



Stockton-on-Tees
BOROUGH COUNCIL



Regeneration Strategy for Stockton Borough 2007-2012 Executive Summary

Introduction

Stockton Borough Council's Regeneration Strategy collates the vision of the many regeneration projects already being delivered in partnership with our national, regional and local partners, and those in development for the future.

The Borough faces the greatest degree of physical change for a century. The regeneration of former industrial areas linked to high quality development of Town Centres and an improvement in housing choice and quality across the Borough, means that there will be an exciting transformation in facilities and opportunities for local people.

The involvement of local people is also fundamental to the delivery of the Strategy and the projects within it have been developed with extensive consultation with local communities.

The Council recognises that a high quality of 'place' is fundamental to delivering sustainable regeneration of the Borough. To that end, the Regeneration Strategy focuses on this as a driver for improvement. It also highlights the linkages to economic success and social opportunity that stem from it. The vision for the Regeneration Strategy is:

"To deliver a step change in the quality of place, and use it to help deliver the sustainable economic and social renaissance of Stockton-on-Tees"



Millennium Bridge



Yarm High Street

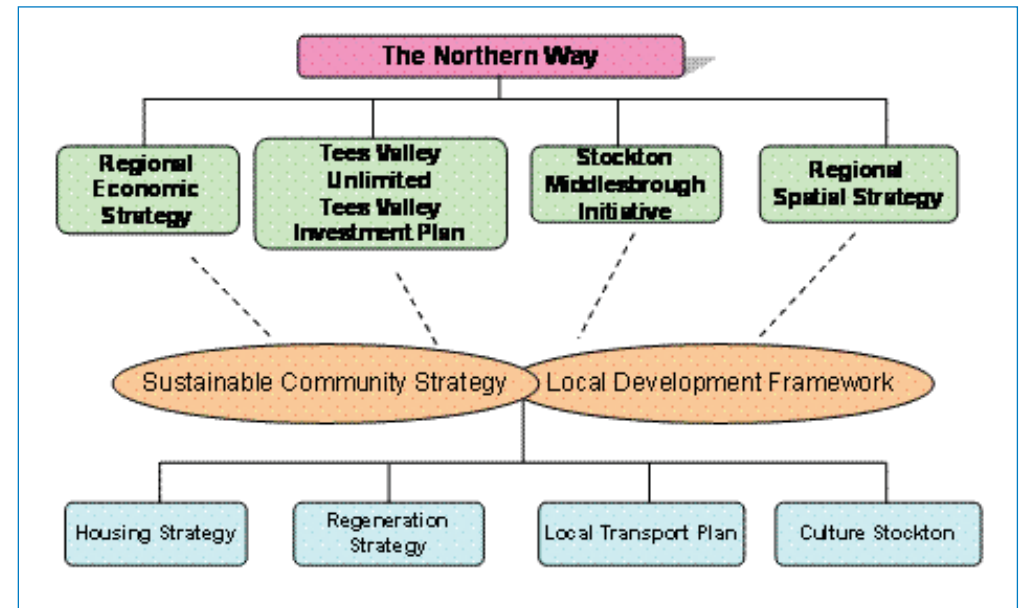


Mandale Park



Stockton International Riverside Festival

Strategic Alignment



What Has Been Achieved

Over the last 15 years, the Borough has experienced significant social, economic and physical regeneration through public sector investment and successful partnership working. Some of the key achievements include:

- Teesdale, which has established Stockton as the premier business location in the Tees Valley.
- The Tees Barrage, which is now one of our biggest assets and has a major influence in the quality of the Riverside.
- £18million reclaiming North Shore producing one of the best development sites in the North East.
- £43million private sector funding to create Wellington Square in Stockton Town Centre.
- Redevelopment plans in place for the Southern, Northern and Western Gateways.
- Plans in place for Thornaby and Billingham Town Centre redevelopments.
- Yarm voted 'Best high street in Britain' 2007.
- 6500 new homes built at Ingleby Barwick.
- 8500 Council homes brought up to the Government's Decent Homes Standard.
- 1000 poor quality homes demolished.
- 400 new homes built at Mandale Park and Hardwick.
- Employment rate now at national average.
- New business accommodation at Preston Farm and Wynyard Park.
- New business centres at Stockton Town Centre and Primrose Hill.
- The first Business Improvement District in the Region established in Billingham.
- £20million South Stockton Link Road opened 2004.
- £4million urban one-way system providing access to the North Shore development opened 2005.
- New station facilities opened at Thornaby Station 2003.
- £160million public sector external funding invested into the Borough.
- Stockton International Riverside Festival (SIRF), voted best cultural event in the North East 2006.
- Stockton-on-Tees wins Britain in Bloom 2007.



