

CABINET ITEM COVERING SHEET PROFORMA

AGENDA ITEM

REPORT TO CABINET

14th MAY 2009

**REPORT OF CORPORATE
MANAGEMENT TEAM**

CABINET / COUNCIL DECISION

Regeneration & Transport – Lead Cabinet Member – Councillor Bob Cook

STOCKTON TOWN CENTRE AND RIVERSIDE SITES UPDATE

1. Summary

This report seeks to update members on progress to date with regard to regeneration initiatives within the Stockton town centre/riverside area and identify a series of priority interventions that will be taken forward for delivery to ensure the successful regeneration of the urban core of Stockton.

2. Recommendations

Members are recommended to:-

1. Agree the priorities emerging for the town centre/riverside area;
2. Agree the principle of taking forward economic testing of the combined emerging options for the town centre/riverside area;
3. Agree the continued engagement and support of investors and developers in the development of the town centre/riverside area;
4. Agree to receive a future report setting out the findings of the Investment Plan.

Cabinet recommends to Council to:-

5. Agree to commit up to £150,000 of available 'one-off' funding to support short-term initiatives in Stockton and Billingham town centres helping to offset high street vacancies and supporting the recent 'Looking after our town centres' CLG proposals.

3. Reasons for the Recommendations/Decision(s)

To facilitate the regeneration of Stockton Town Centre / Riverside Area.

4. Members' Interests

Members (including co-opted Members with voting rights) should consider whether they have a personal interest in the item as defined in the Council's code of conduct 6 (**paragraph 8**) and, if so, declare the existence and nature of that interest in accordance with paragraph 9 of the code.

Where a Member regards him/herself as having a personal interest in the item, he/she must then consider whether that interest is one which a member of the public, with knowledge of the relevant facts, would reasonably regard as so significant that it is likely to prejudice the Member's judgement of the public interest (**paragraphs 10 and 11 of the code of conduct**).

A Member with a prejudicial interest in any matter must withdraw from the room where the meeting considering the business is being held -

- in a case where the Member is attending a meeting (including a meeting of a select committee) but only for the purpose of making representations, answering questions or giving evidence, provided the public are also allowed to attend the meeting for the same purpose whether under statutory right or otherwise, immediately after making representations, answering questions or giving evidence as the case may be;
- in any other case, whenever it becomes apparent that the business is being considered at the meeting;

and must not exercise executive functions in relation to the matter and not seek improperly to influence the decision about the matter (**paragraph 12 of the Code**).

Further to the above, it should be noted that any Member attending a meeting of Cabinet, Select Committee etc; whether or not they are a Member of the Cabinet or Select Committee concerned, must declare any personal interest which they have in the business being considered at the meeting (unless the interest arises solely from the Member's membership of, or position of control or management on any other body to which the Member was appointed or nominated by the Council, or on any other body exercising functions of a public nature, when the interest only needs to be declared if and when the Member speaks on the matter), and if their interest is prejudicial, they must also leave the meeting room, subject to and in accordance with the provisions referred to above.

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RECOMMENDATIONS

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1. Agree the priorities emerging for the town centre/riverside area;
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DETAIL

Introduction

1. The regeneration of Stockton's town centre and riverside area is key to achieving the successful regeneration of the urban core of the Borough and is firmly embedded in regional, sub-regional and local regeneration policies.
2. The Tees Valley City Region Development Programme (CRDP), submitted to the Northern Way to provide an overview of the economic development potential and requirements of the Tees Valley, identified the Stockton Middlesbrough Initiative (SMI) as a key economic driver and specifically mentions the need to enhance linkages between North Shore, Teesdale and Stockton Town Centre, as well as the need to create a better quality of place along Stockton Riverside.
3. Thornaby town centre has seen a major transformation with new development, investment, and a range of modern retail establishments along with enhanced public art. This was highlighted by a recent visit by the Secretary of State for the CLG, and an official opening on

25th April 2009. Yarm High Street represents a successful and vibrant centre with continuing re-investment in vacant properties, and a flow of new occupiers and niche offers. Proposals are due to come forward from the owner of Billingham Town Centre, however, there is a current need to undertake some short-term initiatives to improve the ambiance and appearance of the main shopping area to mitigate against the problems experienced in Stockton town centre and many other centres around the UK of vacancies and appearance of abandonment.

4. Whilst Stockton town centre has witnessed a gradual degree of decline over recent years as a result of the impact of Teesside Retail Park, Portrack Lane retailers, out of town supermarkets and most recently the wider economic downturn, the town centre has a number of assets to build upon to create a vibrant, bustling town centre that has much to offer in terms of retail, business, leisure and culture.
5. Stockton town centre has the key benefit of straddling the most attractive part of the River Tees, which provides a high quality environment and opportunities for commercial, cultural and residential development on riverside sites linked together by an improved public transport system and enhanced linkages to the town centre.
6. Furthermore, the unique heritage of Stockton provides areas of historical and cultural interest within the town centre, which creates numerous opportunities for enhancement, which in turn will attract visitors into the town centre and riverside.
7. A joint retail study has been carried out between Stockton and Middlesbrough Councils to establish the realistic level of retail capacity within the Boroughs. This work was backed up by a Stockton Town Centre Study, which identifies how the town centre is to improve its offer and attractiveness to retail operators, shoppers and visitors alike.
8. Both pieces of work are now complete following extensive consultation (described in Paragraph 26) and their recommendations have been considered in conjunction with projects emerging from the Riverside Sites Development Framework, produced in 2007, to create a number of priority interventions across the central core of the Borough.
9. This report seeks to update members on progress to date in regard to regeneration initiatives within the Stockton town centre and riverside area and identify a series of priority interventions that will be taken forward for delivery to ensure the successful regeneration of the urban core of the Borough. Members should note that the proposed interventions are strategic in nature at present and further detailed consultation with key stakeholders and town centre users will help shape the final schemes.

