Engagement Response Form

Skippers Lane   
 Industrial Estate

The closure of SSI has highlighted how fragile the economy of the borough is. To ensure economic resilience, it is critical that we address the central challenge of diversifying the business stock and we move away from being reliant on a relatively small number of large employers.

The Skippers Lane Industrial Estate project aims to deliver a strategically important 3.64 Ha extension to the existing industrial estate, creating circa 30 new industrial units with a total floor space potential of up to 14,600 sqm. The serviced plots created would generally be small, being less than 500 sqm, but to meet demand the masterplan that is prepared must have the flexibility for a range of uses and unit sizes. Redcar and Cleveland Borough Council is looking for a high quality layout, which would be attractive for start-ups, indigenous business growth and inward investors and is a direct response to ensure we have an adequate supply of business space to meet the future need of our economy.

**If you wish to submit a comment on the emerging Concept Masterplan, please use the following comments boxes to set out your views in relation to each general topic area.**

**Thank you**

**General Details**

Name:

Address:

Contact Telephone number:

Email Address:

**General Concept Masterplan Comments**

If you wish to make a general comment in relation to the emerging concept masterplan please explain your views below

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***Development Layout Principles***

*Key principles for the development layout include protecting and enhancing the character of Harcourt Road; this has been proposed by improving the pedestrian link between Harcourt Road and Skippers Lane and increasing tree and hedge planting to create a visual buffer to the edge of the development and existing communities.*

*Please explain your views on these proposed development layout principles below:*

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**Green Frontage**

*The proposal also seeks to create an attractive green frontage along the new industrial buildings which will help to divide public and private space.*

*Please explain your views on the proposal to create a continuous street scene below:*

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***Highway Improvements***

*Highway improvements are included on two concept plans.*

*Option 1 includes two new roundabouts; one on Skippers Lane and the other on Old Middlesbrough Road. It also includes the closure of the bridge link from the A66 Roundabout onto Middlesbrough Road replaced by a new connection from the A66 Roundabout to Old Middlesbrough Road.*

*Option 2 sees two new connections coming off Skippers Lane.*

*Both options seek to keep vehicular traffic along Skippers Lane while cycle and pedestrian routes will be prioritised along Harcourt Road.*

*Please explain your views on identified road and transport improvements to Options 1 and 2 below:*

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***Surveillance / Security***

*Unlike the existing buildings on Skippers Lane Industrial Estate, the buildings are proposed further forward. This is intended to create natural surveillance over public areas to make them safer and more secure and to reduce the need of unattractive fencing.*

*Please explain your views on the proposal to increase natural surveillance / security below:*

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**Ecological Improvements and Screening of Views**

*It is intended to strengthen the woodland planting along Harcourt Road which will assist with screening views between the industrial and residential developments which will also strengthen the ecological link through the site.*

*Please explain your views on this proposed development layout principle below:*

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