

Redcar & Cleveland Employment Land Review

Redcar & Cleveland Borough Council



Brief

BE Group was commissioned by Redcar and Cleveland Borough Council to undertake an Employment Land Study for the Borough.

The aim of the study was to assess the scale and nature of demand for employment land in the Borough, and will influence the Council's emerging regeneration strategy.

Objectives of the study included:

- Identifying the most appropriate sites for future employment use
- Highlighting supply problems
- Identifying infrastructure and deliverability issues
- Establishing gaps in supply and identifying possible additional sites.

Activities

- Extensive site visits
- Questionnaire survey of local businesses
- Consultation with North East Assembly, ONE North East, Tees Valley Regeneration and local authorities
- Review of existing strategies and proposals
- Analysis of supply and demand data
- Review of the local commercial property market
- Scenario testing
- Identification of measures to improve the delivery, supply, availability and development of sites.

Outcome

Redcar and Cleveland has an oversupply of employment land. In South Tees this resource suffers from a low quality environmental image, although transport connectivity is good. In East Cleveland the opposite is true.

The property market is complicated by the large scale steel, petrochemicals and port industries which make it hard to plan proactively.

There is essentially sufficient general industry employment land, although some in East Cleveland needs to be reallocated to South Tees. A new, moderate quality industrial estate is needed, now that Skippers Lane Industrial Estate is nearly fully developed.

