

## Project Experience

### Tees Marshalling Yards, Stockton Middlesbrough Initiative



#### Overview

Atam was initially part of the team that developed the original Stockton Middlesbrough Initiative Vision and Strategy working closely with both Councils. More recently he worked with masterplanners Aecom Design and Planning to undertake an early feasibility study to explore the development potential of this significant site.

The analysis included planning policy, engineering and geo-technical and property market analysis. It was also important to consult with both Councils extensively to explore the constraints and opportunities.

Our work produced a masterplan with supporting development and financial information for the benefit of the clients to make investment decisions working with public sector partners.

The study was commissioned jointly by Network Rail, DB Schenker and the Stockton Middlesbrough Initiative.

#### Services Provided

The work that was undertaken included:

- Detailed market analysis to understand supply and demand across sectors. This work informed the use mix at the site
- Development of options for further consideration – the mix of uses and the location of these across the site, including quantum
- Financial modeling – taking costs information and preparing a cashflow development appraisal indicating the viability of the scheme
- Provide recommendations on how the site can be taken forwards for development (mechanisms and engagement with the private sector).

The work was undertaken to inform decision making. Prior to the land coming forwards for reclamation and development rail works are needed in order to release the site from operational requirements. Following the completion of this, work will commence to bring forward the land through the planning process.