Background

10. The SMI vision is to create a city scale environment at the heart of the Tees Valley City Region that will radically transform the environment, economy and image of the place. In order to achieve this, a multi-faceted approach to regenerating the urban core of the Borough that encompasses the key areas of housing, health, education, business and leisure must be undertaken.
11. The future vision for Stockton is for a modern, successful and vibrant market town with a thriving University and modern educational establishments, high quality public spaces and a retail offer that serves the needs of residents of the Borough whilst remaining complementary to that of nearby centres.
12. Stockton town centre and riverside will be a focal point for cultural and leisure activity through the provision of year round festivals and modern leisure facilities, making the most of its unique built heritage through the preservation and enhancement of historical buildings and will continue to build on the asset of the River Tees and riverside area which provides a high

quality setting for new businesses, recreational activities and unique opportunities for riverside living.

Way Forward

13. Following the completion of the Stockton Town Centre Study, a range of recommendations have emerged which will play an integral part in raising the economic performance of the town centre. These recommendations are being integrated into an Investment Plan, for the combined town centre and riverside areas, to be undertaken by consultants Genecon as an extension of economic appraisal work which began in 2008
14. A combination of the recent economic downturn, delays at North Shore and the need to integrate recommendations from the Town Centre Study meant that a change of remit for the work undertaken by Genecon in 2008 was required to integrate key sites and projects within the town centre and to produce a robust economic case for investment in the amalgamated town centre/riverside area.
15. A number of priority interventions are now being taken forward and integrated into the investment plan, which will sit alongside wider developments and initiatives in housing, health education and leisure. The following section briefly summarises priority interventions which have emerged from the Stockton Town Centre Study and Riverside Development Framework. The priorities for physical intervention will be tested as part of the economic appraisal.
16. The transformation required of Stockton cannot be achieved overnight. It is therefore important that investment and developments are planned and phased so that they are complementary rather than competing for their position within the market, and support the regeneration of the town centre / riverside area. The interventions have therefore been broken down into short term over the next twelve months, medium term within the next five years and long term between the next 5 and 15 years, as can be seen in the table attached as **Appendix 1**.

SHORT TERM INVESTMENT PRIORITIES (0-12 months)

17. **PROPERTY ACQUISITIONS** - Following the completion of the Riverside Sites Development Framework, it was apparent that a large degree of site assembly was required to facilitate long term development in the town centre riverside area. An immediate priority is to continue with site assembly across a number of sites to ensure that development proposals can be taken forward. Acquiring properties on key sites ensures that the public sector is in a position to control the phasing and quality of development on prominent sites, ensuring the maximum potential for development, which is essential for the success of the town centre regeneration. Properties have been acquired at the Southern Gateway and further site assembly will continue to gain control of the whole site for the eventual development of the Southern Gateway. Lindsay House has been acquired on the intersection of the High Street and Silver Street, to facilitate the future development of a Green Boulevard creating a pedestrian link from the High Street to the riverside and an opportunity for development on adjacent sites.
18. **RETAIL** – High levels of vacant retail units are currently being experienced in high streets across the country and Stockton is no exception. Recent marketing of the fully refurbished Shambles for a specialist food market hall has received very little interest as small businesses are not expanding or ‘starting up’ as frequently in these times of economic recession. The Government’s recent paper ‘Looking After Our Town Centres’, which recognises the problems associated with empty shops, sets out a series of initiatives to prevent further decline. Some of these initiatives such as the use of licensing powers for farmers markets as seen in Stockton are already being tried. Others, such as temporary conversion of empty retail units are now to be considered in an attempt to create more vibrancy and activity. The Shambles is one such example where the potential introduction of artists is currently being explored with the possibility of displaying work in other vacant units or in empty shop windows across the

town centre. The new provisions, as set out by the Government to temporarily transform vacant premises into something innovative for local communities and start up businesses, involve the introduction of special planning application waivers, the introduction of specimen 'interim-use' leases that landlords can use for temporary occupiers and temporary leasing of shops to Councils so that empty business rate contributions can be relaxed

19. The Secretary of State has announced a fund of up to £3 million to assist communities with such short-term schemes. It is proposed to seek to access funding, matched by Stockton Council resources to carry out similar and suitable initiatives in Stockton and Billingham town centres particularly.
20. CULTURE – The Cultural Quarter has benefited from investment in its historic buildings, with the refurbishment of the Georgian Theatre enabling it to cater for even larger capacity events; Calvin House has been refurbished to accommodate artisan workshops for cultural businesses; and the Green Dragon Studios (formerly the Green Dragon Museum) has been converted into rehearsal and recording studios, nurturing Stockton's cultural businesses and home grown talent. Work is underway on the expansion of activity to Hodgsons Yard, where acoustic performances, markets and outdoor eating can add to the niche offer of the town centre.
21. HERITAGE – In March Cabinet approved the development of a Heritage Strategy, to celebrate and capitalise upon the Borough's industrial and social heritage, in particular the Borough's railway heritage and role played during the World Wars. This strategy must reflect the rich heritage of historic buildings and old industrial areas in Stockton town centre and riverside if the areas history is to be respected and maximized to full effect.
22. Work has already begun to restore and enhance the historic fabric of the town centre through the Stockton Heritage in Partnership (SHiP) scheme. The SHiP is a five-year programme to repair and restore buildings in the urban core of the town with £700,000 of English Heritage, private sector and Council resources. Examples of the works underway include the repair and restoration of 16 West Row which will be used as an artists workshop and gallery, and the reinstatement of original features at The Buttery (3 Dovecot Street) including windows and shop front who's design is based on historic data for the building. Work was recently completed on a streetscape improvement scheme in the Cultural Quarter, installing feature paving and lighting in Green Dragon Yard and all the ginnels leading into it to enhance the historic buildings at its heart, which will provide the perfect backdrop for the future outdoor activities programmed for the up coming festivals.
23. HOUSING – It is essential to deliver a mix of high quality homes and sustainable communities in the urban core of the Borough. Phase one of the Housing Market Renewal scheme at Parkfield, an area akin in architectural style to Jesmond in Newcastle, is improving housing quality and encouraging people to see the town centre as a quality place to live. Planning permission has been granted for circa 2000 new homes within one mile of the town centre at North Shore and the adjacent former Corus site, the Northern Gateway development at Queens Park North, and Boathouse Lane. Housing Growth Point funds will be used to help bring these developments forward.
24. The North Shore Masterplan has been refreshed and submitted for outline planning consent which will be determined in May 2009. A design competition for the 'Home Zone' has been held with submissions received from nationally and internationally acclaimed architects and a successful consultation session held in the newly refurbished Shambles market hall. The 'home zone' will provide approximately 20% of the new housing on North Shore and will again add to the mix of housing type on offer across the Borough. A result of consultation on the 'home zone' and a decision on which design is to be taken forward is expected imminently.
25. HEALTH – Work has been underway in partnership with the Primary Care Trust to identify potential sites for the provision of multi-million pound, state of the art healthcare facilities in the

