



Redcar & Cleveland Case Study

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Redcar & Cleveland's Designated Centres



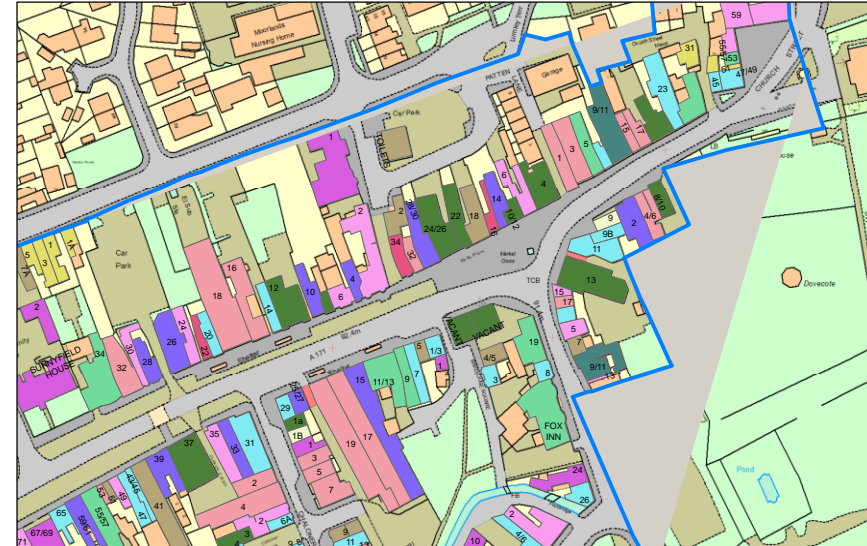
- North East coastal authority
- Redcar & Cleveland Local Plan adopted in 2018
- Policy ED1 Designates
 - 1 Town Centre – Redcar
 - 6 District Centres – Guisborough
 - 10 Local Centres



Town Centre Monitoring



- Annual surveys of all centres
- Data represented on GIS
- Shared with other teams

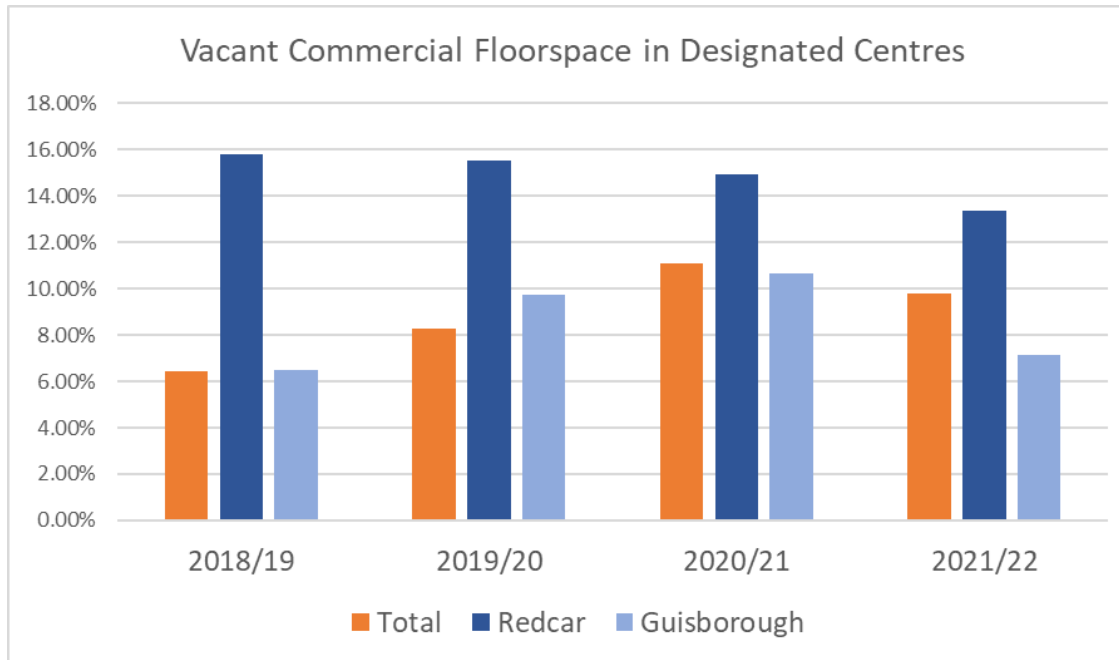


St	Street Name	Centre	Zone	Condition	Business Name	Number	Use Class (2020)
4	Chaloner Street	Guisborough District Cent	District Centre	Very Good	TANTALIZE TANNING SALON	9	SG
3	Chaloner Street	Guisborough District Cent	District Centre	Very Good	UPPERCRUST	15	E(a)
3	Chaloner Street	Guisborough District Cent	District Centre	Very Good	TEESSIDE HOSPICE	13	E(a)
3	Chaloner Street	Guisborough District Cent	District Centre	Very Good	S H REILY OPTICIANS	5	E(a)
2	Chapel Street	Guisborough District Cent	District Centre	Good	RESIDENTIAL	18	C3
5	Fountain Street	Guisborough District Cent	District Centre	Good	FREEMASONS HALL	18B	F1
4	Fountain Street	Guisborough District Cent	District Centre	Average	RESIDENTIAL	12	C3
8	Fountain Street	Guisborough District Cent	District Centre	Good	SMOKING JOE'S	2	E(b)
7	Fountain Street	Guisborough District Cent	District Centre	Very Good	GUISBOROUGH EVANGELICAL CHURCH	10	F1
3	Walton Terrace	Guisborough District Cent	District Centre	Average	RESIDENTIAL	10	C3
4	Fountain Street	Guisborough District Cent	District Centre	Good	RESIDENTIAL	52	C3
3	Reid Terrace	Guisborough District Cent	District Centre	Average	RESIDENTIAL	1A	C3
5	Westgate Road	Guisborough District Cent	District Centre	Good	GUISBOROUGH MUSEUM	2	F1
6	Westgate	Guisborough District Cent	Prime Shopping Area	Very Good	HERON FROZEN FOODS	26	E(a)
4	Westgate	Guisborough District Cent	Prime Shopping Area	Good	ESPRESSO PIZZA	22	SG(r)
4	Westgate	Guisborough District Cent	Prime Shopping Area	Good	VACANT	20	E(a)
4	Westgate	Guisborough District Cent	Prime Shopping Area	Good	CURTAIN BOUTIQUE	40/42	E(a)
4	Westgate	Guisborough District Cent	District Centre	Very Good	CITYGATE INSURANCE	76/78	E(c)
4	Westgate	Guisborough District Cent	District Centre	Very Good	REES AND WADE OPTICIANS	85	E(a)

