1 Health	1,216
D2 Community	869

Infrastructure Requirements

The requirement for infrastructure delivery is a key aspect in terms of the phasing for the scheme. Planning conditions will require the delivery of the infrastructure within the first phases of development. A proposed phasing plan is included in the application documents.

With regard to the proposed phasing plan and the planning conditions, Phase 1 can be delivered and occupied following delivery of the access from Nicholson Road and drainage works. Any uses in Phase 2 cannot be occupied until the works on Smallbrook Lane are completed.

Scheme Ambitions

The scheme has been designed to expand the capacity of Ryde Business Park to generate employment opportunities and meet an identified market need for space for growing businesses in the area. The design provides a sustainable solution to allow for businesses to flourish, enhance the environment and create a distinct place where people want to reside, meet, work and play.

Plots have been carefully arranged to support growth through arrangements that encourage interaction between businesses and are adaptable to changing needs.

The scheme aims to build social value through the provision of jobs, the provision of social infrastructure and by encouraging social interaction to create a sustainable and cohesive business community that is well integrated with its wider community.



Expressions of Interest

- Through this EOI exercise the IWC aims to capture market interest in the site to inform the most appropriate delivery mechanism(s), including opportunities to generate a revenue return.
- Interest may be expressed in the delivery of the scheme as a whole, or in separate phases or elements.

Expressions of Interest will only be accepted through the completion of the PIN available linked on the website below:

<https://iwightinvest.com/ryde-nicholson-road/>

Enquiries to:

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