

# Middlesbrough Urban Regeneration Strategy

Consultation Draft

**August 2007**

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## **1. INTRODUCTION**

- 1.1 The draft Middlesbrough Urban Regeneration Strategy (URS) sets out the direction of the physical regeneration of the town. It is a visionary document that sets out the key proposals which are aimed at making a dramatic change to the town's physical environment, economy, quality of life, and its image and reputation.
- 1.2 Middlesbrough needs investment to modernise the physical environment; improve its appeal; and make it a place where people want to live, work and visit; and where businesses will prosper. To seize the opportunities of the 21<sup>st</sup> century, the town must restructure land use patterns, make improvements to the built and natural environment and improve its transport systems. A framework is required in which public and private sector investment can deliver a transformation of Middlesbrough.
- 1.3 In recent years there has been a new sense of optimism in the town. At the policy level a number of national and regional strategies have identified the contribution the Tees Valley City Region can make to national economic growth. Middlesbrough is at the core of the City Region. Working collaboratively with neighbouring Stockton Council, the Stockton Middlesbrough Initiative is seeking to establish city scale infrastructure at the heart of the Tees Valley. Concurrently, there has been a significant upsurge in confidence to invest in capital development schemes in the town. Housebuilding rates have risen considerably from a very low level; major developments have commenced at Middlehaven and there has been significant investment in the town centre, including the newly opened Middlesbrough Institute of Modern Art (mima).
- 1.4 These recent investments have established a springboard for further growth. A development agreement is now in place for phase one of Middlehaven, a detailed submission has been made for a £100m Building Schools for the Future (BSF) programme and construction has commenced on the delivery of significant elements of the DigitalCity programme.
- 1.5 The Middlesbrough Urban Regeneration Strategy sets out a spatial programme to promote further regeneration. Much of the change will focus around the town centre and the immediate surrounding areas. This area is the heart of the town's economy but it faces challenges which lead to a need to restructure of land uses.
- 1.6 The Strategy links to, and complements, the aspirations for the future that are set out in the Middlesbrough Community Strategy and the Local Development Framework (LDF) by providing a framework for physical and spatial change.
- 1.7 The strategy aligns proposals for Middlesbrough's economic growth with the renewal of the housing market and with its educational, cultural and leisure offer. In providing new opportunities for physical development and economic growth it will complement the wide range of initiatives in the town to tackle deprivation, reduce crime, improve neighbourhoods and promote sustainable development.

## 2. MIDDLESBROUGH TODAY

- 2.1 The growth of the communities along the Tees Valley was one of the most extraordinary events of the industrial revolution. Driven by an abundance of iron ore, coal and water, and the development of the railways, Middlesbrough was one of the fastest growing towns of the Victorian period.
- 2.2 Yet for the last forty years, the town has become synonymous with the decline of the traditional industries and the consequent harsh economic, social and environmental legacy. Today, Middlesbrough faces many significant challenges including a declining working age population, out-migration and low levels of educational attainment.
- 2.3 The economy is growing, but comparatively slowly, and is over-dependent on part-time, low paid jobs in both the public and private sectors. Other sectors of the economy – for example engineering and manufacturing – face a difficult future.

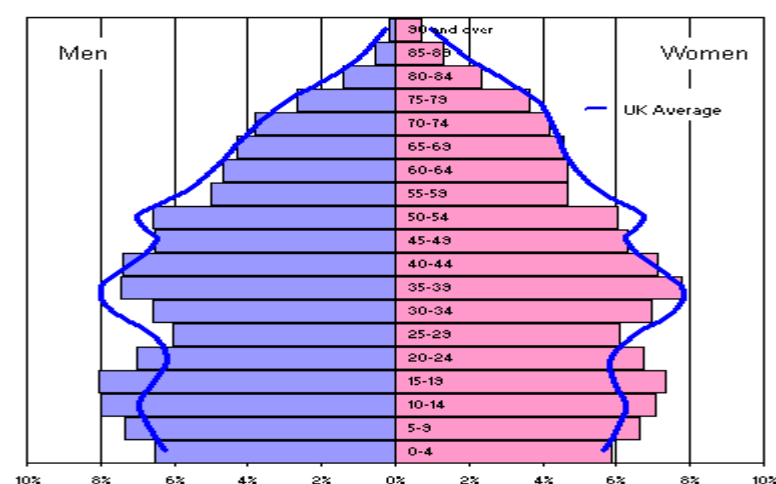
### Challenges and opportunities

- 2.4 The challenges of revitalising Middlesbrough's economy and regenerating its most deprived neighbourhoods are inextricably linked; urban renaissance activity has a critical role in supporting these efforts. The following paragraphs summarise some of the demographic, economic and social exclusion challenges facing Middlesbrough today.

