

CABINET ITEM COVERING SHEET PROFORMA

AGENDA ITEM

REPORT TO CABINET

2nd November 2006.

**REPORT OF
CORPORATE
MANAGEMENT TEAM**

CABINET DECISION

Regeneration and Transport – Lead Cabinet Member Councillor Cook.

Report for Stage 1 of the Employment Land Review.

Summary.

To support the regeneration of the Borough by encouraging sustainable development, a review of employment land in the borough has been undertaken in accordance with the Government's Guidance Note on Employment Land Reviews (ODPM 2004).

The purpose of this report is to take stock of the existing Employment Land situation and assess the 'fitness for purpose' of the existing available Employment Land Portfolio. The main objectives of this element of the review involve 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.

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

The Council is in the process of replacing its development plan with a Local Development Framework (LDF). Planning Policy Statement 12 suggests that LDF's are intended to streamline the planning process and promote a proactive, positive approach to managing development. The development of the Councils LDF therefore has the potential to accelerate economic growth within the borough and meet the objectives of the Regional Economic Strategy (RES) and the Tees Valley Investment Plan.

2. **Recommendations.**

It is recommended that Cabinet:

1. Endorse the findings of the Employment Land Review;
2. Be minded to de-allocate the following sites, which are currently allocated for employment purposes in Stockton-on-Tees Local Plan, during the process of preparing the Local Development Framework:
 - Belasis Avenue North and South.
 - Urray Nook.
3. Agree that 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. Agree that the following site, which currently has no allocation and lies outside the limits to development is no longer considered suitable for employment use:
 - Eaglescliffe Inward Investment Site.
5. Note the intention to undertake a further stage in the assessment of employment land in the borough.

3. Reasons for the Recommendations/Decision(s).

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. Members Interests

Members (including co-opted members with voting rights) should consider whether they have a personal interest in the item as defined in the Council's code of conduct (paragraph 8) and, if so, declare the existence and nature of that interest in accordance with paragraph 9 of the code.

Where a Member regards him/herself as having a personal interest in the item, he/she must then consider whether that interest is one which a member of the public, with knowledge of the relevant facts, would reasonably regard as so significant that it is likely to prejudice the Member's judgement of the public interest (paragraph 10 of the code of conduct).

A Member with a prejudicial interest in any matter must withdraw from the room where the meeting is being held, whilst the matter is being considered; not exercise executive functions in relation to the matter and not seek improperly to influence the decision about the matter (paragraph 12 of the Code).

Further to the above, it should be noted that any Member attending a meeting of Cabinet, Select Committee etc.; whether or not they are a member of the Cabinet or Select Committee concerned, must declare any personal interest which they have in the business being considered at the meeting, and if their interest is prejudicial, they must also leave the meeting room during consideration of the relevant item.

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SUMMARY

To support the regeneration of the Borough by encouraging sustainable development, a review of employment land in the borough has been undertaken in accordance with the Government's Guidance Note on Employment Land Reviews (ODPM 2004). This report is to inform Cabinet of the findings of Stage 1 of this review. The attached report contains a stock-take of the existing Employment Land situation and assesses the 'fitness for purpose' of the existing available Employment Land Portfolio. The main objectives of this element of the review involve 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. Sites to be released can only be formally de-allocated during the preparation and adoption of the relevant Development Plan Document (DPD). In the meantime if a planning application is submitted at one of the sites it will be considered as a departure from the development plan and the findings of this report will be a material consideration in the development control process

RECOMMENDATIONS

It is recommended that Cabinet:

1. Endorse the findings of the Employment Land Review:
2. Be minded to de-allocate the following sites, which are currently allocated for employment purposes in Stockton-on-Tees Local Plan, during the process of preparing the Local Development Framework:
 - Belasis Avenue North and South.
 - Urlay Nook.
3. Agree that 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.
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- Eaglescliffe Inward Investment Site.
5. Note the intention to undertake a further stage in the assessment of employment land in the borough.

DETAIL

As part of the evidence base which will feed into the emerging Local Development Framework the Council is in the process of undertaking an Employment Land Review. This work follows advice published by the Office of the Deputy Prime minister (now Department for Communities and Local Government) which advocates a three stage approach to employment land reviews.

The first stage of the review involves a 'stock take' of employment land and a 'fitness for purpose' for employment sites. This work is necessary in order to provide an up to date picture of employment land supply within the borough and to ensure that sites are of a sufficient quality for future investment within the area. Stage 1 of the employment land review is now complete and the final report is attached as appendix 1 to this report. The next steps following completion of this stage of the review involve creating a picture of future employment land requirements and confirming the employment land portfolio to be taken forward within the Local Development Framework.

FINANCIAL AND LEGAL IMPLICATIONS

- Financial** - Any financial implications from the report will be met within existing budgets.
- Legal** - None.

RISK ASSESSMENT

"This Employment Land Review is categorised as low to medium risk. Existing management systems and daily routine activities are sufficient to control and reduce risk."

COMMUNITY STRATEGY IMPLICATIONS

The findings of this report can assist in the Economic regeneration of the area by maintaining a supply of suitable employment development sites for existing businesses and future investors the report generally accords with the community strategies themes of supporting existing business and attracting new employment opportunities.

CONSULTATION INCLUDING WARD/COUNCILLORS

Ward Councillors for Billingham South, Parkfield and Oxbridge, the Western Parishes and Eaglescliffe have been consulted. Tees Valley Regeneration has also been consulted.

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Background Papers

O.D.P.M (2004) Employment Land Reviews: Guidance Note.
Stockton on Tees Local Plan: Adopted Version (1997).
Stockton on Tees Local Plan (Alteration Number 1) (2006).
North East Regional Assembly (2005) Draft Regional Spatial Strategy.
Planning Policy Statement 1 (PPS1) : Delivering Sustainable Development.
Planning Policy Guidance Note 3 (PPG3) : Housing.
PPG 4: Industrial, Commercial development and small firms.
PPS6 : Planning for Town Centres.

