

21st May 2008

Our ref: R00041

Freedom of Information request – West Medina Mills

- 1. What is SEEDA's interest in the large section of land at West Medina Mills?*
- 2. Does SEEDA's plan for the Medina in fact extend up into Newport Harbour?*
- 3. Does SEEDA own this quay and the land around it?*
- 4. As Newport Harbour (the water and land fronting forming a legal entity) is a municipal port run on 'Open Port Duty' rules, did the terms of acquisition include these very clear legal obligations?*
- 5. Was this a transaction authorised by IOW Property Services?*
- 6. As it is part of a municipal port entity did SEEDA make absolutely certain the transferor had the right to dispose of this part of the Harbour?*
- 7. Will the quay continue to be operational as it was before?*
- 8. If not, why not, given the Government's serious promotion of water based transport?*

The detailed responses to your queries are set out below:

1. What is SEEDA's interest in the large section of land at West Medina Mills?

SEEDA owns the freehold of land at West Medina Mills shown edged red on the attached plan.

2. Does SEEDA's plan for the Medina in fact extend up into Newport Harbour?

The Cowes Waterfront Initiative set out a strategic development framework for the Medina Valley as far as Newport Harbour and was promoted by the Isle of Wight Council, the Isle of Wight Economic Partnership and the South East England Development Agency (SEEDA). The Council subsequently adopted the proposals as Supplementary Planning Guidance.

3. Does SEEDA own this quay and the land around it?

SEEDA owns the freehold of land at West Medina Mills shown edged red on the attached plan.

4. As Newport Harbour (the water and land fronting forming a legal entity) is a municipal port run on 'Open Port Duty' rules, did the terms of acquisition include these very clear legal obligations?

No. SEEDA's acquisition related to the parcel of land only and not the harbour itself and as such, the terms of the acquisition did not include any express obligations relating to the Open Port Duty rules.

5. Was this a transaction authorised by IOW Property Services?

No. The IOW Council and its property services team was aware of SEEDA's acquisition of the West Medina Mills site, but their authority to the transaction was not required given that it was a private transaction between two parties, SEEDA and the vendor.

6. As it is part of a municipal port entity did SEEDA make absolutely certain the transferor had the right to dispose of this part of the Harbour?

As stated above, SEEDA acquired land at West Medina Mills only and did not acquire part of the harbour itself.

7. Will the quay continue to be operational as it was before?

SEEDA is working up a scheme for businesses requiring access to the River Medina at West Medina Mills, which will take full advantage of the access to the water, however it is unlikely that the quay will be used in exactly the same way as it was when the site was an operational cement works.

8. If not, why not, given the Government's serious promotion of water based transport?

SEEDA believes its plans for the development at West Medina Mills are fully in line with the government's policy of regenerating Brownfield sites to maximise job creation within a sound environmental framework based on the principles of sustainability and an appropriate transport infrastructure.