heart of the town centre. Sites within the town centre are to be taken forward for further consideration.

26. **BUSINESS** – Businesses continue to be supported through the signposting services of the Council's Business Development Team; through the quarterly Business Forum; and have access to start-up and move on business accommodation at the Council's Business Centre in the town centre and edge of centre Primrose Hill Industrial Estate where new and existing businesses can access facilities to suit their requirements.
27. The Council is awaiting imminent formal approval of its £2million 'Routes to Enterprise' project funded by the European Regional Development Fund (ERDF) and the Communities Fund. The overall project is formed by three discreet projects including i) 'Over The Threshold' an initiative to support SMEs to encourage growth and overcome perceived barriers to growth such as VAT, public procurement, and taking on employees; ii) 'Enterprise Culture' working with schools to raise the profile of enterprise amongst the Boroughs young people; and iii) establishing 3 'Neighbourhood Enterprise Gateways', (one in Stockton), to provide a central point for anyone wishing to explore enterprise or access information and assistance for new or existing businesses.
28. Economic Inclusion - Work is also underway to improve the local workforce available to businesses by tackling worklessness across the Borough. The Government's Working Neighbourhoods Fund (WNF) has awarded the Council £7million over the next three years to adopt a new local, community-wide approach to tackle worklessness, the town centre element of which will be delivered by the Five Lamps organisation. The innovative new initiative will help people in deprived areas overcome barriers, whatever they may be, into work. This new approach will provide specific training and support for each individual, catering for their precise needs, finding ways to help people, with a low level of skills, who have struggled to get work over a long period.
29. **LEISURE & EVENTS** - Work is currently underway on the £2.6 million extension of the dry sports provision at Splash leisure centre. The extension will see existing gym capacity doubled, new multi activity spaces, badminton courts, additional changing rooms and a new reception foyer area. The whole project is due for completion in November 2009.
30. Events - Stockton International Riverside Festival continues to be a success, drawing in large numbers of visitors to the town centre. This was followed last year by the hugely successful Christmas Festival with an increase in footfall and turnover reported by traders over the same period in previous years. Funding has been secured to ensure that the Christmas Festival continues for the next two years. Further festivals are planned including a spring festival that will incorporate the official opening of the Infinity Footbridge and a summer festival branded 'Take To The Tees', which will celebrate the River Tees and promote water based activities. Consideration is also being given to a year-round programme of events, which will recognise and celebrate the cultural diversity of the Borough, engage the people of Stockton in a range of entertainment and activities within the town centre and Riverside; introducing new, regular, small or mid-scale events to intersperse the larger spring/Infinity, summer/SIRF/Take to the Tees, autumn/fireworks, winter/Sparkles festivals. Such a programme would aim to attract additional visitors to Stockton and raise its local and regional profile as a vibrant town centre offering a range of cultural activities; develop partnerships with local business in Stockton, particularly shops and restaurants to encourage entrepreneurial exploitation of the opportunities created by investment in events; and create a convincing proposition for new investors in the Town.
31. Promotion - A more significant and co-ordinated approach is needed for the promotion and marketing of Stockton town centre, selling the centre's assets, communicating positive messages, maintaining good relationships and regular communication with retailers, developers and landowners, and presenting the centre as a safe, secure and family-friendly destination for day trips as well as during the evenings. Work is already underway to develop

brochures, shopping and eating-out guides and the possibility of relocating the Tourist Information Centre and Town Centre Management functions into vacant units in the town centre to create a more front-facing service is being explored.

32. Selling Stockton as a place to invest will require actively engaging with potential operators; formulating a Vacant Properties Strategy and accompanying guidelines for owners which will be boosted by the recent announcement by Communities Secretary, Hazel Blears that £3million will be made available to communities to fund projects which reduce the negative impact that empty units have on high streets. Concentrating on a strong market; extending trading hours and amending emerging planning policies to support the development of a new 'café quarter' at the heart of the town which, along with the proposed year round festivals and ongoing entertainment offer at the ARC will drive up activity in the town centre area and boost the evening economy, which is vital to achieving a vibrant and successful town centre.

MEDIUM TERM INVESTMENT PRIORITIES (1-5 years)