Tees Barrage



Teesdale



Hardwick Green Launch at Aspen Gardens



Britain in Bloom winners 2007

Key Ambitions and Strategy for Success

The Borough is building on its major assets, through physical regeneration focused on the river corridor, the Town Centres and the redevelopment of the older housing areas. Significantly, many of the major regeneration proposals are located in the most deprived areas, creating local opportunities for residents through jobs, training and housing. In the rural areas there is a sensitive approach to maintaining their character, with a commitment to encouraging economic diversification of an appropriate scale. This approach is being set out in planning policy as part of the new Local Development Framework.

Throughout all of our regeneration schemes we look to incorporate and celebrate our history and culture.

Ambitions:

Improved City Scale Facilities Better Use of the River Tees Vibrant and Successful Town Centres

We will transform our Riverside and Town Centres to create a step change in facilities and opportunities for local people:

- Tackle dereliction of the urban core of the Tees Valley.
- Maximise economic assets.
- North Shore, Southern Gateway and Bowesfield Riverside will transform the Riverside and deliver mixed-use developments providing jobs, high quality waterfront living, restaurants, bars and hotel.
- Quality urban and rural environment for the Riverside with public access.
- New iconic £14million cycle and pedestrian footbridge will connect North Shore and Teesdale and become a landmark feature for the Tees Valley. Estimated completion 2009.
- The Green Blue Heart will transform the inner core of Stockton and Middlesbrough through environmental and landscape led regeneration. 10-20 year timescale for scale of transformation envisaged.
- £20million redevelopment at Thornaby Town Centre. Estimated completion 2009.
- £45million redevelopment at Billingham Town Centre. Estimated completion 2013.
- Stockton Town Centre re-established as the North's leading premier market town plus townscape heritage improvements to enhance and restore the built heritage.
- Stockton International Riverside Festival will continue to enhance the Riverside and provide world class street theatre and cultural activity.
- Area action plan for Yarm and Eaglescliffe to strengthen Yarm's role as commercial centre.
- Production of a tourism guide to promote Yarm as a prestigious destination.
- Expansion of Durham Tees Valley Airport.



Concept Visual of the Southern Gateway



Concept Visual of North Shore



Concept Visual of Thornaby



Concept Visual of Billingham Town Centre

Ambition:

A Top Location for Business and Development of Growth Sectors

The major regeneration schemes and growth sectors represent significant opportunities for employment, enterprise and business growth, and we need to ensure that local people and businesses benefit from these:

- Haverton Hill and Seal Sands re established as leading sites for the Chemical, Engineering and Renewable Energy industry growth sectors.
- Business enterprise and entrepreneurs will be supported through start up grants and supported accommodation.
- Funding will be sought under the 3rd round of the Local Enterprise Growth Initiative (LEGI) to promote business growth in the most deprived areas.
- Information, advice and guidance to remove barriers preventing people from entering the labour market
- Worklessness will be tackled through continued support of people to improve skills to move from benefits into jobs.



First Employee on North Shore site

Ambition:

Vibrant and Sustainable Neighbourhoods and Rural Communities

High quality affordable housing in vibrant sustainable mixed communities throughout the Borough is a key ambition of the Regeneration Strategy:

- New homes located along the river corridor to create an active and vibrant river frontage.
- 2500 new homes within a mile of Stockton Town Centre.
- Continued housing regeneration at Mandale, Hardwick and Parkfield.
- Tristar Homes, the Council's Arms Length Management Organisation (ALMO), will bring every Council home up to the Decent Standard by 2010.
- State of the art health facilities provided locally in communities.
- 21st Century educational facilities provided through £150million Building Schools for the Future programme.



Mandale Park official launch

Ambition:

Improved Transport Networks

Transport is crucial to the delivery of the Regeneration Strategy. Substantial improvements across the board are planned to support and underpin the vast scale of our development ambitions:

- £141million Tees Valley Metro proposal will be progressed to dramatically improve access within the Tees Valley and connections on the East Coast Main Line. Potential implementation date 2013.
- Major review of all transport provision and infrastructure.
- Major bus review underway.
- From 2008/09 £33million will be spent on bus infrastructure improvements, new vehicles and intelligent information systems across the Tees Valley.
- Additional attractive, safe, high quality pedestrian and cycle facilities.



A19 Ariel View

Underlying Ambition:

Delivering Design Quality

The quality of the built environment and design quality is an important economic driver and opinion former:

- New park at Mandale Park.
- John Whitehead Park improved and upgraded.
- Linear Country Park at Bowesfield Riverside.
- Major investment and revitalisation at Preston Park & Hall.
- All new major applications assessed using acknowledged best practice from the Commission for Architecture and Built Environment (CABE)
- We will protect our environment by encouraging sustainable forms of development and the use of 'The Code for Sustainable Homes'.