Ward(s) and Ward Councillors: As above.
Property : None

1.0 Purpose of the Employment Land Review.

2. Following legislative changes the Council is in the process of replacing its development plan with a Local Development Framework (LDF). Planning Policy Statement 12 suggests that LDF's are intended to streamline the planning process and promote a proactive, positive approach to managing development. The development of the Council's LDF therefore has the potential to accelerate economic growth within the borough.
3. As part of the preparation of the Council's Local Development Framework (LDF) work is being undertaken on an Employment Land Review (ELR). This will provide a robust evidence base for the development of policies for employment land in the Borough as required by Planning Policy Statement 12 (PPS12) paragraph 4.11. This work will feed into the Regeneration Development Plan Document (DPD), which will contain the allocations of employment land.
4. The Government recommends Local Planning Authorities undertake these reviews and in December 2004 the Office of the Deputy Prime minister (ODPM now Department for Communities and Local Government D.C.L.G) published the document 'Employment Land Reviews: Guidance Note' (2004). This advocated a three-stage approach to Employment Land Reviews;
 1. Taking stock of the existing situation.
 2. Creating a picture of future requirements.
 3. Identifying a new portfolio of sites.
5. In addition Planning Policy Guidance Note 3: Housing (PPG3) paragraph 42 advises that certain designations may no longer be suitable because of changes to national policy guidance. It is therefore recommended that existing allocations are reviewed and considered for other uses. The purpose of this report is to provide the initial findings of the first stage of the Employment Land Review and confirm the programme for work on Stage 2 and 3.

2.0 Planning Policy Context

National Planning Policy Guidance.

6. PPS1 Sustainable Economic Development paragraph 23 states that the Government is committed to promoting a strong, stable, and productive economy that aims to bring jobs and prosperity for all. Planning authorities are advised to, ensure that suitable locations are available for industry so that the economy can prosper; provide for improved productivity, choice and competition, particularly when modern business are changing rapidly; recognise that all local economies are subject to change; actively promote and facilitate good quality development.
7. In addition, PPG 3 Housing paragraph 42, identifies that some local planning authorities have allocations of land for employment and other uses, which cannot realistically be taken up in the lifetime of the development plan. As planning policies may have changed since some of this land was designated, it is possible that the designation is no longer compatible with planning policy. This is regarded as a wasted resource and local planning authorities should therefore review all their non-housing allocations and consider whether some of this land might better be used for housing or mixed-use developments.
8. The locational demands of businesses are considered by PPG4 Industrial and Commercial Development and Small Firms (1992) as a key input to the preparation of development plans. Local authorities are advised to encourage new development in sustainable locations; discourage new development where it would be likely to add unacceptably to congestion; locate development requiring access mainly to local roads to avoid unnecessary congestion on trunk roads.
9. PPS 6 Planning for Town Centres aims to promote the vitality and viability of town centres by planning for the growth of existing centres and promoting and enhancing existing centres. This document identifies a number uses which are considered to be "Town Centre" uses. This definition includes offices (B1a use) under the definition.
10. Land use planning is identified by PPG13 Transport as having significant importance in delivering an integrated transport strategy. This can be achieved by shaping the pattern and mix of development. Planning can help to reduce the need to travel; the close juxtaposition of employment areas and residential areas will make public transport, walking and cycling a viable alternative to the motorcar.

Regional Planning Policy.

11. The draft Regional Spatial Strategy (RSS) aims to increase the growth rate of the regions economy from 1.8% to an annual average rate of 2.8% over its plan period. In order to assist this accelerated growth, it is essential that the 'scale and quality' of employment land sites meets the needs of the market. An oversupply of employment land within the Tees Valley area is also identified in the RSS and de-allocation of unsuitable sites is recommended.
12. Policy 13 of the draft Regional Spatial Strategy (RSS) identifies the North Shore Site in Stockton as a "Regional Brownfield Mixed Use Development" whilst Policy 19 identifies "Wynyard" as a "prestige" employment site. The former site is considered to have a key role in the regeneration of both the local area and the

wider region whilst the latter is considered to be important in accelerating the growth of the region's economy.

13. Policy 18 of the draft RSS also sets what provision, Local Authorities should make for employment land. Stockton's allocation is displayed in the table below in the context of the Tees Valley and the North East region. It is supplemented with information from policy 23 which identifies the importance of the "Chemical and Steel industries to the local, regional and national economy.

Table (1) – RSS employment land allocation for Stockton on Tees.

Local Authority	General Employment	R.B.M.U Allocation	Prestige Employment	Chemical and Steel industries.	Total
Stockton-on-Tees	235	20	70	445	770
Tees Valley	815	230	205	740	1990
NORTH EAST	2265	370	550	740	3925

- NB. R.B.M.U – Regional Brownfield Mixed Use allocation
- *20ha of Stockton's 235ha general employment land and 5ha of Darlington's general employment land is to be provided on land to the south of Durham-Tees Valley Airport*

14. The RSS also emphasises the importance of the region's links to other countries and policies 21 and 22 stress the importance of safeguarding and improving capacity, and improving the accessibility to land for both port related and airport related development

3.0 Methodology.

Aim of Stage 1.

15. The aim of this stage of the review is to take stock of the existing Employment Land situation and assess the 'fitness for purpose' of the existing available Employment Land Portfolio. The main objectives of this element of the review involve 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.
16. Stage 2 of the review will involve the assessment of the future requirements for employment land and premises over the plan period. Stage 3 will involve a detailed assessment of all sites and will confirm the Employment Land Portfolio which will feed into the Council's Regeneration DPD.

Stage 1

17. This requires a "stock take" and a "fitness for purpose" analysis. The first stage of the review has therefore been broken into two elements a 'quantitative' assessment of employment land and a 'qualitative' assessment.

Quantitative Assessment.

'Taking Stock'

18. In order to take stock of the existing employment land supply within the borough and to provide information for the Council's Annual Monitoring report details of Employment Land availability have been compiled. All potential employment sites greater than 0.25 hectares have been logged and their availability has been categorised as follows:
 - *Immediately available* - No constraints to prevent development commencing.
 - *Short term available* – Minor constraints but development could commence within the next 12 months.
 - *Long term available* – Major constraints mean development will not commence in the next 12 months.
 - *Reserved* – Land is reserved for use by an existing firm but no development is imminent.
 - *Committed* – An extant planning permission exists at the site or work has commenced on developing the site.
19. In addition, a figure has been calculated for take up of employment land for the period between 1st April 2005 and 31st March 2006.

Market Analysis.

20. To give a market perspective to the review of sites, the available employment sites were classified by sector. A list of different property market segments was developed, which expanded on advice given in the Employment Land review guidance note. Each site was then assessed against the list of characteristics identified.
21. As the majority of sites overlapped slightly into different sectors, a general view of the market areas of particular sites was taken based on the segment considered to be the principle market position for that site. Following the completion of this task the availability and take up of the different sectors was analysed. The

completion of this task produced a basic picture of the supply of employment land from a market perspective for the period 2005/06.

Market Knowledge.

22. When requesting sites to be considered as part of the 'stock take' exercise the Council sought comments from various developers / regeneration companies on the main issues which should be taken into consideration during the review. The majority of respondents provided comments and these responses provided context to both the Quantitative and Qualitative assessment within Stage 1 of the Employment Land Review.