33. RIVERSIDE LINKAGES - Green Boulevard – The importance of creating a link to the riverside at this site was reinforced through the town centre study and preliminary findings of the economic appraisal. Detailed design and costing of the land bridge and associated development will be taken forward as part of the investment plan and will be considered alongside proposals for high quality public realm on the High Street with a view to identifying and securing funding to take proposals forward. Following the acquisition of Lindsay House, further property acquisitions, where required will be made to ensure that the long term aspiration of crossing Riverside Road in the form of a land bridge can be achieved, as shown in the 3D visual attached at **Appendix 3**.
34. Castlegate Breakthrough - Detailed discussions have taken place with the owners of the Castlegate Shopping Centre in regard to the principle of reconfiguring units adjacent to the entrance of the Millennium Footbridge to create a mall with new units that will lead directly onto the High Street, incorporating a new frontage to the centre on both Riverside Road and the High Street, which will help attract higher levels of footfall from the businesses and homes on Teesdale; allow 24 hour access between Teesdale and the High Street; and stimulate the evening economy, as shown in the 3D visual attached at **Appendix 4**. The current owners are supportive of the proposal and as such detailed design and costing of the scheme will be worked up and considered as part of the investment plan and wider proposals for public realm enhancements on the High Street with a view to implementing proposals at the appropriate time.
35. RIVERSIDE ROAD / 1825 WAY JUNCTION IMPROVEMENTS - Local Transport Plan (LTP) funding worth £4.5 million has been provisionally awarded as part of the Tees Valley Bus Network Improvement scheme. This funding will be used to re-align the southern end of Riverside Road creating a junction with Bridge Road and 1825 Way, reducing journey times for buses and promoting sustainable transport across the Borough
36. An essential part of this scheme is the need to acquire the land required on the Chandlers wharf site including the Glynn Webb building (shown on **Appendix 2**). The use of CPO powers to acquire this land was approved at Cabinet on September 11th 2008 and the CPO case has been progressed with a view to serving the CPO as soon as it is required/funding has been approved.
37. Discussions with the owners of Chandlers Wharf in regard to acquiring the whole of the Chandlers Wharf site for housing-led riverside development have been ongoing, however the owners are unwilling to sell at this stage. Council officers will continue discussions in an attempt to acquire the site with a view to bringing it forward for development at the most appropriate time in terms of phasing and market conditions. The re-alignment of Riverside Road will also provide a larger site for the future development of the Southern Gateway.

38. **RETAIL** – It is acknowledged that Stockton needs to build upon its market town reputation and historic character, as a destination for niche retailing with specialist shops and cultural assets such as the new extended programme of festivals, in order to differentiate its offer from Middlesbrough as the regional centre for shopping (as set out in the regional retail hierarchy) and Teesside Park, as the home of large-scale, homogenous retailers served primarily by private transport provision. Stockton should concentrate efforts to create a retailing environment where shoppers can add the enjoyment of the ambiance of a new café culture to their retailing experience.
39. In order to achieve this, attracting ‘anchor’ stores, both food and non food, is critical to the success of a town centre as they attract large scale footfall and generate spin off benefits for smaller retailers through the demonstration of confidence and faith. There are a number of potential sites within the town centre which could accommodate both food and non food anchor stores, which have been examined and will be tested further as part of the investment plan.
40. Sites to be examined in more detail, as identified in **Appendix 2**, include reconfiguring the existing food store unit and car park at Wellington Square; the existing permission for a store at the southern end of the Castlegate Shopping Centre; and the vacant area between the western side of the High Street and West Row.
41. **HERITAGE** - A bid for accessing approximately £3million of public and private sector funding to conserve and enhance the historic fabric of the core of the town centre is currently being worked up. This is a five-year scheme which will be implemented from 2011-2016 and will complement the existing SHiP scheme.
42. **HOUSING** – residential development will come forward at Boathouse Lane, Parkfield Phase Two, and the Northern Gateway. The Council will continue to work with public and private sector partners to ensure the delivery of high quality schemes and identify future development opportunities including encouraging living within the town centre and redeveloping housing sites adjacent to the town centre, where required.
43. North Shore - The first phase of the North Shore development will be underway. Work will have commenced on the Home Zone scheme and Gateway sites. A hotel will be under construction
44. **EDUCATION** – Building Schools for the Future (BSF) - Large scale change is underway in the urban core of the Borough to radically transform the secondary education programme through the £150 million pound investment secured for the Building Schools for the Future (BSF) project. Proposals include the development of a new Academy within the Northern Gateway into the town centre post 2011.
45. Primary Capital Programme - The Council’s vision to see all of the Borough’s children and young people given real opportunities to achieve their full potential has moved a step closer with the announcement of the £40 million Primary Capital Programme (PCP) that will allow the Council to continue and enhance its work in modernising its schools so that they are fit for purpose. Within the PCP, Stockton Council is due to receive £3.0million in 2009/10 £5.4 million in 2010/11 and perhaps £2.5 million in each of the following 12 years. Works to the Primary schools serving the town centre include refurbishment of Mill Lane Primary School in the coming year, and rebuilding Tilery and Oxbridge Primary Schools in three years time.
46. ‘Myplace’ - The Northern Gateway into the town centre will also benefit from the £5million Big Lottery Fund scheme recently announced to develop a ‘myplace’, an Inspiration, Creativity and Entertainment (ICE) Centre where 13-19-year-olds in the Borough, along with those with disabilities aged up to 25 can access leisure, social, advice and learning facilities, due for completion in 2011.

47. **HEALTH CARE PROVISION** - A decision will be reached on the location of an integrated health centre in the heart of the town centre and the Council will continue to support the PCT in the delivery of the facility
48. **COUNCIL OFFICE PROVISION** - The long term future of a range of Council occupied accommodation, including Municipal Buildings and Bayheath House, will be assessed as part of the Work Wise programme approved at Cabinet in April 2009, with a view to establishing potential future locations for Council office accommodation that will meet future requirements and maximise the value of assets, such as Municipal Buildings in a prominent location between the town centre and North Shore, that can be used to stimulate high quality leisure development along Church Road, adding to the town's quality offer for the early evening economy and café culture.

