

**STOCKTON-ON-TEES BOROUGH COUNCIL**

**CABINET RECOMMENDATIONS**

**PROFORMA**

Cabinet Meeting .....11th June 2009

1. Title of Item/Report

The Greater North Shore Study

2. Record of the Decision

Consideration was given to an update on the completed Greater North Shore Study. The primary objective of the study was to develop a strategic planning framework that would direct and guide future private investment and development within the Greater North Shore area over the next 10 – 15 years. Its purpose was to ensure that any redevelopment that was brought forward strategically, complements the core North Shore site and other ongoing investment in the regeneration areas around Stockton Riverside and the Town Centre.

The completed Study identified land use policies, development guidelines and specific design guidelines for the GNS area. Initial research and consultation considered the area's physical, economic, social and environmental context, together with relevant planning policies. The area is currently suffering from a lack of investment and attention, but has the potential to become a more attractive and more prosperous environment.

Cabinet was advised of the key recommendations identified in terms of land use, environment, design, transport and the economy; and noted the proposed key principles for each covered within the study.

The study recommended that:-

- Planning policies to go into the forthcoming Regeneration Development Plan Document that is currently being prepared by the Council that will be part of the emerging LDF
- Preparation of an environmental improvements masterplan that determines the improvements required along the key pedestrian and vehicular routes and at gateway entrances towards Stockton town centre
- To continue to work with businesses to maintain the economic viability and exercise the potential for a Business Improvement District (BID), to be developed.

- Further investigations into transport infrastructure of the area to improve accessibility.

The Council proposed to take these forward as follows:-

- Greater North Shore Study Seminar 28 May 2009, 5-7pm within the Lecture Theatre of Stockton Library. The session will comprise a presentation, followed by the opportunity to ask questions to officers involved, regarding the findings of the study.
- The findings of the study will be embedded within the policies of the evolving, emerging LDF framework, which will be undertaken by the Spatial Planning section of Planning Services, the preferred options for which will be available in February 2010.
- The study will be used as a document to inform the Church Road Evening Economy Study.
- The Business Development Team within the Council will continue to engage with the local business community in the Greater North Shore area.
- Continue to develop the Transport proposals, which are being investigated through the SMI Initiative and Technical Services. Looking specifically at the 'Portrack Lane Relief Road' and the opening up of North Shore to allow traffic flow.
- Continue to monitor planning applications linked with North Shore development.

RESOLVED that Cabinet note the findings of the study.

3. Reasons for the Decision

The aim of the study is to prepare a framework to guide future change in the area over the next 15 years, including identifying potential key development sites, together with environmental and accessibility improvements. It will also help develop appropriate policies, to be included in Stockton's emerging LDF, which will help compliment the adjacent flagship North Shore development and improve the Greater North Shore area.

4. Alternative Options Considered and Rejected

None

5. Declared (Cabinet Member) Conflicts of Interest

Councillor Cunningham declared a personal, non-prejudicial interest in respect of this item as a result of his involvement with the Regional Development Agency. Councillor Coleman also declared a personal, non-prejudicial interest in respect of this item as a result of being a school governing body member of Tilery School; the area of which was included within the remit of the Study.

6. Details of any Dispensations

Not Applicable

7. Date and Time by which Call In must be executed

By Midnight, Friday, 19th June 2009

Proper Officer  
16 June 2009