



Coatham Bowl Statement

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What Was There Before?

From the 1960s, the site was home to Coatham Bowl, a 900 capacity venue hosting music acts and other entertainment. The Bowl started to decline in the 1990s and eventually closed.

The one and two-storey buildings and car parks were later demolished, and the whole site was cleared in 2014.

2000 Site Layout



2014 Coatham Bowl Buildings



What Has Happened Since?

The Council owns the land and marketed it in 2015 but no firm plans were brought forward by the private sector at that time. Since then, the Council has developed a masterplan for the Coatham area and worked to secure funding to deliver it.

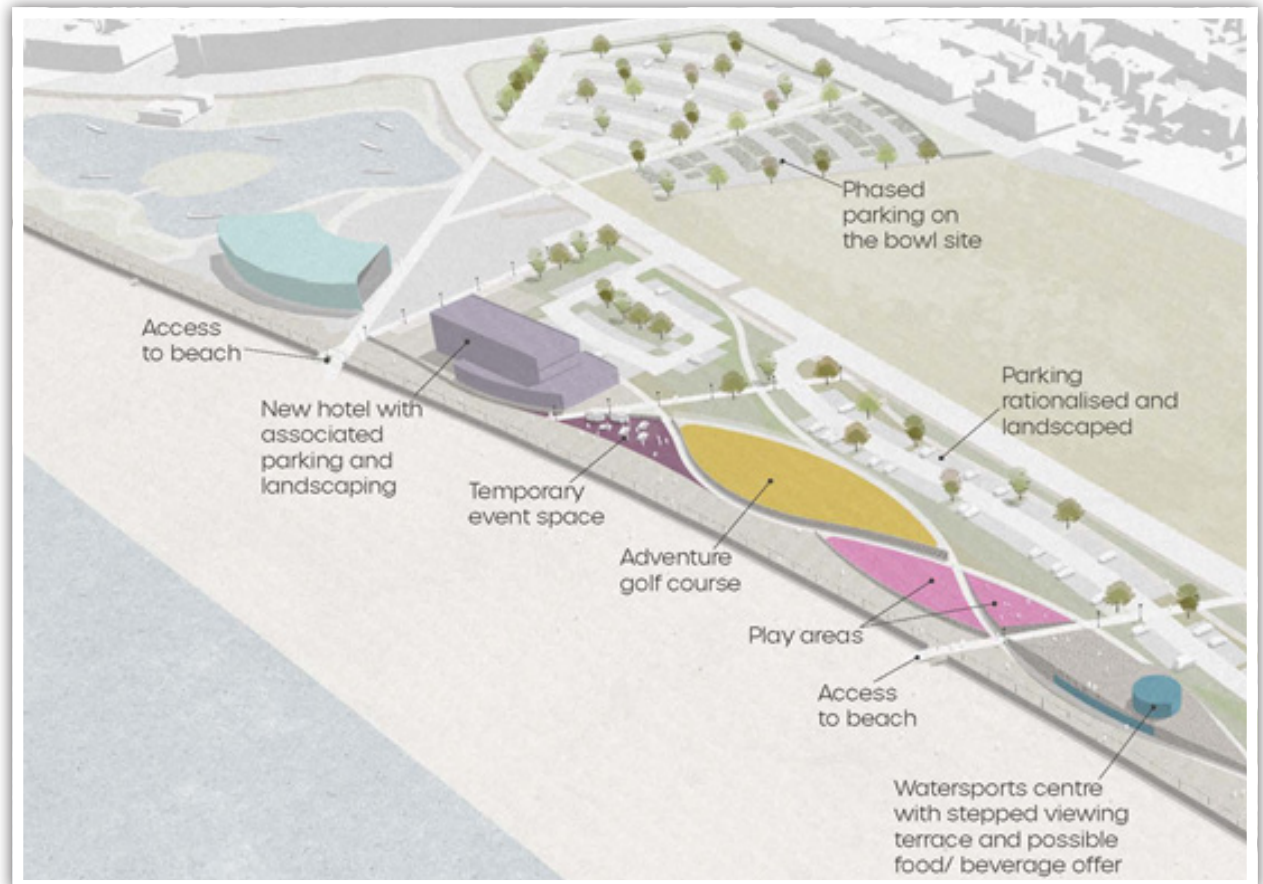


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Coatham Regeneration Plans

The Council is working with private sector partners, using both public and private sector funding, to deliver:

- 42-bed hotel
- Events space
- 18 Hole Adventure Golf Course
- Children's Play Area
- Coastal Activity Centre
- General Site Improvements
- Car parking and other visitor facilities



These projects all have business cases that show that the benefits they will bring to Redcar. They can be delivered on time, have funding in place and are sustainable in the long term.