LONG TERM INVESTMENT PRIORITIES (5-15 years)

49. High Street Infrastructure and Public Realm - Options are being explored for reconfiguring the High Street and re-routing bus services away from the central section of the High Street to a transport interchange in a central location in the centre.
 - The re-organisation of the streetscape would include the relocation of the taxi rank to a smaller holding area on Tower Street and taxi marshals be stationed at a call point on Yarm Lane.
 - Short-stay car parking will be re-introduced at either end of the pedestrianised section of the High Street. This would add vibrancy to these areas of the centre, support the growth of the evening economy; and attract the more affluent and under represented sections of the population, wishing to arrive by car, to shop in the town centre.
 - This would enable the creation of a civic square to the north of the Town Hall for a new high-quality, 'green' civic space, to increase visitor dwell and add to the attractiveness of the town centre.
 - Consolidation of the market to the south of the Town Hall would also be facilitated, allowing for a more orderly and legible layout, improving linkages between the Castlegate and Wellington Square Shopping Centres; allow comprehensive reinvigoration of the surrounding streetscape; and improve linkages to North Shore and riverside area.
50. Chandlers Wharf – If acquired as planned the site will be held and brought forward at an appropriate time in terms of phasing and market conditions. A private sector partner will also be sought to contribute towards taking the site forward for development.
51. Southern Gateway – It is anticipated that the site will be fully assembled and will be brought forward for mixed use, commercial led development that will complement uses on Chandlers Wharf and act as a high quality gateway to the town centre and riverside.

Funding

52. The Investment Plan will provide detailed costs for each of the proposals and will highlight the financial implications of individual schemes and most importantly look at the economic impact of the intervention, including likely capital and revenue resource requirements over the lifetime of the scheme. Early, Indicative costs for schemes can be found in the table attached as **Appendix 5**.
53. The Regional Development Agency ONE Northeast (ONE) has been involved in discussions regarding the proposed expansion of the Investment Plan and is supportive of the principle. The current investment programme for ONE indicates that Stockton Urban Core has an allocation of Single Programme resource worth £2.5 million in 2009/10, £2.5 million in 2010/11 to help facilitate strategic investments. This is supported by Council resources from the Capital Programme allocation for SMI.

54. Discussion on proposals for the town centre riverside area will be held with the newly formed Homes & Communities Agency to ensure that available funding can be maximised and that wider proposals for the area are integrated into HCA priorities in the future. Furthermore, options for progressing development with private sector partners via a joint venture or asset-backed vehicle arrangement will be explored in order to establish the most economically beneficial way to take the regeneration of the town centre riverside area forward.

Planning

55. Following consultation with NLP and Genecon, as well as the Council's own Planning Department, it has been recommended that the most appropriate way forward in planning terms is to embed these priority interventions in the Regeneration Development Planning Document (DPD) and produce detailed guidance for these sites through a Supplementary Planning Document (SPD) for the town centre / riverside area.
56. The development of an SPD will ensure that the authority is in a position to resist applications that do not benefit or support the key development priorities for the town centre, ensure that the authority has the power to guide development into the most appropriate location and will give potential investors a degree of comfort that the council has a robust strategic vision for the town centre riverside area. The Local Development Framework (LDF) alone will assist in the regeneration of the town centre / riverside area, by providing a framework for private sector investors to work within, directing them to desired sites and development uses, alongside the public initiatives, ensuring synergy of development in line with the regeneration vision.
57. The town centre / riverside SPD can be prepared, but will only gain weighting in planning terms once the Regeneration DPD has been adopted in 2012. The SPD acts as a guidance document, using the Regeneration DPD as its enforcing policy. The process of adoption for LDF documents is statutory and very lengthy, having to go through consultation on issues and options, preferred options, submission to the Secretary of State, testing for soundness by an independent examiner followed by adoption of the Council. The Regeneration DPD is mid-way through this process, with issues and options consulted on in September 2007, consultation on the preferred options is due in January 2010, and adoption is anticipated in 2012.
58. In the meantime the Council will prepare the town centre / riverside SPD, so its adoption can follow on as soon as possible from the Regeneration DPD adoption. Work is also underway on an Urban Design Strategy for the town centre to inform the public realm proposals for the SHiP and THI schemes, setting out guidance for areas undergoing change and identifying areas where growth or change needs to be promoted. It will create a sound basis of understanding of the built form of the town centre and how this can be preserved and enhanced.

Consultation

59. An extensive consultation programme was undertaken for both the Action Plan and as part of the Stockton Town Centre Study, including a targeted survey of shopping preference; stakeholder, landowner and developer meetings; market testing; and a series of workshops involving representatives from the local community, youth groups and local businesses. The results of this consultation have been used to inform the emerging issues and options in the study, which will be economically tested for soundness.
60. Work on the Investment Plan will continue to be developed in line with the guidance of a Steering Group made up of Council officers, ONE and key stakeholders including the Homes & Communities Agency (HCA), as well as close liaison and engagement of investors, developers and businesses from the private sector. The recommendations from the Plan will

be taken forward through the Local Development Framework process, which is subject to consultation as set out in the Statement of Community Involvement.

61. Members should note that the proposed interventions are strategic in nature at present and further detailed consultation with key stakeholders and town centre users will help shape the final schemes. Further meetings with appropriate stakeholders will continue to be held as proposals are progressed further, such as bus and taxi operators, shopping centre owners, landowners, Retail Forum, Markets Forum, Disability Advisory Group, Central Area Partnership Board, English Heritage, Cleveland Police and Emergency Services, University of Durham Stockton Campus and Stockton Riverside College.

FINANCIAL IMPLICATIONS

62. There are no financial implications for the completion of the Stockton Town Centre Study as this has completed on time and on budget, in line with the resources previously approved. The funding secured for the Genecon Investment Plan (previously known as the Economic Appraisal) was allocated for 2008/09; however, this work will now extend into 2009/10 so that the options from the town centre study can also be appraised.
63. Production of planning policy to reflect the proposals identified within the economic testing will be undertaken in-house by collaborative working between the Regeneration, Planning and Urban Design departments and therefore has no capital resource implications. The work is being integrated into existing staff work programmes and does not require any additional revenue resources.
64. The capital and revenue resource implications of individual interventions will be reported to Cabinet as each scheme comes forward.
65. Up to £150,000 to be provided for a one-off allocation towards supporting the town centre vibrancy agenda in line with the 'Looking after our town centres' report and to facilitate a bid for government funds up to £3 million.