Qualitative Assessment.

23. The 'Employment Land Reviews: Guidance Note' suggests that an assessment of the quality of sites must be carried out and that this should take into account market factors, sustainability and strategic factors. A number of criteria are suggested for each factor and these have formed the basis for the site assessments within the review.
24. Each employment site has been assessed against basic sustainability, strategic planning and market attractiveness criteria identified in the 'Employment Land Reviews: Guidance Note'.

Traffic Light model.

25. Given problems identified within the 'Employment Land Review: Guidance Note' it was considered that relying on a quantitative score would not provide a complete assessment of the sites. To overcome this shortcoming, a traffic light model was developed. Where a site was considered to be good it was considered to be green, average sites were amber whilst poor sites were red. Given the Government's stance highlighted in Planning Policy Statement 1: Delivering Sustainable Development that sustainability is the core principle underpinning planning, this analysis combined sustainability issues (for instance accessibility, proximity to labour market and environmental issues) and strategic factors at its core whilst the level of market attractiveness at a site was also considered a significant indicator. The results were aggregated and the sites were grouped in the following way.
- Site considered 'Green' in terms of sustainability and 'Green', 'Amber' or 'red' in terms of market attractiveness factors will be considered as sites that should be retained.
 - Sites that are 'amber' in terms of sustainability and 'green' or 'amber' in terms of market attractiveness will be considered as requiring further examination.
 - Sites that are 'amber' in terms of sustainability and 'red' in terms of market attractiveness will be considered poor sites.
 - Site considered 'Red' in terms of both sustainability and market attractiveness factors will be considered a poor site.
 - Those sites which have an existing planning permission will automatically be carried through due to their status.
 - Sites which are identified as having a specific use, for example port related use / hazardous installations will be assessed with this in mind and the traffic light model may be overridden in these circumstances.

Site Assessment Matrix.

26. On completion of the qualitative site assessment a matrix of sites was developed which identified the following:
- a.) Sites to be protected for their existing use.
 - b.) Sites to be given further consideration.
 - c.) Poorest sites where consideration should be given to their de-allocation.

4.0 Quantitative assessment of Employment Land – ‘Stock Take’.

Employment Land Availability in Stockton on Tees.

27. The purpose of this part of the Employment Land Review is to provide a ‘stock take’ of employment land, which will be used as the basis for the ‘fitness for purpose’ analysis later in this report.
28. Appendix A shows the total employment land availability within the borough at the 31st March 2006 (these figures are taken from the Annual Monitoring Report for 2005/06). These figures show that the total level of land available with a formal planning status (an allocation or planning permission) is 896.51 ha. This is broken down below in terms of Local Plan allocation. Note Belasis Technology Park is identified as General Employment due to the over-riding status of the RSS likewise the former Samsung site as Wynyard has been included in the prestige figures. This can be broken down as follows:

Table 2 – Available employment land by potential use.

Business, General Industry and Distribution / Warehouse development	195.78 hectares available.
Prestige Development (Wynyard)	104.69 hectares available.
Mixed use sites (including North Shore 17.94ha)	49.41 hectares available.
Potentially Polluting / Hazardous Industrial uses (i.e. Seal Sands / Former ICI process park)	392.57 hectares available.
Port related uses.	51.91 hectares available
Planning Permission Granted (various sites including Bowesfield South and Durham Tees Valley airport)	102.15 hectares.
Land which has no formal planning status	265.74 hectares.

Take up of Employment Land in Stockton on Tees

29. In order to put the above figures into context the recent employment land take up within the borough needs to be taken into account. Table 3 below shows the take up rate for employment development between 2000 and May 2005. This equates to a total take up of as a mean average of 6.7 hectares per annum.

Table 3 Take up rates between 2000 and 2005.

Year	2000	2001	2002	2003	2004	2005 (May)
Area Developed (Ha)	14.5	9.7	3.62	3.53	6	8.98*

**differs from figure in AMR 2004/05 (figure has been recalculated).*

30. The take up rate for the period 2005 / 2006 showed a significant increase being 48.13 hectares. However; a large proportion of this was developed as follows:
- Belasis Technology Park – tomato production facility. 25.07 ha developed.
 - Various employment sites 3.68 hectares developed.
 - Wynyard (former Samsung Site) two large distribution Centres 13.02 ha of land currently being developed. 8 Hybrid business units have been approved taking up 1.88 hectares.
 - Bowesfield South - Residential development on a mixed use site 4.19 ha.
 - Queens Park North – Non Employment use being developed on mixed use site 0.27 ha.

31. If the non-employment uses are subtracted from this the revised total equals 43.67 hectares. If developments since 2004 are subtracted from figures specified in the draft RSS the requirement is significantly reduced (see table 4) below).

Table (4) - Take up since 2004 against draft RSS requirement.

	General	Prestige	R.B.M.U	Chem/ Steel	Total
RSS Available 2004	235.0	70.0	20.0	445.0	770.0
2004 - 2005 (take up)	8.4	0.6	0.0	0.0	9.0
2005 - 2006 (take up)	28.8	14.9	0.0	0.0	43.7

Remaining RSS allocations if take up since 2004 discounted.

RSS Minus (take up).	197.9	54.5	20.0	445.0	717.4
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32. Table (iii) below shows the revised RSS figure against the employment land availability identified above.

Table (5) Revised RSS requirement against Employment Land availability.

	General	Prestige	R.B.M.U	Chem / Steel	Total
RSS Minus (take up).	197.9	54.5	20.0	445.0	717.4
Current Availability.	195.78	104.69	17.94	392.57	710.98

33. As can be seen General Employment land appears to be roughly equal with the RSS figure. However; it should be re-emphasised that the current availability identified for General Employment does not include the 20 hectares allocated within the draft RSS for development at Durham Tees Valley airport. If this were included the current availability figure would be in excess of the revised RSS requirement.
34. A number of sites have not been included above as their current planning status does not comply with the RSS categories identified above. Sites not included within the figure are either allocated for mixed use, have been granted planning permission during the last plan period or have been put forward for consideration by a developer. The total amount of additional land available equals 451.27 hectares. If the sites with planning permission and allocations for mixed use are included in the figure above the authority clearly has more than enough employment land to satisfy the RSS.
35. Employment land take up rates would have to average at least 9.4 ha per annum, within the General Industry category alone to exhaust the 235 ha allocated within the next 25 years. The average take up rate between 2000 and 2006 has averaged 12.85 hectares. It should be noted that unlike the figure specified above this take up rate is for all sectors of the employment land portfolio. It should also be emphasised that this figure is hugely influenced by the larger than normal take up rate in employment land which occurred in the last year because of the Tomato Production facility. On this basis it is considered that there is sufficient employment land allocated within the Borough for the next 25 years.

