

TEES VALLEY HEALTH AND SOCIAL CARE INNOVATION ZONE

Initial Vision Statement



Stockton-on-Tees
BOROUGH COUNCIL

Invest

Stockton
on-Tees.



1. Introduction

Creating a Care and Health Innovation Zone could bring a once in a generation opportunity to deliver a nationally significant cluster which brings benefits for the whole of Stockton-on-Tees and the wider Tees Valley.

If realised, the proposals will transform Teesdale Business Park and the Tees Marshalling Yards, developing 110 hectares of brownfield land.

2. The vision

The proposed vision has four aims:

- To breathe new life into Teesdale Business Park and ensure the site's 50 hectares are fully utilised, creating a buzzing and dynamic environment which Teesdale has always promised but has not yet fully delivered.
- To bring forward the regeneration of the Tees Marshalling Yards, a 60 hectare site for both employment, housing and other uses.
- To grow all aspects of the health, public-health and social care sector, and their supply chains, in Teesdale and the Marshalling Yards and make the zone a recognised UK cluster.
- To link the new Care and Health Innovation Zone with Stockton Town Centre, to unlock the potential of the scheme and boost connectivity through transport and active travel links.



3. Why is this important to Stockton-on-Tees and Tees Valley?

By stimulating growth of a key sector, the zone has the exceptional opportunity to regenerate the key sites and drive economic growth.

- **Jobs:** It is estimated that approximately 9,000 jobs could be delivered at the site. This level of job creation could create annual Gross Value Added (GVA) worth £470 million to the Tees Valley economy. A Care and Health Zone will drive innovation and deliver skills that the care and health sector need to succeed.
- **Health inequalities:** At the same time, the creation of a zone will help to reduce health inequalities within the Borough and Tees Valley. It is hoped that the site will be used for pioneering, modern health provision, employing models of health and social care which will better meet the population's need. Creating a Care and Health Zone will also help address skills shortages within the sector which are currently impacting service delivery across the Tees Valley.
- **Connecting Teesdale and Stockton Town Centre:** These plans also aim to improve connectivity between Teesdale and Stockton Town Centre.

Given the close proximity of Teesdale to Stockton Town Centre, the site is of significant strategic importance. With the demolition of the Castlegate Centre, the creation of the Community Diagnostic Centre by the NHS and Waterfront Development, the links will be strengthened between Teesdale Business Park and the town centre.

Figure 1 - Location Plan



Source : Stockton-on-Tees Borough Council

The central location has the potential to be well served by the public transport network and walking and cycling links which will create a widened town centre area, spanning the river.

- **Homes for all:** Not only will the zone be home to specialist care and health services, but the site has potential to accommodate a range of new, high quality and affordable housing. Securing aspirational housing in the heart of Stockton Town Centre and Teesdale is also part of the vision to boost the numbers of residents living in close proximity to services, shops, eateries, creating a vibrant environment.
- **Inward Investment:** It is hoped that showing commitment to an investment in the regeneration of the site will leverage public and private inward investment, further creating employment opportunities, increasing economic growth and prosperity.
- **Fiscal support:** Through the capture of significant Business Rates and Council Tax, the zone will expand the Council's fiscal base, funding essential services for residents.
- **Putting Stockton-on-Tees and the Tees Valley on the map:** A nationally significant cluster will establish greater visibility for the Tees Valley as a national player in the health and social care sector which will therefore aim to attract major investors and developers.
- **Pride and place making:** Fulfilling the vision set out will enhance the attractiveness of Stockton-on-Tees as a place to invest in, and to live, work and visit.



4. Key Facts

Teesdale Business Park – at 50 hectares, the former Head Wrightsons' industrial plant was opened up for development in the 1980s. The site has excellent transport links to the A66 and A19 as well as Thornaby train station. The site enjoys a prime waterfront setting. As well as being the largest office park in the Tees Valley, a residential market is established. It also hosts Durham University and Stockton Riverside College.

Tees Marshalling Yards – at 60 hectares this site is one of the largest remaining brownfield regeneration sites in the UK, adjoining Teesdale Business Park. Once opened up for development, the Marshalling Yards represents a blank canvas suitable for larger scale development or occupiers. As with the Teesdale Business Park, the yards has excellent potential for transport links.

Health and Social Care Sector – more than 46,500 people work in health, public-health and social care in the Tees Valley. The Kings Fund estimate that in the UK one in ten workers are employed in the health and social care sector. While it is a growing sector regionally and nationally, there are also issues with staff shortages and demand for replacement labour. Within this sector there is a need for physical renewal of ageing premises. The business park and adjacent Marshalling Yards could provide a modern home for state-of-the-art facilities. Some features of the cluster are already present on Teesdale Business Park – education providers, private sector businesses, specialist care home providers – but's there's potential to attract many more. Central to UK employment and productivity, the health, public-health and social care sector serves as a cornerstone of UK innovation and Research and Development (R&D). The cluster could be a base for sector specific research institutes, medical research, incubation and acceleration hubs.



5. Partnerships

The vision has been developed in partnership, and core partners have identified the following workstreams to drive forward shared ambitions:

- Master planning and Infrastructure
- Health and Social Care Integrated Clinical Facilities and Capital Delivery
- Innovation and Research and Development
- Commercial and Business Growth
- Education and Skills

Alongside Stockton-on-Tees Borough Council, partners include:

- Teesside University
- Tees Esk and Wear Valley NHS Trust
- North Tees NHS Trust
- Education Training Collective (Stockton Riverside College)
- Tees Valley Combined Authority.