LEGAL IMPLICATIONS

66. There are no direct legal implications associated with the economic testing and consultation on development opportunities for the town centre and riverside.
67. Further work to develop preferred proposals will highlight any legal implications of individual schemes, such as the need for the use of the Council's compulsory purchase powers, road traffic regulation orders for any alterations to the highway network, planning or listed building consent for alterations to properties, or Section 106 Agreements to secure monies towards proposed public realm works.

RISK ASSESSMENT

68. The proposed economic testing and consultation on development opportunities for the town centre and riverside are categorised as low to medium risk. Existing management systems and daily routine activities are sufficient to control and reduce risk.

COMMUNITY STRATEGY IMPLICATIONS

69. The regeneration of the town centre and riverside area will impact on all of the thematic areas of the Community Strategy, supporting achievement of the Council's vision and ambitions for a better quality of life for the residents of the Borough.
70. **Economic Regeneration and Transport** - the regeneration proposals for the town centre and riverside will assist in achieving the key ambitions to create *vibrant and successful town*

centres; improved city-scale facilities; and improved transport networks. A central bus station and associated High Street pedestrianisation has been a long term aspiration for the Council if a suitable site can be identified.

71. **Environment and Housing** - the regeneration proposals will also assist in achieving the key ambitions to *create better open spaces, improve our housing and deliver design quality* through proposals for the treatment of the High Street and Riverside to create high quality leisure destinations, as well as opportunities for town centre and riverside living.
72. **Safer Communities** - the regeneration proposals will assist in achieving the key ambition to *reduce crime and fear of crime* through improved design of the streetscape, riverside and built environment to 'design out' crime, for example with improved lighting, more open spaces, and a revised CCTV coverage in line with these changes to the town centre layout.
73. **Children and Young People** - the proposed regeneration of the town centre has the capacity to contribute to the key ambition to encourage the Borough's children and young people to *be healthy and stay safe* through the provision of more places to go, things to do, opportunities for leisure and to keep fit in the town centre and riverside, as well as improved transport networks to increase pedestrian safety.
74. **Healthier Communities and Adults** - the proposed regeneration of the town centre has the capacity to contribute to the key ambition to *promote healthy living* through the provision of new and improved opportunities for leisure in the town centre and riverside, such as the Splash extension underway, to enable residents to improve their mental and physical health. Residents will also have *improved access to health services* with the proposed improvements to central health care provision.
75. **Stronger Communities** - the town centre and riverside regeneration proposals will help to achieve the ambitions to generate *increased community pride, equality of opportunity and financial inclusion* so that all residents regardless of their background, lifestyle or financial circumstances, have equal opportunities to participate in and access the services and facilities in the town centre and riverside.
76. **Older Adults** - the regeneration proposals for the town centre and riverside area contribute to the key ambitions to enable resident to be part of a *welcoming community* and enjoy *real choice, control and equal access to facilities and services* by ensuring all streetscape and building developments are built to DDA standards.
77. **Arts, Leisure and Culture** - the regeneration proposals for the town centre and riverside area contribute to the key ambitions to *promote our festivals* and *promote the performing and visual arts* by supporting the marketing of Stockton's unique festival offer throughout the year and the cultural linkages through the town centre from the riverside through to Arc.

EQUALITIES IMPACT ASSESSMENT

78. A full Equalities Impact Assessment has been completed, with a total impact score of +75. There were no negative impacts as a result of this decision. No direct prejudice occurs against any of the 6 equality groups as a result of the Stockton Town Centre Study, as the Study's recommendations for the regeneration of the town centre do not discriminate it's users by age group, gender or whether they have a disability. There were no recommended actions to alter the Study to address potential negative impacts. A copy of the Equalities Impact Assessment is available if required.

CONSULTATION INCLUDING WARD/COUNCILLORS

79. The Cabinet Member for Regeneration and Transport, and the ward councillors have been consulted on this report. Please see the body of the report for full details of the consultation undertaken.

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Telephone No: 01642 527565
Email Address: nigel.laws@stockton.gov.uk

Background Papers

- Nathaniel Lichfield & Partners Draft Stockton Town Centre Study (2009) available in Members Library
- Nathaniel Lichfield & Partners Stockton & Middlesbrough Joint Retail Study (2008) available in Members Library
- Reports to Cabinet on 25.10.07 (Stockton Town Centre), 31.08.07 (Stockton Town Centre & Riverside Sites Action Plan), and 30.11.06 (Stockton Town Centre & Riverside Sites Masterplan & Action Plan), all available from <http://www.stockton.gov.uk/egenda>
- Gillespies Stockton Riversides Sites Master Plan (2006) available in Members Library
- Tees Valley Partnership Investment Strategy (2006) available in Members Library
- Gillespies SMI Development Framework (2005) available in Members Library
- Drivers Jonas Stockton Town Centre Regeneration Strategy and Action Plan (2004) available in Members Library
- Looking After Our Town Centres, DCLG Paper available from <http://www.communities.gov.uk/publications/planningandbuilding/towncentres>

Ward(s) and Ward Councillors:

Stockton Town Centre Ward:-

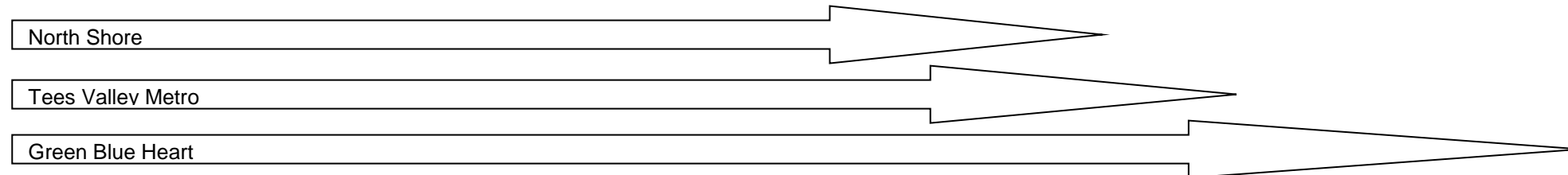
Councillor David Coleman
Councillor Paul Kirton