Concept Visual of Sustainable Homes at Bowesfield Riverside

Performance Measures

Performance Measures by 2012.

Annual assessment of our progress will be reported to Cabinet and Stockton Renaissance.

Performance Measure	Base Line	Data Source
Increase GVA by 15% by 2012 thus narrowing the gap with the UK average	£13,197 average per head of population (2004) (Indexed UK=100, Stockton = 77)	Tees Valley JSU ONS
Maintain national average position for employment levels	Stockton = 73.4% (2006) UK = 74.2 % (2006)	Tees Valley JSU Annual Population Survey Note: statistics allow accuracy variance of +/- 1.5
Grow North Tees chemical cluster to maintain world- class status by 5%* **	4,900 Stockton chemical & associated industry jobs (2005)	Tees Valley JSU Annual Population Survey
Continue to reduce the gap with the UK average for the number of VAT registered businesses per 10,000 resident population	Stockton = 16.9 (2005) UK = 29.7 (2005)	Tees Valley JSU SBS/ONS
Increase occupied space for businesses by 1million square feet by 2012	Baseline = 0 (2007)	SBC
Reduce the disparity in average house prices between the housing regeneration areas and the Borough average	Parkfield North = £66,700 Parkfield South = £62,100 Mandale Park = £87,300 Hardwick = £63,100 Stockton average = £149,677 (all figures 2007)	TVL Vitality & Viability Index (Tees Valley JSU) Tees Valley JSU Land Registry
Increase by 5% public satisfaction with the bus service	52% (2006)	BVPI Satisfaction Survey (BV104)
Continue to reduce the gap with the UK average for the percentage of working age people receiving key benefits by 1%	Stockton = 17.1% (2006) UK = 13.6% (2006)	Tees Valley JSU Nomis

* This performance measure is not ideal or focussed sufficiently, but is the only measurable and accurate indicator that can be provided at this time. To strengthen this we intend to commission and undertake research into chemical industry growth and the direct and wider impact this will have on the Borough's economy. This research will be undertaken in partnership with NEPIC and the JSU.

** All applications relating to the North Tees Chemicals growth cluster would be subject to statutory Planning and consultation mechanisms, and therefore a full Environmental Impact Assessment would be undertaken.

Access to the Regeneration Strategy

If you would like a summary of this information in any other format or languages, for example large print or audio, please contact the Regeneration and Economic Development Service on 01642 527025:

Arabic

إذا كنت ترغب الحصول على هذه المعلومات بلغات أو بأشكال أخرى على سبيل المثال بالطبعة الكبيرة أو بالشريط المسجل فالرجاء الإتصال 'بدايفرستي تيم' Regeneration على هاتف رقم 01642 527 025

Mandarin

欲要這份資訊的其它語言版或其它版式例如大字體印刷/錄音帶，請致電 01642 527 025 接洽 '多元化隊' Regeneration

Farsi

اگر شما این اطلاعات را به زبان یا شکل دیگری مثلا چاپ بزرگ یا بصورت صدا میخواهید لطفا با تیم دایورسیتی (گوناگونی) Regeneration یا شما ره 01642 527 025 به تماس شوید

French

Ce document est disponible en d'autres formats et langues. Pour plus d'information, veuillez contacter Regeneration sur: 01642 527 025

Kurdish

ئەگەر هەزرت لێ بە نەم زانیاریە بە دەستت بکەوت بە زمانەکانی تر یان بە شێوەیەکی تر بۆ نمونە جایی گەورە/یان بە تێبێ تۆمارکراو نەکایە بە یۆهەندی بکە بە 'تیمی دايفرستی' Regeneration له سهەر زماره‌ی تله‌فون 01642 527 025

Punjabi

ਜੇ ਤੁਸੀਂ ਇਹ ਜਾਣਕਾਰੀ ਕਿਸੇ ਹੋਰ ਬਣਤਰ ਜਾਂ ਬੋਲੀ ਵਿੱਚ, ਵੱਡੀ ਛਪਾਈ ਵਿੱਚ ਜਾਂ ਟੇਪ/ਸੀ ਡੀ 'ਤੇ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ Regeneration ਨੂੰ 01642 527 025 ਨੰਬਰ ਉੱਤੇ ਫੋਨ ਕਰੋ।

Urdu

اگر آپ ان معلومات کو کسی بھی اور زبان یا انداز، مثلاً بڑے پرنٹ/آڈیو ٹیپ وغیرہ میں حاصل کرنا چاہیں، تو ڈائریکٹی ٹیم کو اس نمبر پر فون کیجئے Regeneration 01642 527 025

Regeneration and Economic Development

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E-mail: regeneration@stockton.gov.uk

The Regeneration Strategy can also be accessed on the Stockton-on-Tees Borough Council website at www.stockton.gov.uk/regenerationstrategy