Employment Land Availability from a Market Perspective.

36. In order to assess the availability of employment sites from a developers perspective the 'Employment Land Reviews – guidance note' suggests an analysis of employment land by market segment. In order to complete this analysis market segment criteria, identified in the guidance note, have been tailored to suit the authority's employment market (appendix B). Each site was assessed against this criterion and its various attributes were logged (a summary of this is provided in appendix C). Following this sites with similar attributes were grouped together. Table (6) below summarises the results of the analysis by each market.

Table 6 - Employment land by market segment.

<i>High Quality Office Locations / Research and Technology Sites.</i>	320.60
<i>Established Office Locations</i>	29.73
<i>Good Quality Industrial Areas with Potential for Office Development.</i>	70.90
<i>Average Quality Industrial / Warehouse areas.</i>	71.81
<i>Vacant Undeveloped Employment Land</i>	52.40
<i>Heavy Specialised Industries.</i>	392.57
<i>Specialised Freight Terminals.</i>	163.64
<i>Sites Primarily Attractive to Other Uses.</i>	19.65

37. The above table does not include 40.96 ha of land, which did not have an identified market.

38. From the evidence displayed above it is generally considered that there is sufficient supply across each sector to maintain a choice of sites for employment developers. Clearly the highest level of land available is situated within the high quality locations and the heavy specialised industries, which appears to highlight an oversupply in this area.

5.0 Qualitative assessment of Employment Sites.

39. On completion of the assessment, the results were aggregated and sites were grouped together in relation to their “fitness for purpose” as either a good, reasonable or poor site. An additional category was which involved sites with planning permission which are automatically carried through to the next stage of the review on the basis of this overriding consideration. Appendix D and E show a summary of the results of this assessment.
40. The initial results show that 7 sites are considered to be good sites that should remain in the use that they have been identified as. These sites are:

Table 7 – Good sites identified by the qualitative assessment.

Boathouse Lane	Mixed use site.	1.65 hectares available.
Eastern Gateway	Mixed use site.	0.87 hectares available.
North Shore	Mixed use site.	17.94 hectares available.
Oxbridge Foundry	General Industry	2.06 hectares available.
Queens Park North	Mixed Use site	16.71 hectares available.
Teesdale	Mixed Use site	13.48 hectares available.
Thornaby Town Centre	Mixed Use site	0.42 hectares available.

41. Six of these seven sites are allocated for mixed use in the Stockton on Tees Local Plan and a large proportion of the land available could be developed for other uses than employment a fact that has previously been reflected in the market attractiveness assessment (Section 4.11 – 4.12). Given this outcome and the level of land at these sites it is considered at this stage that these sites should be retained for a mix of uses. However; further work may need to be undertaken to determine the proportion of different uses available at each site. It should be acknowledged that the development of these sites for other uses is acceptable commensurate to the level of development.
42. Seven sites are considered to be within the ‘poor sites’ category. Five of the sites are greenfield sites that are not allocated for a specific use (other than ‘green wedge’ in some instances) and have experienced no development. These sites are:

Table 8 – Poor sites identified by the qualitative assessment.

Adj. To Synthonia Ground.	Green Wedge	1.43 hectares
Belasis Avenue North and South	General Industrial	32.29 hectares
Urlay Nook	General Industrial	20.11 hectares
Bowesfield North	Green Wedge	6.14 hectares
Eaglescliffe Inward Investment	No planning status	177.21 hectares
Former cable ski site	Green Wedge	20.31 hectares
Smiths Farm site	Green Wedge	13.08 hectares

43. Two of the seven sites (Belasis Avenue North and South and Urlay Nook) have been allocated for a considerable length of time. They have not experienced any development and when judged against the assessment they were considered to be average sites in terms of sustainability and poor sites from a market perspective. In accordance with the methodology explained in section 2 these sites were considered poor. It is therefore recommended that when the employment land portfolio is confirmed within the LDF that these sites be released.

44. The remaining sites, which are considered reasonable, have been split into two categories depending on whether they have a 'specific use' (i.e. chemical / steel industry) or are available for 'general employment' uses. These sites generally operate successfully as existing / developing industrial estates. It is considered that they require further investigation regarding their position within the Employment Land Portfolio rather than their attractiveness to the market. For example some sites are allocated for B1 (office) uses but they may not be considered acceptable locations for such development under current planning policy.
45. The further investigation on the suitability of these sites involves further analysis on the suitability for retention for employment uses as well as analysis of when these sites should be prioritised for development and what uses would be appropriate at these sites. This further assessment should be undertaken during stages 2 and 3 of the review and consideration should be considered to the development of a borough wide hierarchy of employment sites.

Potential future uses of sites to be released

46. As stated above a number of sites have been identified as unsuitable for employment development. The Employment Land Review Guidance and PPG3 suggest that sites of this nature be considered for other uses. The following provides a summary of the position that should be taken at the sites considered poor.
- Belasis Avenue North and South and the Urlay Nook site– Due to these sites being in close proximity to both industrial and heavy industrial uses these sites are considered to be unacceptable for uses other than Open Space.
 - Smiths Farm, site adjacent to Synthonia Ground, Bowesfield North and Former Cable Ski site – These sites are situated within defined green wedge. It is considered that these designations should be maintained.
 - Eaglescliffe Inward Investment Site – This site is outside of the defined limits to development and it is considered that the site should remain in its current agricultural use.
47. It should be noted that the two sites which are allocated above could only be de-allocated through the formal LDF process. However; the explicit recognition of planning committee and Cabinet to endorse the conclusions of the Stage 1 report and be minded to release the allocated sites, will assist in the application of appropriate development control process. If a planning application is submitted for one of the above sites the proposal will be treated as a 'departure from the development plan'.

Revised Employment Land availability.

48. The conclusions of the qualitative assessment clearly have implications for the supply of land displayed in the quantitative assessment (see table 2). The revised availability is as follows:

Table 9 – Revised employment land availability.

Business, General Industry and Distribution / Warehouse development	143.38 hectares available.
Prestige Development (Wynyard)	104.69 hectares available.
Mixed use sites (including North Shore 17.94ha)	49.41 hectares available.
Potentially Polluting / Hazardous Industrial uses (i.e. Seal Sands / Former ICI process park)	392.57 hectares available.
Port related uses.	51.91 hectares available
Planning Permission Granted (various sites including Bowesfield South and Durham Tees Valley airport)	102.15 hectares.
Land which has no formal planning status	47.57 hectares.