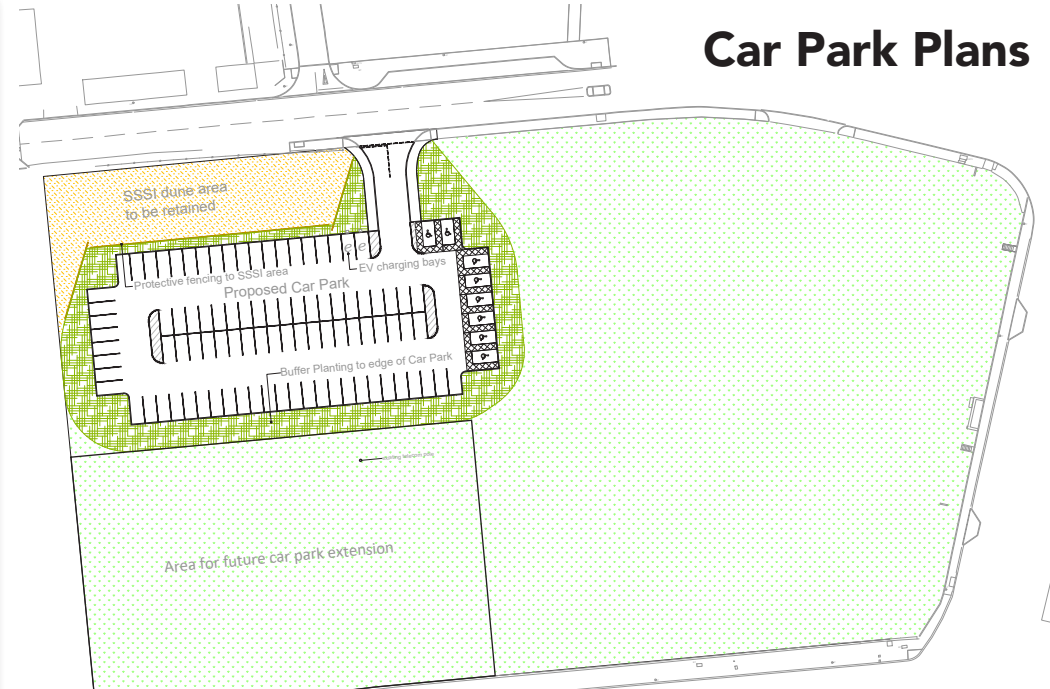
We're ready to start work on site in April 2022.



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Future Car Parking Provision at Majuba Road

Part of the existing Majuba Road car park will be used for recreation and leisure development. This will mean some parking spaces are lost.



100 new car parking spaces on the Coatham Bowl site will replace the ones lost on Majuba Road. This will also create additional parking for hotel visitors and people accessing the beach and leisure facilities in the local area.

Coatham Arena Ltd Proposals

In early 2021, the Council was approached by a local business (Coatham Arena Ltd) to explore locating a 5,000 seat indoor arena on the ex-Coatham Bowl site.

This had to be considered carefully because the indoor arena development would:

- Fundamentally alter the established Coatham regeneration plans and put the funding already agreed for Redcar at risk
- Delay regeneration starting at Coatham
- Impact on the local residential area and wider infrastructure of Redcar

The Council is in support of a viable Arena in the Borough and as a result paused the on-site start on the Coatham plans to give Coatham Arena Ltd time to develop a robust business case setting out how the significant arena would be funded, operated and physically accommodated on the site.

Coatham Arena Ltd submitted information in January 2022 and the Council has considered this carefully. We agree that, in principle, a successful arena could bring significant economic and social benefits in the right location, but the proposed development raises significant questions.

Is the Coatham Site Suitable?

First, the Council considered whether a 5,000 seat indoor arena would fit comfortably on the Coatham Bowl site.

The Coatham Arena Ltd plans reference comparable venues at Derby and Hull which are slightly smaller.