Changes Since Class E



- Increase in total vacancy rate from adoption of Local Plan until 2020 followed by decline since 20/21.

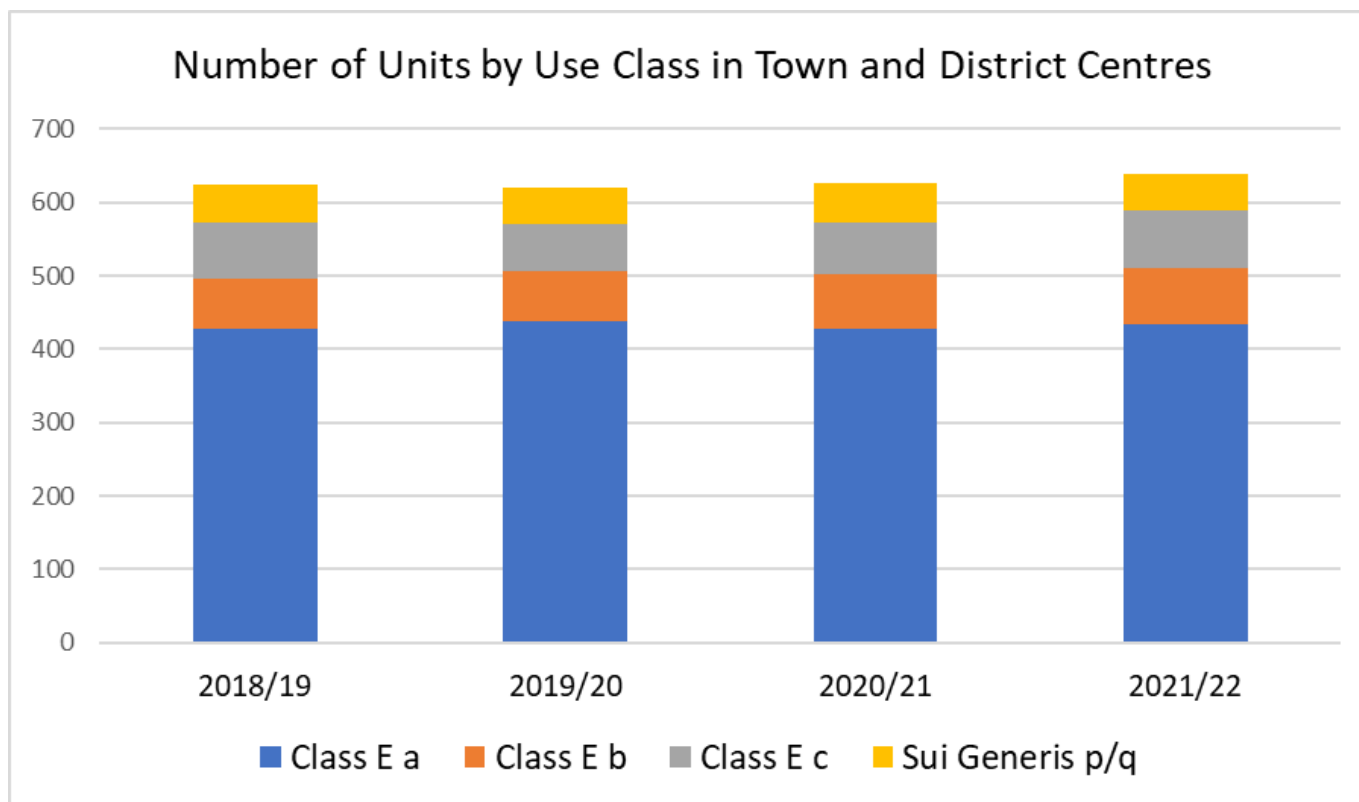


- No change with large vacant retail units but are seeing smaller vacant units becoming occupied.

Changes Since Class E



- Slight increase in food and drink uses across the centres and some fluctuation in other uses.



Changes since Class E



- Need further monitoring periods to understand if Use Class changes have led to this reduction and if it will be consistent.
- The objective of increasing adaptability and responding to changing consumer patterns aligns with the Council's objective for the centres.
 - In 2019, £29 million received from Towns Fund for Redcar.
 - In 2023, £15 million received from Levelling-Up Fund for Guisborough.

Policy and Development Management Implications



- Local Plan adopted in 2018 so need to reflect changes in future review.
 - Policy ED1 in Local Plan identifies 2 Primary Shopping Areas
 - Redcar – At least 71% of units retained for A1 (77.7%)
 - Guisborough – At least 55% of units retained for A1 (51.5%)
- Limited number of new Class E applications so far. Have seen an increase in units changing to Sui Generis without permission, perhaps misinterpreting the Use Class changes.
- Conditions to restrict permissions to a specific Class E subclass have been used.