### Demography

- 2.5 Middlesbrough has a population of 137,300 people (as of mid 2006, Tees Valley Joint Strategy Unit). The borough is predominantly urban and already substantially developed.

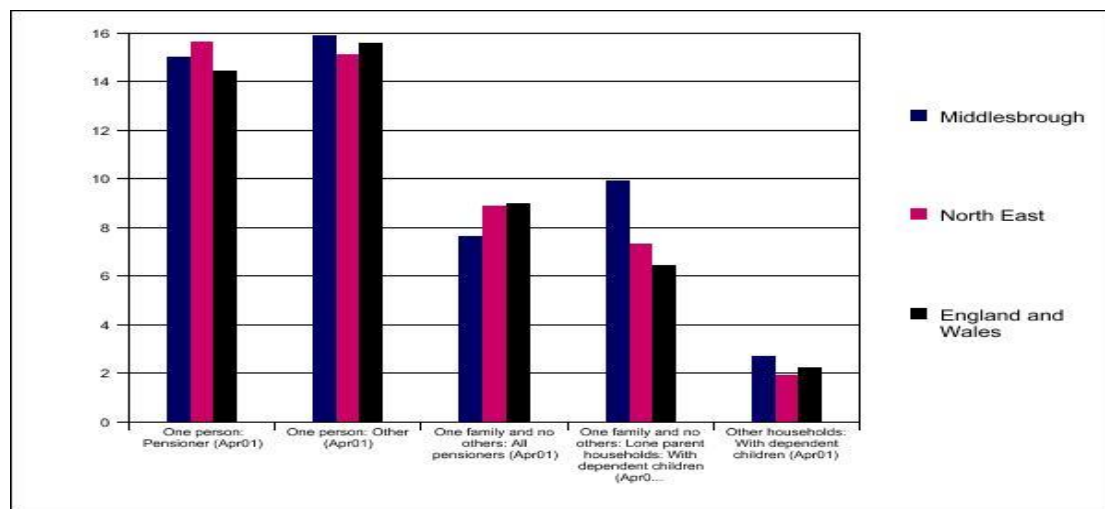
**Figure 1: Middlesbrough Population Breakdown**



Source: Census 2001

- 2.6 Middlesbrough has a slightly younger age profile than Tees Valley and England and Wales as a whole, with 34.9% of total residents being aged 24 or under (32% for the Tees Valley and 31% nationally) and 37.7% of the population aged 45 or over (40.5% for the Tees Valley and 40% nationally).
- 2.7 Middlesbrough has a higher than average proportion of working age single person households and lone parent households than the North East or England and Wales.

**Figure 2: Proportion of Working Age Person Households**



Source: Tees Valley JSU

- 2.8 Middlesbrough has a black and minority ethnic (BME) population of 6.3%, more than twice that of Tees Valley (2.8%) but less than the England and Wales average of 8.7%. Asian/Asian British residents comprise the majority of Middlesbrough's BME residents.
- 2.9 The population of the borough has declined by more than 30,000 since 1961 although the rate of decline has slowed marginally since the 1980s and now averages around 800 persons per annum. Births continue to outnumber deaths so out-migration is the key driver of Middlesbrough's declining population.
- 2.10 Research by Nathaniel Lichfield & Partners (NLP) for the Middlesbrough Housing Regeneration Strategy, based on NHS registration data, shows that between 1991 and 2001, Middlesbrough experienced net out migration of 1,200 per annum. The majority of the net flow was to Stockton and to North Yorkshire, all within Middlesbrough's travel to work area.
- 2.11 Middlesbrough had the lowest rate of household growth in the Tees Valley over the period 1991-2001<sup>1</sup>, averaging around 75 new households per annum. In contrast, the rate of household growth in Stockton was more than 500 new households per annum.
- 2.12 Middlesbrough's population decline is expected to accelerate over the next two decades unless out-migration can be stemmed. Over the period 2003-2023 (extrapolating existing trends and without strategic intervention), Middlesbrough's population is expected to fall by some 15% to just under 114,000. This contrasts with anticipated population increases in both Stockton and Darlington.
- 2.13 Research on demographic trends by the Tees Valley Joint Strategy Unit suggests that the sub-regional age profile will continue to alter over the period to 2016.

