



What happens next in 2007?

- In spring 2007 an exhibition will be held which will allow people another opportunity to learn more about how the project will progress and about the Design Code.
- SEEDA will appoint a development partner to prepare detailed proposals for the town square and foodstore.
- EP will appoint a development partner to prepare detailed proposals for the initial phase of housing on the site.
- IWEP, the Council and The Heritage Partnership will appoint consultants to undertake a feasibility study for the Maritime Heritage Centre.
- SEEDA and Cowes Harbour Commission will consult on initial proposals for a marina and outer breakwater.
- It is hoped that the Classic Boat Museum will open a new facility in Columbine Road by summer 2007.
- Discussions continue with Red Funnel and a detailed plan for the ferry marshalling yard will be prepared for discussion.
- Work is expected to start on the first phases of housing and on the foodstore by mid-2008.

The East Cowes Project is a complex and important scheme to help regenerate the town. We want to make sure we get it right and will continue to keep you updated on progress. Further information is available on our website:

www.coweswaterfront.co.uk

We also welcome your feedback on the project at any time. Please contact Clare Chester on: 01483 484 206 or email: info@coweswaterfront.co.uk

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SOUTH EAST
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Working for England's World Class Region



English Partnerships
The National Regeneration Agency

THE EAST COWES PROJECT

M O V I N G F O R W A R D

What has happened since the last newsletter?

The South East England Development Agency (SEEDA) and English Partnerships (EP) have prepared this newsletter for local residents, groups and businesses to provide an update on the progress of the East Cowes Project.

In July 2006, the outline planning application for the East Cowes Project went to the Isle of Wight Council's (the Council) Planning Committee. They approved the masterplan and SEEDA and EP are now able to move forward with the regeneration of East Cowes.

The next step of the planning process is to put in place the Section 106 agreement. This is being finalised with the Council and will provide a mechanism to ensure delivery of the public spaces as well as ensuring developers make financial contributions to help improve the transport, education and health services in the area. Once the agreement is in place, the outline planning permission will be issued.

The outline planning permission approved the principles of the masterplan. SEEDA and EP are working up the details of what will be built on the individual sites and phases. It is anticipated that this will be covered in a number of reserved matter applications to be submitted by future development partners to the Council over the next 12 to 18 months.

SEEDA and EP are keen to ensure that these planning applications achieve the original aim and objectives for the site - to create a vibrant community with a long-term sustainable future. This will be achieved by creating a revitalised town centre and waterfront, increasing the number of employment opportunities within the marine, retail and leisure sectors, building new homes, providing a new health facility, community facilities and a Maritime Heritage Centre.



The development phases

The East Cowes Project proposals for the site are too big to develop all at once. Therefore, SEEDA and EP are proposing to phase the development over the next nine years.

As the plan opposite indicates - the road infrastructure and services will be developed first, followed by the town square, foodstore and the initial phase of new homes to the east of the site.

Layout and design

The outline planning application dealt with the overall layout of the roads, and SEEDA and EP are in discussion with the Council about the details of specific road junctions. It is intended to bring forward plans for the road linking Old Road to Well Road in autumn 2007.

The commitments that were made in the outline application regarding street type, building height, building use and street furniture are currently being detailed in a masterplan Design Code which will apply to all future planning applications on the site.

This will ensure that the development phases are consistent and the whole scheme will share common principles of good design. Details of the Design Code will become available in spring 2007.



Town square and foodstore

SEEDA is in discussion with a number of potential food retailers and it is hoped that a preferred partner will be selected by April 2007.

New homes

The first phase of residential development will be to the east on the upper parts of the site running down to the planned town square and foodstore. EP will launch the marketing process to find a development partner for the initial housing phase in February 2007.

The selection criteria will require the developer to demonstrate that they can develop the site in accordance with the outline masterplan. The selected developer will then be responsible for producing detailed design proposals for the first phase. As part of this process, local residents will be consulted.



Phasing Plan

Woodland habitat enhancement

One of the key aspects of the development is the plan to enhance the ecological value of the woodland on the site. 350 English Hazel saplings were planted last year. This is to support the colony of red squirrels that live in part of the woodland that will remain on the site.

Further planting will take place shortly. In preparation for this planting, an area of the former car park has already been dug up and the

soil quality improved using compost produced by Island Waste - the Island's waste and recycling service.

Activities currently taking place on site

At an early stage, SEEDA put in place an interim letting and management plan to ensure that the existing buildings on the waterfront were brought back into use. SEEDA is currently accommodating a number of businesses in the buildings at Venture Quays including Vestas Blades, Offshore Challenges, Solent Composite Systems, Island 2000

Trust and the Ellen MacArthur Trust. It has also welcomed Radiation Watch, Netguides and Datum Electronics to Trinity Wharf - the former Trinity House depot. Some 250 people are now working on site.

As part of the longer term aim to support the marine sector in East Cowes, the apron extension to the waterfront has been completed and a new hoist dock and pontoons are now in use. Proposals for a 1500m² marine project shed at Venture Quays will be brought forward by SEEDA in early 2007.