

CABINET ITEM COVERING SHEET PROFORMA

AGENDA ITEM

REPORT TO CABINET

11 June 2009

**REPORT OF CORPORATE
MANAGEMENT TEAM**

CABINET DECISION

Regeneration & Transport – Lead Cabinet Member – Councillor Bob Cook

The Greater North Shore Study

1. Summary

This report seeks to update members on the completed Greater North Shore Study, with regards to its findings, recommendations and conclusions.

2. Recommendations

Note the findings of the study.

3. Reasons for the Recommendations/Decision(s)

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. 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.

AGENDA ITEM

REPORT TO CABINET

14TH MAY 2009

**REPORT OF CORPORATE
MANAGEMENT TEAM**

CABINET DECISION

The Greater North Study

SUMMARY

This report seeks to update members on the completed Greater North Shore Study, with regards to its findings, recommendations and conclusions.

RECOMMENDATIONS

Note the findings of the study.

DETAIL

Introduction

1. The Council and Tees Valley Regeneration commissioned Nathaniel Lichfield & Partners to undertake the study, with the contract awarded in December 2007.
2. Over the past 12 months, local businesses, residents, stakeholders and local councillors have been consulted on the main issues facing the Greater North Shore area.
3. The study was completed in March 2009.

Study Objectives

1. The primary objective of the study was to develop a strategic planning framework that will direct and guide future private investment and development within the Greater North Shore area over the next 10 – 15 years. The purpose of the study was to ensure that any redevelopment that is brought forward strategically, complements the core North Shore site and other ongoing investment in the regeneration areas around Stockton Riverside and the Town Centre.
2. The completed Greater Northshore Study identifies land use policies, development guidelines and specific design guidelines for the GNS area.

3. 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.

Study Options

4. Following a series of baseline assessments and engagements with businesses, residents and stakeholders, the study team identified a series of recommendations, for the area together with more detailed area specific proposals for key sites. The key recommendations are outlined below:

Land use

- Area to remain predominately commercial. Improvements and re-development proposals should support existing businesses.
- Opportunities may exist for leisure and community uses for limited residential development as part of longer-term mixed use schemes.
- Support for delivery of key sites within the GNS study area, including the former Reg. Vardy car dealership and any future possible land uses and employment opportunities Stagecoach's bus depot.

Environment

- Complement the regeneration of Stockton Town Centre, and North Shore through improvements to the approaches to the town along Portrack Lane, Church Road, Maritime Road and Norton Road.
- Upgrade unsightly and run-down buildings including repair works, structural improvements to create higher quality and safer business environment, particularly along key routes.
- Protect and enhance the listed buildings in Church Road, their setting and the character and setting of the conservation area;
- Protect and enhance biodiversity and improve ecological diversity, particularly through new planting.

Design

- Promote high quality, inclusive and safe design, which is sensitive to the areas context, enhances the environment and creates a sense of place and identity
- Upgrade public realm with materials, lighting, planting, street furniture, public art, signage, and security used to enhance the area
- Promote high standard of landscape design with consideration given to landscaped buffers between commercial and residential areas and the creation of new green links.

Transport & Accessibility

- Consider opening Barrage Bridge to general traffic and the creation of a link to Portrack Lane North, North Shore to the west at the A1032 to the east.
- Improve accessibility and pedestrian permeability throughout the area, through the provision of clear legible and well lit routes particularly to the Town Centre and River Tees via North Shore.
- Implement co-ordinated travel planning across the area to reduce impact on the highways network.

Economy

- Support the development and expansion of local businesses.
- Upgrade existing industrial premises to provide a higher quality business area.

Area Proposals – (Please refer to Plan at Appendix 1)

5. The study area divides into four areas. The key principles for each area are summarised as follows.

Area 1 – St Ann's North

Tilery Primary School

- Support its future expansion proposals
- If relocation occurred, a mixed use development may be appropriate

Gas Holder

- Paint and / or provide further landscaping to reduce visual impact

Open Space

- Opportunities for additional facilities, landscaping and lighting

Norton and Maritime Road Frontage

- Improve the buildings and environment
- Complement the forthcoming Queens Park North development

Area 2 – St Ann's South

Bus Depot

- Occupancy by Stagecoach likely for the foreseeable future
- Building and environmental improvements
- Should Stagecoach relocate, employment uses could be appropriate

Former Reg Vardy Site

- Large and unsightly building
- Opportunities for a high quality exemplar development

Church Road Embankment

- Key route into the town centre
- Suggested improvements include:
 - Removal of overgrown vegetation
 - Ornamental shrub and tree planting
 - Upgrade existing pedestrian stairs

Area 3 – Church Road/Municipal Quarter

Heritage Improvement Area

- Protect and enhance the area's historic heritage
- Improve the unlisted buildings on Church Road
- New uses along Church Road could include leisure, business or office. Possible residential on upper floors

Municipal Quarter

- Retain existing buildings and improve area's appearance
- Or relocate buildings and redevelop with vibrant mixed-uses

Morrisons Bund

- Reduce visual impact of Morrisons' warehouse through additional planting

Area 4 – Portrack Lane South

Portrack Lane South Enhancement

- Retain for industrial uses during the short to medium term
- Possible long term mixed use development after 2020

Marston Village Leisure Opportunity

- Further leisure uses around the caravan and camping site such as:
 - Play areas
 - Woodland walks
 - Sports facilities
 - Tourism accommodation

Marston Village New Links

- Suggested new links being considered through wider highway studies:
 - a – Opening Barrage Bridge to general traffic
 - b - Link to North Shore from the Barrage Bridge
 - c – Link to Marston Road from the Barrage Bridge
 - d – Link east to west to A1032 and Newport Bridge

Recommendations of the study

6. The study recommends the following:

- 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.

7. How the Council is taking these forward

- 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.

FINANCIAL IMPLICATIONS

8. There are no financial implications for the completion of the Greater North Shore Study as this has completed on time and on budget, in line with the resources previously approved. The project was supported via contribution of funding from both ONE North East and English Partnerships.
9. The capital and revenue resource implications of potential individual interventions will be reported to Cabinet as necessary.

LEGAL IMPLICATIONS

10. There are no direct legal implications associated with the Greater North Shore Study at this stage.

RISK ASSESSMENT

11. The proposed economic testing and consultation on development opportunities for Greater Northshore is categorised as low to medium risk. Existing management systems and daily routine activities are sufficient to control and reduce risk.

COMMUNITY STRATEGY IMPLICATIONS

12. The regeneration of the Greater North Shore 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.
13. **Economic Regeneration and Transport** - the regeneration proposals for the Greater North Shore 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.
14. **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*.
15. **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.
16. **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.
17. **Healthier Communities and Adults** - the proposed regeneration of Greater North Shore 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.
18. **Stronger Communities** - the Greater North Shore 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.
19. **Older Adults** - the regeneration proposals for Greater North Shore 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.

20. **Arts, Leisure and Culture** - the regeneration proposals for the Greater North Shore 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

21. A full Equalities Impact Assessment has been completed with a total impact score of 70. 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

22. Much consultation has taken place with the Central Area Board, St Anne's Partnership, Local businesses and other relevant stakeholders.

Name of Contact Officer: Tim Gibson
Post Title: Regeneration Projects Manager
Telephone No: 01642 526021
Email Address: tim.gibson@stockton.gov.uk

Background Papers

- The Greater North Shore - Final Report
- The Greater North Shore Study - Sustainability Appraisal
- The Greater North Shore Study – Issues and Options Report
- The Greater North Shore Study – Baseline Report

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

The Greater North Shore Area