<sup>1</sup> ibid

**Figure 3: Projected age structure Tees Valley 2000-2016**

	<b>2000</b>	<b>2016</b>	<b>CHANGE</b>
0-16	149,000	121,900	-18%
17-44	250,100	223,500	-11%
(17-19)	(25,700)	(22,200)	(-14%)
45-Ret	136,400	150,000	+10%
Ret+	117,000	140,800	+20%
<b>Total</b>	<b>652,500</b>	<b>636,100</b>	<b>-3%</b>

Source: Tees Valley JSU

- 2.14 In 2003, there were 103,000 people in Middlesbrough who were 16 years of age or above of whom 80,000 (or 78.1%) were of working age. The working age population is expected to decline over the period to 2016, compared with a 6% increase for England as a whole.

### **Housing**

- 2.15 Middlesbrough has a lower level of owner-occupation than the regional/England and Wales averages and a correspondingly higher level of social rented accommodation. (See Figure 4 below.)

**Figure 4: Housing tenure**

<b>Tenure</b>	<b>Middlesbrough</b>	<b>North East</b>	<b>England and Wales</b>
Owner occupied	60.9	63.2	68.2
Rented from Council	0	22.4	13.2
Rented from Housing Association/RSL	28.2	5.3	5.9
Private rented	7.1	6.3	8.7
Other rented	3.3	2.5	3.2

Source: Census 2001

- 2.16 The town also has a significant under-representation of detached accommodation (12.4%) compared to England and Wales (22.8%) and an over-representation of both semi-detached (38.5%) and terraced housing (37.6%) compared to England and Wales (31.6% and 26.1% respectively).

### **Employment**

- 2.17 In 2003, there were 64,400 jobs in Middlesbrough. More than 88% of employment was in the service sector – significantly higher than both the sub-regional, regional and national averages. Just over 40% of employment was in public sector services. In contrast, just 5.8% of jobs were in manufacturing, less than half the national average.

**Figure 5: Distribution of Employment by Industry Group 2005**

	<b>Middlesbrough 2005</b>	<b>Tees Valley</b>	<b>North East</b>	<b>Great Britain</b>
<b>Primary Industries</b>	500 (0.7%)	1.4%	1.2%	1.5%
<b>Manufacturing</b>	3,600 (5.3%)	11.5%	12.3%	11.1%
<b>Construction</b>	2,700 (3.9%)	5.9%	5.8%	4.6%
<b>Service Industries</b> Includes :	61,600 (90%)	81.3%	80.6%	82.9%
<i>Distribution, hotels etc</i>	15,200 (24.7%)	24.0%	22.3%	24.1%
<i>Transport &amp; communications</i>	2,200 (3.6%)	5.5%	5.1%	6.0%
<i>Banking, finance etc</i>	12,000 (19.5%)	15.1%	15.6%	20.7%
<i>Public admin</i>	28,000 (45.5%)	31.6%	32.5%	26.9%
<i>Other services</i>	4,400 (7.1%)	5.1%	5.1%	5.2%
<b>Total</b>	68,400 (100%)	100%	100%	100%

Source: Annual Business Inquiry (NOMIS)

- 2.18 Both the local and sub-regional economies have experienced major structural change moving from dependence on manufacturing industry to service sector employment. Between 1995 and 2005, Middlesbrough lost more than 1836 manufacturing jobs (representing a decline of almost 50%) but gained more than 12,205 service sector jobs.
- 2.19 Just under a third of Middlesbrough's workforce is employed by just 1% of the town's employers, highlighting a major reliance on a handful of key employers.
- 2.20 Middlesbrough's *employment rate* was just 63.5% in 2003/4, lagging behind both the regional and GB averages. Employment rates for the 20-24 and 25-34 age groups are significantly lower than average; for those with no qualifications, 33.5% are in employment compared with more than 50% for Great Britain.