49. Table 10 below displays the revised availability identified above against the revised RSS figures identified in the quantitative assessment

Table 10 - Revised Availability against revised RSS requirement.

	General	Prestige	R.B.M.U	Chem / Steel	Total
RSS Minus (take up).	197.9	54.5	20.0	445.0	717.4
Revised Availability.	143.78	104.69	17.94	392.57	658.98

50. Sites with planning permission, allocated as mixed use sites (other than North Shore) and port related sites have not previously been included in the above table. If the planning permissions at Bowesfield South (14.99 ha), former Corus Site (2.92ha) and the 20 hectares identified at Durham Tees Valley airport are added to the general employment section as well as the available land at Eaglescliffe Logistics Centre (17.53 ha) the revised total will equal 199.22 hectares.

6.0 Conclusion.

Supply of Land.

51. In terms of supply of land it is envisaged that, at current take up rates (circa 9 to 10 hectares of general employment land per annum), the supply of land available and identified in the RSS should last for the next 25 years. Clearly there is potential for an increase in the uptake of employment land especially given the potential for significant inward investment and the draft RSS's ambition to increase Gross Value Added (GVA) by 2.8% over the plan period. Further work with regard to this complex issue will be carried out within Stage Two of the employment land review, "Predicting Future Requirements". Results of this research will be reported back to Cabinet when it is completed. Further work will also be required in terms of removing constraints such as infrastructure capacity issues and contamination, which hinder the development of a number of sites. The removal of these barriers and availability of these sites for appropriate development will aid the supply of land and assist in increasing the GVA in the region.

Quality of Sites.

52. The majority of sites within the review are considered to be at least reasonable in quality and sufficiently different to offer a choice for a variety of businesses, which may be attracted, to the area. Further work clearly needs to be carried out within Stage 3 of the Employment Review when a new portfolio of sites will be identified. A more detailed 'qualitative assessment' will be undertaken of sites appraised within Stage 1 and sites, which have already developed. The analysis of sites already developed may be necessary as it is conceivable that some of the authorities future employment land supply could be created by recycling older sites, which may become vacant.

Next Steps.

53. As stated above the next stage of the Employment Land Review involves predicting future requirements. The first step will involve devising the brief for the second stage of the review and assessing a reasonable timeframe for the work to be completed. There are clear cross boundary employment markets and significant resource issues associated with this task and initial work will have to be undertaken to assess whether this work should be carried out in conjunction with neighbouring authorities or the Tees Valley Joint Strategy Unit. Consideration may also have to be given to appointing consultants with an established knowledge of the commercial property market and background of applying various statistical techniques to predict future employment requirements.
54. A more long-term issue involves the continued improvement in the Councils monitoring practices. The results of this work will assist in providing a further evidence base, which will augment the Employment Land Review and feed into the emerging Local Development Framework.

Appendix A Summary of Employment position at 31st March 2006 by type of uses.

Allocated Sites

Industrial Estate	2004 / 2005	Immediate	Short	Long	Reserved	2005 / 2006	Take Up	Committed	Commenced	Completed
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Business and General Industry IN1.

Portrack Interchange	21.31		21.31			21.31	0.00			
Preston Farm	13.91	0.69	13.22			13.91	0.00		3.72	1.11
Teesside IE	33.27	32.22				32.22	1.05	2.18	0.25	0.37
	68.49	32.91	34.53	0.00	0.00	67.44	1.05	2.18	3.97	1.49

General Industry or Storage and Distribution IN2. * Belasis technology Park has been included, as RSS does not identify as prestige.

Belasis Avenue North and South	32.29			32.29		32.29	0.00			
Belasis Tech. Park	45.83	6.35	14.41			20.76	25.07			25.07
Bowesfield Lane	5.92	5.49				5.49	0.42	1.38	0.42	
Cowpen Lane IE	3.46	3.46				3.46	0.00			
Durham Lane IE	41.46	40.59				40.59	0.86	1.32	4.84	
North Tees IE	3.04	1.74				1.74	1.30	1.74	0.00	3.44
Oxbridge Foundry	2.06		2.06			2.06	0.00			
Primrose Hill Industrial Estate	0.00					0.00	0.00		1.83	
Stillington IE	1.89	1.84				1.84	0.05	1.54		
Urley Nook IE	20.11			20.11		20.11	0.00			
Yarm Road East and West.	0.00					0.00	0.00			
	156.05	59.47	16.47	52.40	0.00	128.34	27.71	5.98	7.09	28.51

Port Related use IN3 (nb some of these sites are included in IN2).

Billingham Reach	9.79	9.79				9.79	0.00	0.82	0.00	4.57
Casebourne Site	6.17			6.17		6.17	0.00			
Port Clarence	11.36			11.36		11.36	0.00			
Haverton Hill	24.59		24.59			24.59	0.00			
	51.91	9.79	24.59	17.53	0.00	51.91	0.00	0.82	0.00	4.57

Prestige identified in Policy In 4. * Nb former Samsung site identified by RSS.

Wynyard Business Park	60.19	20.88		39.31		60.19	0.00	1.35	0.00	1.90
Former Samsung Site, Wynyard.	59.42	4.96		39.54		44.50	14.92	1.89	13.02	
	119.60	25.84	0.00	78.85	0.00	104.69	14.92	3.25	13.02	1.90

Potentially polluting or hazardous installations IN5 and IN6

North Tees Pools	113.25			113.25		113.25	0.00		98.30	
Seal Sands	167.63			56.28	111.35	167.63	0.00		5.29	
	280.88	0.00	0.00	169.53	111.35	280.88	0.00	0.00	103.59	0.00

Former ICI Process plant park IN 7

Chemplex (Fr ICI)	111.69			111.69		111.69	0.00			
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Mixed Use Sites.

Boathouse Lane	1.65		1.65			1.65	0.00			
Eastern Gateway	0.87		0.87			0.87	0.00			
North Shore	17.94		17.94			17.94	0.00			
Queens Park North	16.98			16.71		16.71	0.27	0.08	0.19	
Teesdale	11.82	1.80	6.26	3.76		11.82	0.00		1.86	0.86
Thornaby Place	0.00					0.00	0.00		0.24	
Thornaby Town Centre	0.42		0.42			0.42	0.00			
	49.68	1.80	27.14	20.47	0.00	49.41	0.27	0.08	2.30	0.86

Un-allocated Sites.**Planning Permission Granted.**

Bowesfield South	19.18	14.99				14.99	4.19	5.92	0.00	1.06
Durham Tees Valley Airport	84.24		84.24			84.24	0.00			
Malleable Industrial Estate	0.00		2.92			2.92	0.00	7.66		
	103.42	14.99	87.16	0.00	0.00	102.15	4.19	13.58	0.00	1.06

Total amount of land with formal planning status (Allocated or with Planning Permission) equals, 896.51 hectares.