Property

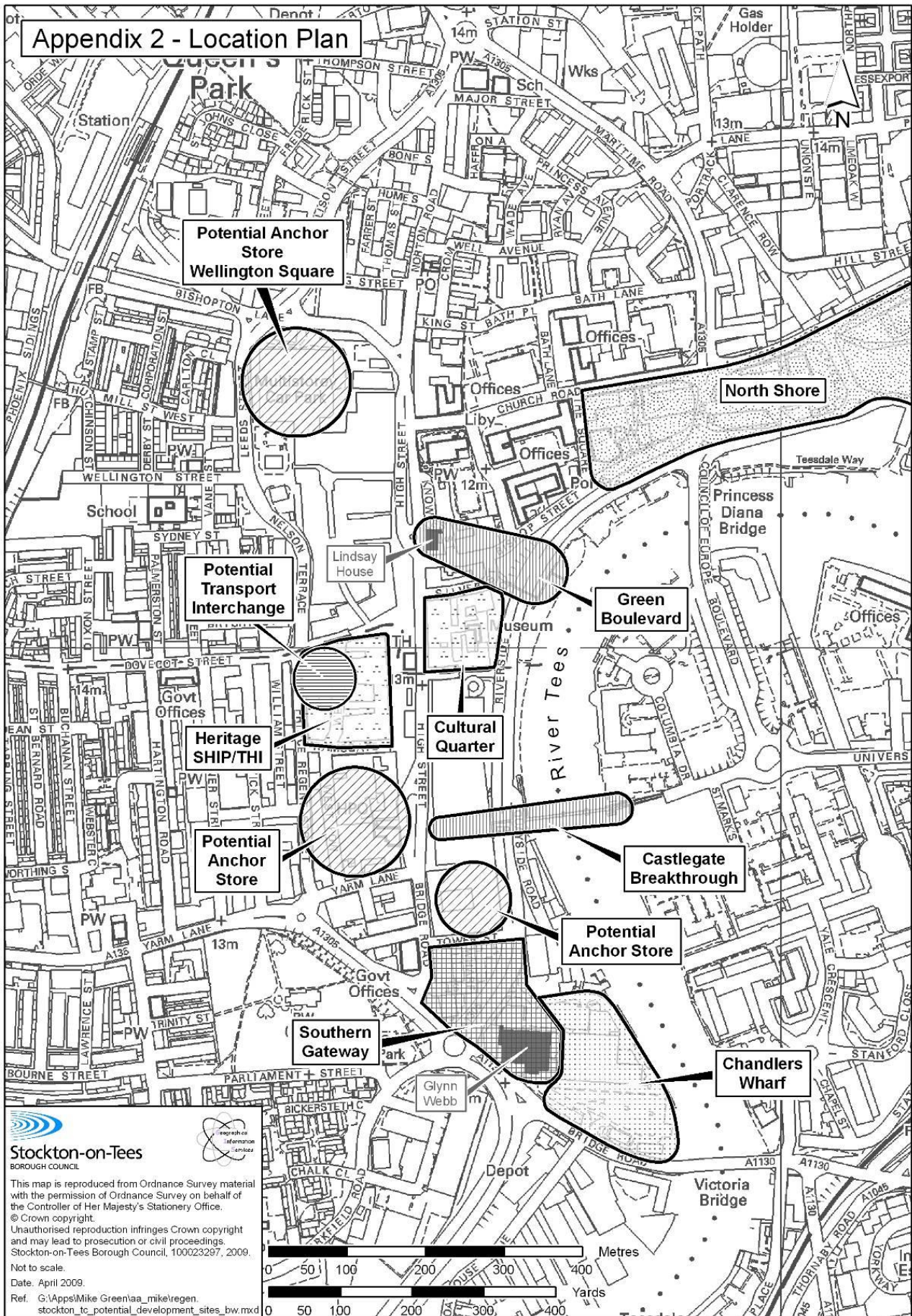
Any implications arising from the Investment Plan for the Council's property will need to be considered when the findings are reported back to cabinet.

