

**STOCKTON-ON-TEES BOROUGH COUNCIL**

**CABINET RECOMMENDATIONS**

**PROFORMA**

Cabinet Meeting .....2nd November 2006

1. Title of Item/Report

Employment Land Review - Stage 1

2. Record of the Decision

Cabinet were informed that in order to support the regeneration of the Borough, by encouraging sustainable development, a review of employment land in the borough had been undertaken in accordance with the Governments Guidance Note on Employment land Reviews. A copy of the Employment Land review final report was provided to Members.

The purpose of the report was to take stock of the existing Employment Land situation and assess the 'fitness for purpose' of existing available Employment Land Portfolio. The main objectives of this element of the review involved the identification of the 'best' sites, which should be protected, sites to be released, sites requiring further investigation and preparation of an effective brief for Stages 2 and 3 of the review.

Members were informed that the draft Regional Spatial Strategy (RSS) aimed to increase the growth rate of the regions economy from 1.8% to an average rate of 2.8% over its plan period. In order to assist this accelerated growth, it was essential that the 'scale and quality' of employment land sites met the needs of the market. An oversupply of employment land within the Tees Valley area was also identified in the RSS and de-allocation of unsuitable sites was recommended.

Cabinet was asked to endorse the report its findings and conclusions.

RESOLVED that

1. the Employment Land Review report, its findings and conclusions be endorsed.

2. during the process of preparing the Local Development Framework, Cabinet be minded to recommend, to Council, the de-allocation of the following sites, which were allocated for employment purposes in Stockton on Tees Local Plan: -

- Belasis Avenue North and South
- Urlay Nook

3. the following sites should not be considered for allocation for employment uses in the preparation of the Local Development Framework and should be retained as green wedge:

- Land Adjacent to Synthonia sports ground
- Bowesfield North
- Smiths farm site
- Former Cable Ski Site

4. the following site, which currently has no allocation and lies outside the limits to development no longer be considered as suitable for employment use:

- Eaglescliffe Inward Investment Site

5. the intention to undertake a further stage in the assessment of employment land in the borough be noted.

### 3. Reasons for the Decision

The Employment Land Review has identified employment sites, which should definitely be protected, sites that need further assessment and sites that should be released from employment uses.

This report details the findings of the initial stage in the Employment Land Review, which will eventually feed into the Regeneration Development Plan Document.

### 4. Alternative Options Considered and Rejected

None

### 5. Declared (Cabinet Member) Conflicts of Interest

None

### 6. Details of any Dispensations

None

7. Date and Time by which Call In must be executed

By no later than Midnight on Friday 10th November 2006

Proper Officer  
08 September 2006