No planning permission granted.

Adjacent to Synthonia Ground	0.00		1.43			1.43	0.00			
Bowesfield North	0.00			6.14		6.14	0.00			
Eaglescliffe Inward Investment Site	177.21			177.21		177.21	0.00			
Eaglescliffe Logistics Centre	17.53			17.53		17.53	0.00	7.19		
Fr Cable Ski Site	0.00			20.31		20.31	0.00			
Portrack Lane	2.56	0.68	1.87			2.56	0.00			
Tees Marshalling Yards	27.49			27.49		27.49	0.00			
Smiths Farm Site	0.00			13.08		13.08	0.00			
	224.78	0.68	3.30	261.75	0.00	265.74	0.00	7.19	0.00	0.00

2.45 hectares of land completed at Bon Lea and Task Trading Estate
5.74 hectares of land is being developed at Parkfield Foundry (housing) and to the rear of Jackson's Solicitors (offices).
17.37 ha of land is committed at various unallocated locations for various uses

Appendix B – Employment land market characteristics.

Ref	Definition.	Description	Use Class
A	High Quality Business Parks	Likely to be a site 5ha+ already occupied, or likely to attract, multi national firms or similar. Should have quality buildings, public realm and access to main transport networks. Likely to have significant office content, manufacturing and R&D facilities. Includes strategic inward investment sites.	B1
B	Research and Technology / Science Parks	Usually office based developments, which are strongly branded and managed in association with academic and research institutions. Sites range from incubator units in urban locations to more extensive out of town sites.	B1
C	Established Office Locations	Sites and premises already recognised by the market as being capable of supporting pure office (or high tech R&D / business) uses.	B1
D	Potential Office Locations	Sites currently in other inappropriate use, which may be suitable for offices development.	B1
E	Good Quality General Industrial Location	Areas of land, which are, in terms of environment, road access, location and operating conditions well suited for retention.	B2 / B8
F	Poor Quality General Industrial Location	Older industrial areas with some buildings of poor aesthetic, functional and access standard that may not be suitable for future users.	B2 / B8
G	Vacant Undeveloped Employment Land	Site which has been allocated for General Employment but there has been no development at the site.	B2
H	Incubator SME Cluster Sites	Generally modern purpose built, serviced units.	B1/ B2
I	Heavy Specialist Industry	Large poor visual quality sites dominated locally by Chemical and Steel Industry. Some of the sites may be derelict and are likely to be heavily contaminated.	B2 / Sui
J	Sites reserved for Specific Occupiers	Sites reserved by adjacent specialist industrial users.	B2 / Sui

K	Warehouse / Storage & Distribution.	Large often / edge of town serviced sites located at key transport interchanges. Some sites may provide trade counters.	B8
L	Trade Counters	B8 units, which possess a trade, counter and experience a relatively small flow customer flow.	B8
M	Specialised Freight terminals	Sites specifically identified for specialised distribution or, in the case of airports associated uses.	B8
N	Recycling / Environmental Industries.	Certain users require significant external storage. Many of these (e.g. waste recycling plants can, if in modern premises and plant, occupy sites which are otherwise suitable for modern light industry & offices. There are issues of market and resident perceptions of these users. Some sites because of their environment (e.g. neighbouring uses) may not be marketable for high quality uses.	Sui
O	Site attractive to other uses than employment.	Site is currently in / proposed for employment use however enquiries / planning applications have been received regarding use of the site for other purposes i.e. residential, retail, leisure etc.	C3

Appendix C – Employment Land Availability by market characteristics.

High Quality office locations / Research and Technology Sites.					
Eaglescliffe Inward Investment Site	A				177.21
Wynyard Business Park.	A				60.19
Wynyard (Fr Samsung Site)	A	K			44.5
North Shore	A	B	D		17.94
Belasis Tech. Park	A	C	H		20.76
					320.6
Established Office Locations					
Teesdale.	C	B	D		11.82
Thornaby Place	C	O			0
Bowesfield South	C				14.99
Malleable Industrial Estate	C				2.92
					29.73
Good Quality Industrial areas with potential for office development.					
Portrack Interchange	E	D	G		21.31
Preston Farm	E	C	D		13.91
Primrose Hill	E	C			0
Teesside IE	E	D	K		32.22
Cowpen Lane	E	K			3.46
					70.9
Average Quality Industrial / Warehouse areas.					
Durham Lane IE	E	F	K		40.59
Eaglescliffe Logistics Centre	F	K	O		17.53
North Tees IE	E	F	K	L	1.74
Oxbridge Foundry	F	K			2.06
Stillington IE	F	K			1.84
Portrack Lane	F	K	L		2.56
Bowesfield Lane	E	F	K		5.49
					71.81
Vacant Undeveloped Employment Land					
Belasis Avenue North and South	G				32.29
Uray Nook IE	G				20.11
					52.4
Heavy Specialised Industries.					
North Tees Pools	I	J			113.25
Seal Sands	I	J			167.63
Chemplex (Fr ICI)	I	N			111.69
					392.57
Specialised freight terminals.					
Durham Tees Valley Airport	M				84.24
Tees Marshalling Yards	M	O			27.49
Billingham Reach	M	K	F		9.79
Casebourne Site	M	F			6.17
Port Clarence	M	F			11.36
Haverton Hill	M	F	D		24.59
					163.64
Sites primarily attractive to other uses.					
Queens Park North	O	C	H		16.71
Boathouse Lane	O	D	F		1.65
Eastern Gateway	O				0.87
Thornaby Town Centre	O	D			0.42
					19.65

No Market identified.					
Adjacent to Synthonia Ground					1.43
Fr Cable Ski Site					20.31
Smiths Farm Site					13.08
Bowesfield North					6.14
					40.96
				Total : -	1,162.26

Appendix D – Summary of Qualative assessment.