Appendix 1 – Investment Priorities

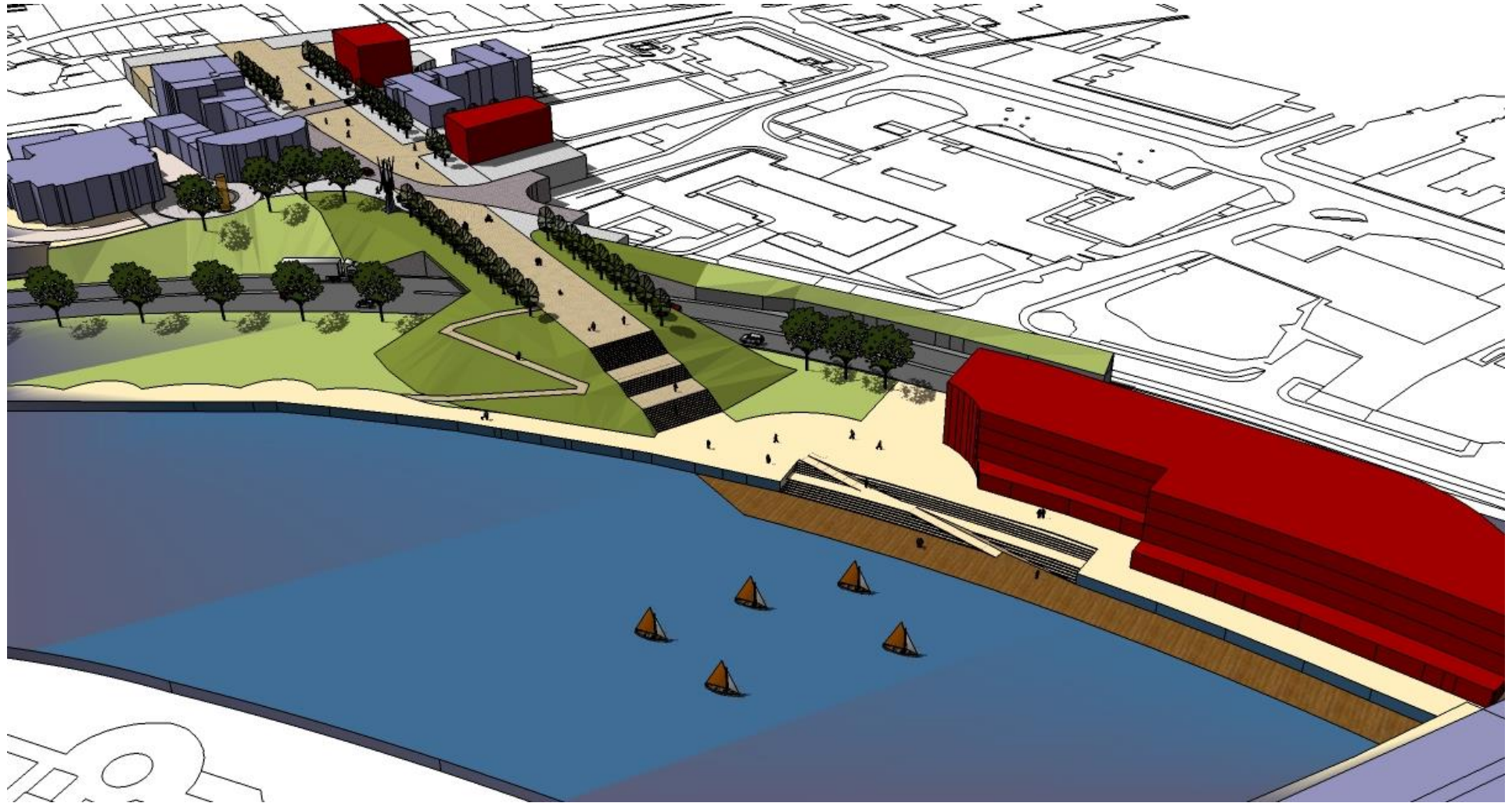
	Short Term (0-12 months)	Medium Term (1-5 years)	Long Term (6-15 years)
Property Acquisitions	<ul style="list-style-type: none"> Further acquisitions at Southern Gateway to facilitate prestige office development CPO land to facilitate Riverside Road / 1825 Way junction improvement Acquire Lindsay House to facilitate Green Boulevard 		<ul style="list-style-type: none"> Acquire properties to facilitate the new Transport Interchange Acquire Chandlers Wharf to facilitate long term vision for mixed use development
Culture & Heritage	<ul style="list-style-type: none"> Develop Heritage Strategy Improve Hodgson Yard in order to host acoustic performances, markets and outdoor eating. SHiP scheme progressed 	<ul style="list-style-type: none"> Green Dragon & Hodgson Yards used as a venue for festival programmes THI bid approved & up and running 	<ul style="list-style-type: none"> Green Dragon & Hodgson Yards used as a venue for festival programmes
Housing	<ul style="list-style-type: none"> Parkfield Phase One underway North Shore Home Zone design agreed North Shore Masterplan secured planning permission 	<ul style="list-style-type: none"> North Shore Masterplan implemented Boathouse Lane planning permission implemented Northern Gateway (QPN) – use of Growth Point funds for resolution of flooding issues at Lustrum Beck and culvert. 	<ul style="list-style-type: none"> Chandlers Wharf mixed use development
Education	<ul style="list-style-type: none"> Refurbishment of Mill Lane Primary School adjacent to the town centre 	<ul style="list-style-type: none"> BSF Academy at Northern Gateway (former Tilery Sports Hall site) Tilery Primary School rebuilt Oxbridge Primary School rebuilt 'myplace' facility completed at Northern Gateway 	
Health		<ul style="list-style-type: none"> Integrated Health Centre in town centre 	
Retail		<ul style="list-style-type: none"> Anchor / Food Store 	
Leisure & Events	<ul style="list-style-type: none"> Spring Festival / opening of Infinity Bridge May 09 Summer Festival – 'Take to the Tees' to celebrate the SIRF Autumn Festival Splash extension complete Nov 09. Winter Festival 	<ul style="list-style-type: none"> Spring Festival Summer Festival – SIRF / 'Take to the Tees' Autumn Festival Winter Festival 	<ul style="list-style-type: none"> Spring Festival Summer Festival – SIRF / 'Take to the Tees' Autumn Festival Winter Festival
Infrastructure		<ul style="list-style-type: none"> Riverside Road / 1825 Way junction improved Green Boulevard Castlegate Breakthrough 	<ul style="list-style-type: none"> Transport Interchange High Street public realm improvements Market re-aligned



Appendix 2 – Location Plan



Appendix 3 – Land Bridge 3D Visual



Appendix 4 – Castlegate Breakthrough 3D Visual



Appendix 5 – Indicative Intervention Costs

PRIORITY	LIFETIME COST	
	CAPITAL	REVENUE
Marketing and Promotional Activities		£295,000
Amend emerging LDF policies to facilitate allocations of specific uses in areas of the town centre; and develop an SPD for the town centre and riverside proposals;		Staff time
Provide good quality anchor stores in locations which will drive up footfall and stimulate investment within the town centre;	£20m	
Pursue the potential for developing a new transport interchange central to the town centre;	£15m	
Commercial Development at southern end of town centre	£20m	
Create a new public square beside the town hall and realign the High Street incorporating on street parking; Rejuvenate the market through the provision of new, permanent market stalls, at a location to the south of the town hall;	£3.5m	
Improve linkages between the Riverside and the town centre through the provision of a 24-hour access to the Millennium Bridge through the Castlegate Centre;	£2m	
Improve linkages between the Riverside and the town centre through the provision of a new 'green boulevard'	£6m	
Continue site assembly at southern gateway to facilitate long term development	£1m	
Acquire freehold of Chandlers Wharf	£7m	
Progress with CPO of land required for Riverside Road	£2.5m	