The Council remains concerned about any significant building on this site, and the impact it would have on the local area.



Can Everything Fit on the Site?

The Coatham Arena Ltd plans state that all infrastructure can be provided on the site. Detailed plans have not yet been prepared, but as a minimum, the site would need to accommodate:

- The 5,000-seat arena building
- Sufficient on-site car parking to cater for 5,000 patrons
- Servicing areas
- Arena frontages and assembly areas
- Surface water drainage and flood mitigation measures
- Ecological mitigation measures

The Council remains concerned about whether this could all be satisfactorily be accommodated on this confined site.



Impact on the Nearby Residential Area?

Noise from events may be mitigated by soundproofing, but significant noise will also be created by 5,000 patrons entering/exiting and congregating in the immediate local area, and potentially causing disturbance. There are significant concerns that this would not be acceptable with residential properties on the doorstep.



The arena would need various regulatory approvals, including planning permission and licensing in order to operate.

The proposed building will be significantly bigger than the previous Coatham Bowl buildings.

There are concerns that the impact of a new multi storey building on the nearby residential properties at Queen Street and Newcomen Terrace.

The arena would impact on local residents and the character and appearance of the surrounding area.



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On-Site Car Parking Capacity?

The Coatham Arena Ltd plans do not identify a definite car parking solution but suggest that between 0 and 1,000 car parking spaces could be provided on the site. One option suggested is underground car parking.

There are concerns with regard to:

- How this could be physically be incorporated on the site
- Underground car parking and flood risk
- The impact on build costs, as constructing underground car parking is traditionally very expensive
- The impact on the immediate local road network with thousands of cars entering/exiting at the same time
- Residential car parking and likely enforcement in residential streets



Wider Car Parking Capacity?

The Coatham Arena Ltd plans state that there is sufficient capacity in nearby car parks and others in the town centre.

There are concerns as to whether these car parks (such as Majuba Road) can effectively accommodate 1,000s of cars and the impact in terms of traffic congestion across the town centre.



Impact on Local Roads?

The Coatham Arena Ltd plans states that there would likely not increase traffic flow within the town centre. A full transport assessment has not yet been undertaken, however there are concerns about congestion and queueing on:

- Key road junctions on the approaches to the town (such as Kirkleatham Lane, Trunk Road, Coatham Road, Redcar Lane)
- Local road/rail pinch points at Majuba Road rail bridge level crossings at West Dyke Road and Redcar Lane
- Roads close to the Coatham Bowl site (such as Majuba Road, Queen Street, Newcomen Terrace)
- Roads throughout the town as residents seek to avoid arena traffic

There are concerns that this could not be mitigated and would have an unacceptable impact on residents, visitors, other businesses and road safety.



Market Share and Local Competing Venues?

The local venue market already includes:

- Middlesbrough Town Hall & Theatre
- Darlington Hippodrome
- Stockton Globe & ARC
- Hartlepool Theatre & Borough Hall
- Kirkleatham Walled Garden
- Whitby Pavillion
- Scarborough Open Air Theatre
- Sunderland Empire Theatre
- Newcastle City Hall & Arena

There are concerns that the Arena would not be viable in the competitive and already crowded market.

Use of Public Funding?

The Coatham Arena Ltd plans state that no public funding is needed to deliver the project but also suggests that the project could be included in the Redcar Town Deal and/or the Council's bid to the Government's Levelling Up Fund.

All of the current local competing venues (such as Stockton Globe) have received public funding to subsidise the project delivery, and in many cases, ongoing running costs.

There are concerns that Coatham Arena will not be viable without public funding in the future as the business case is developed.

Economic Viability & Securing Funding?

Without further information there are concerns around:

- Whether the arena can be built for £67.5m
- The long-term economic viability of the project
- How the venue will operate and be managed
- The ability of Coatham Arena Ltd to source 100% of the project costs from private finance



An Arena at Coatham or on an Alternative Site?

If economically viable, a successful arena would bring significant economic and social benefits to the Borough in the right location. However, there remain some questions around the use of the Coatham Bowl site. Going forward, the Council will:

- (1)** Progress with the development of the wider Coatham regeneration and the car park on the Coatham Bowl site, starting in April 2022
- (2)** The Council has arranged a meeting with representatives of the companies working with Coatham Arena Limited early next week