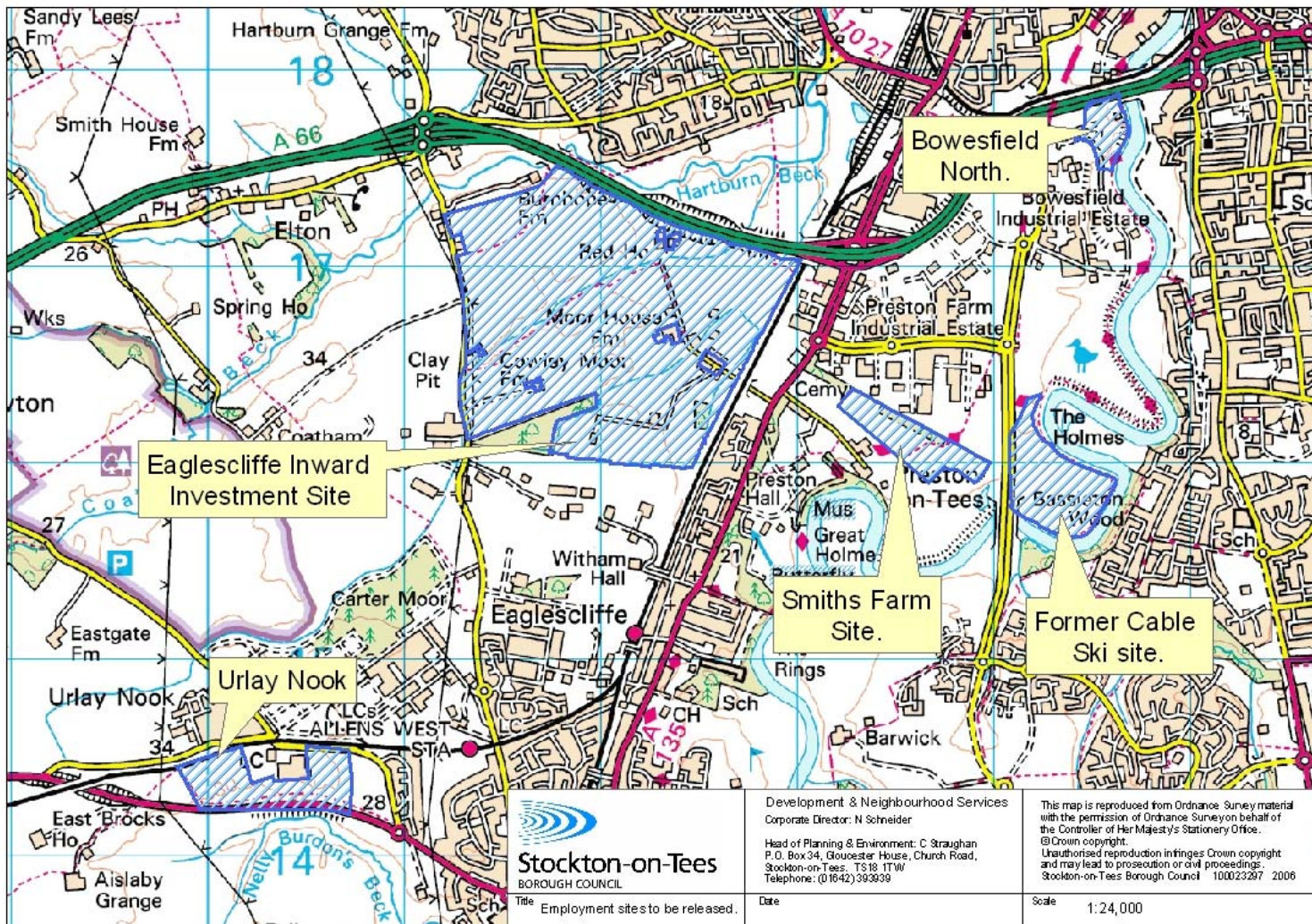
Site	Sustainability	Market appraisal.	Status	Available for Specific use.	Planning Permission granted?	Final Status	Sites taken forward
Adjacent to Synthonia Ground.	Amber	Red	Poor site	no		Poor site.	No
Belasis Avenue North and South.	Amber	Red	Poor site	no		Poor site.	No
Belasis Technology Park.	Amber	Green	Reasonable site	no		Reasonable site.	Further work
Billingham Reach	Amber	Green	Reasonable site	yes		Reasonable site.	Further work
Boathouse Lane.	Green	Red	Good site	no		Good Site.	Yes
Bowesfield Lane.	Amber	Amber	Reasonable site	no		Reasonable site.	Further work
Bowesfield North.	Red	Red	Poor site	no		Poor site.	No
Bowesfield South	Red	Green	Poor site	no	yes	Planning Permission.	Yes
Casebourne Site.	Amber	Amber	Reasonable site	yes		Reasonable site.	Further work
Chemplex (Fr ICI)	Amber	Amber	Reasonable site	yes		Reasonable site.	Further work
Cowpen Lane	Amber	Amber	Reasonable site	no		Reasonable site.	Further work
Durham lane Industrial Estate	Amber	Amber	Reasonable site	no		Reasonable site.	Further work
Durham Tees Valley Airport.	Red	Amber	Reasonable site	yes		Reasonable site.	Further work
Eaglescliffe Inward Investment Site	Amber	Red	Poor site	no		Poor site.	No
Eaglescliffe Logistics Centre	Amber	Amber	Reasonable site	no		Reasonable site.	Further work
Eastern Gateway	Green	Amber	Good site	no		Good Site.	Yes
Fr Cable Ski Site.	Red	Red	Poor site	no		Poor site.	No
Haverton Hill.	Amber	Amber	Reasonable site	yes		Reasonable site.	Further work
Malleable I.E (Fr Corus Site).	Amber	Red	Poor site	no	yes	Planning Permission.	Yes
North Shore.	Green	Green	Good site	no		Good Site.	Yes
North Tees Industrial Estate	Red	Green	Poor site	no	yes ***	Reasonable site.	Further work
North Tees Pools	Red	Amber	Poor site	yes		Reasonable site.	Further work
Oxbridge Foundary.	Green	Amber	Good site	no		Good Site.	Yes
Port Clarence	Amber	Red	Poor site	yes		Reasonable site.	Further work

Portrack Interchange.	Amber	Amber	Reasonable site	no		Reasonable site.	Further work
Portrack Lane	Amber	Red	Poor site	no		Reasonable site.	Further work
Preston farm	Amber	Amber	Reasonable site	no		Reasonable site.	Further work
Queens Park North.	Green	Amber	Good site	no		Good Site.	Yes
Seal Sands.	Red	Amber	Poor site	yes		Reasonable site.	Further work
Smiths Farm.	Red	Red	Poor site	no		Poor site.	No
Stillington IE	Amber	Amber	Reasonable site	no		Reasonable site.	Further work
Tees Marshalling Yards.	Amber	Red	Poor site	yes		Reasonable site.	Further work
Teesdale.	Green	Amber	Good site	no		Good Site.	Yes
Teesside Industrial Estate	Amber	Green	Reasonable site	no		Reasonable site.	Further work
Thornaby Town Centre.	Green	Amber	Good site	no		Good Site.	Yes
Urlay Nook.	Amber	Red	Poor site	no		Poor site.	No
Wynyard (Fr Samsung)	Red	Green	Poor site	no	yes	Planning Permission.	Yes
Wynyard Business Park.	Red	Amber	Poor site	no	yes	Planning Permission.	Yes

*** Nb the majority of this estate has been developed. It is considered pragmatic to not de-allocate the limited available land.

Appendix E - Qualitative assessment matrix of sites.

Status	Site	Area
<i>Good sites</i>	Boathouse Lane.	1.65
	Eastern Gateway	0.87
	North Shore.	15.64
	Oxbridge Foundry.	2.06
	Queens Park North.	16.71
	Teesdale.	13.48
	Thornaby Town Centre.	0.42
<i>Sites with Planning Permission.</i>	Bowesfield South	14.99
	Malleable I.E (Fr Corus Site).	2.92
	Wynyard (Fr Samsung)	41.53
	Wynyard Business Park.	61.42
<i>Sites requiring further assessment.</i>	Billingham Reach	10.73
	Casebourne Site.	6.17
	Haverton Hill.	24.59
	Port Clarence	11.36
	Chemplex (Fr ICI)	111.69
	North Tees Pools	113.25
	Seal Sands.	166.7
	Durham Tees Valley Airport.	84.24
	Belasis Technology Park.	20.93
	Bowesfield Lane.	5.49
	Cowpen Lane	3.46
	Durham lane Industrial Estate	40.59
	Eaglescliffe Logistics Centre	17.53
	North Tees Industrial Estate	1.74
	Portrack Interchange.	21.31
	Portrack Lane	2.56
	Preston farm	13.91
Stillington IE	1.84	
Tees Marshalling Yards.	27.49	
Teesside Industrial Estate	32.22	
<i>Poorest Sites / Potential to release.</i>	Adjacent to Synthonia Ground.	1.43
	Belasis Avenue North and South.	32.29
	Bowesfield North.	6.14
	Eaglescliffe Inward Investment Site	177.21
	Fr Cable Ski Site.	20.31
	Smiths Farm.	13.08
	Urlay Nook.	20.11
Total :		1160.06




Stockton-on-Tees
 BOROUGH COUNCIL

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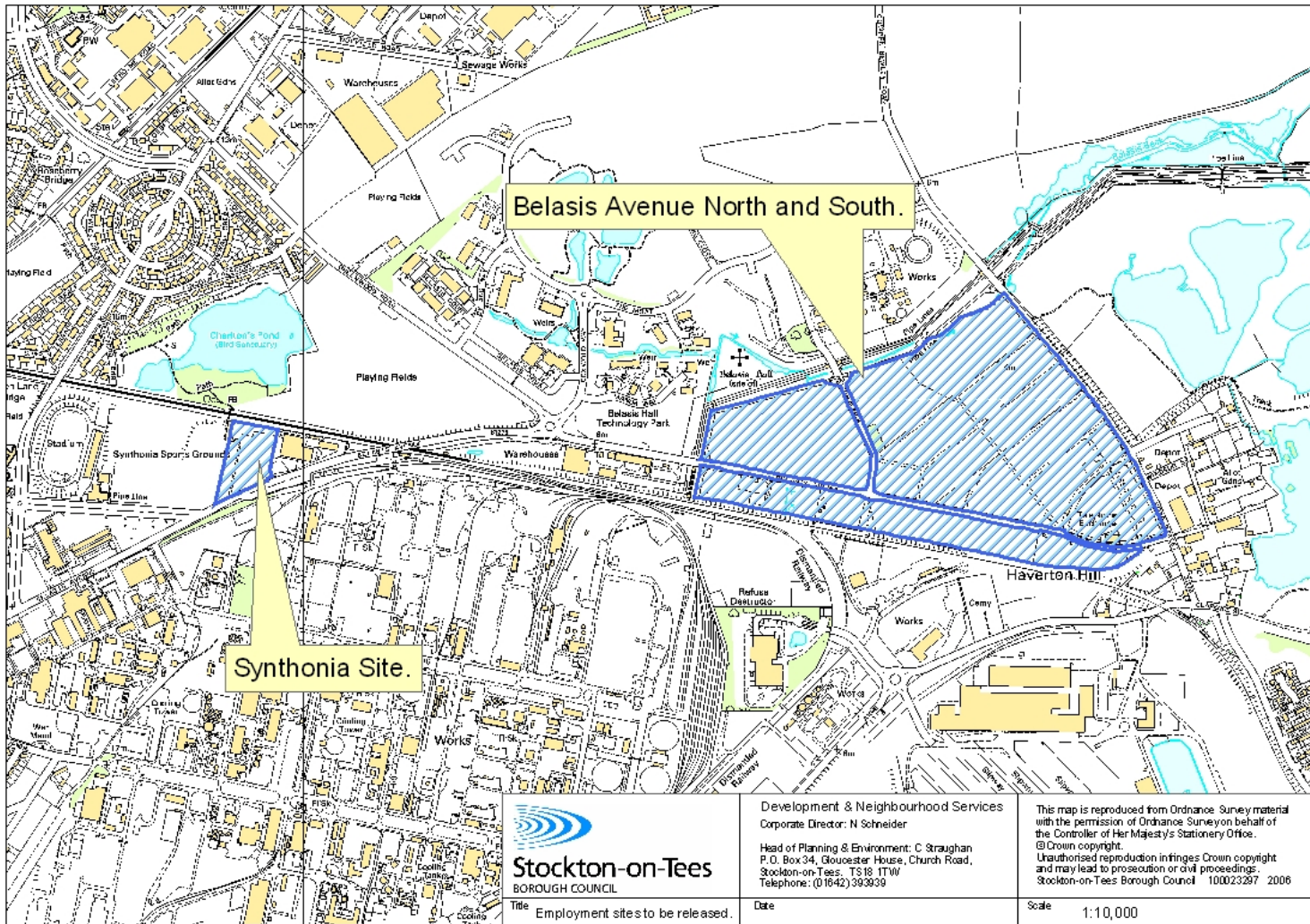
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Title: Employment sites to be released.

Date:

Scale: 1:24,000

Appendix F – Geographical representation of sites to be released.




Stockton-on-Tees
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Title: Employment sites to be released.

Date:

Scale: 1:10,000