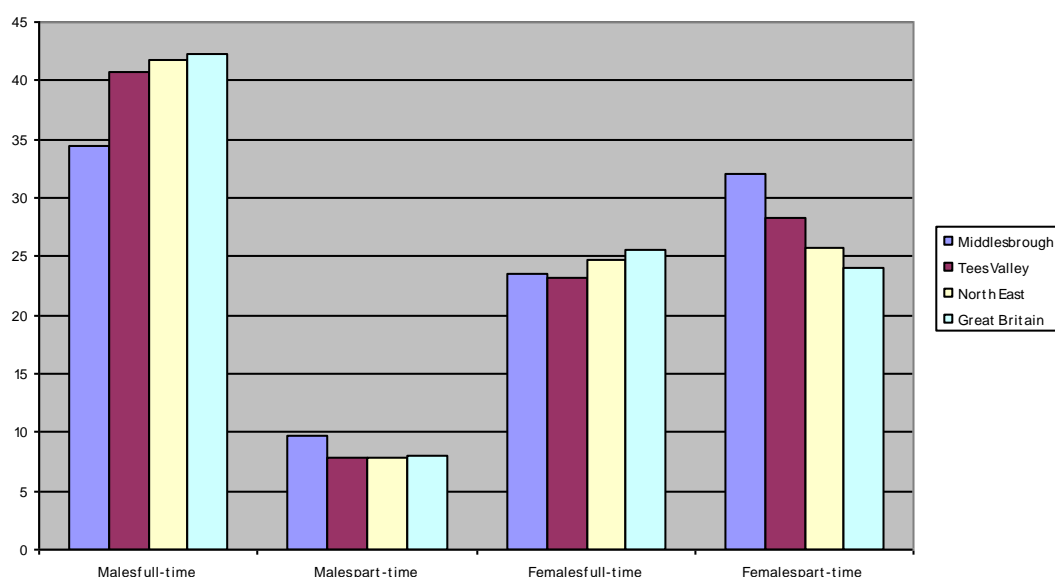
**Figure 6: Employment by age (%) 2003/4**

	<b>Estimated population of working age</b>	<b>Percentage working age population aged:</b>				
		<b>16-19</b>	<b>20-24</b>	<b>25-34</b>	<b>35-49</b>	<b>50-retirement</b>
Middlesbrough	80,000	10.0	12.5	20.0	35.0	21.3
Tees Valley	385,000	9.4	10.4	20.5	35.3	24.7
North East	1,526,000	9.0	10.5	19.6	35.6	25.4
Great Britain	35,163,000	8.3	9.9	21.6	35.5	24.8

Source: Labour Force Survey 2003-04

- 2.21 Middlesbrough has a significantly higher proportion of female employees in part-time employment than the sub-regional, regional or GB average. The rate of male part-time employment is also higher. These trends reflect the especially high levels of service sector employment in the town.

**Figure 7: Proportion of Females and Males in Part and Full-time Employment**



### Travel to work

- 2.22 Middlesbrough had a net in-flow of some 8,111 workers from other parts of Tees Valley and beyond in 2001. Darlington (2,532) and Stockton (404) had more modest in-flows. Redcar and Cleveland had a net out-flow of 8,639 workers.

### Enterprise

- 2.23 Although the Middlesbrough economy is expanding, growth is not being driven by the creation of new businesses. Middlesbrough had a rate of business start-ups of just 17.9 per 10,000 population in 2001 – less than half the England average of 38.6 per 10,000 and below the North East average of 19.6.
- 2.24 At the end of 2005 there were 1,825 VAT-registered businesses in Middlesbrough, representing a net increase of just 55 registered businesses over the year. Small Business Service statistics also show that the number of VAT-registered businesses that survive for at least one year in the Tees Valley (91.9%) is only slightly below the national average (92.2%). The gap widens at three years to 62.5% and 66.5% respectively.

### Deprivation

- 2.25 In the 2004 Index of Deprivation, Middlesbrough ranked fourth out of 354 local authority districts for local concentration<sup>2</sup>, a measure which identifies hot spots of deprivation and 11<sup>th</sup> out of 354 for the extent of deprivation<sup>3</sup>. Four of Middlesbrough's Super Output Areas<sup>4</sup> (SOAs) fall within the 100 most deprived in England (out of 32,482). Two are located in Middlehaven (17<sup>th</sup> and 61<sup>st</sup>) with the others at Gresham (58<sup>th</sup>) and Clairville (86<sup>th</sup>).
- 2.26 A further 19 of the borough's 88 SOAs rank amongst the 1,000 most deprived in England. All of these areas share high levels of worklessness, low levels of attainment at GCSE, low incomes, poor health and housing conditions and above average levels of crime. Only

<sup>2</sup> Local concentration of deprivation: population weighted average of the ranks of a district's most deprived SOAs that contain exactly 10% of a district's population.

<sup>3</sup> Extent of deprivation: proportion of a district's population in the most deprived SOAs in the country.

<sup>4</sup> SOAs are Super Output Areas which are smaller than wards, allowing pockets of deprivation within larger more prosperous areas to be identified.



in Acklam, Brookfield, Kader, Linthorpe, Marton West and Nunthorpe wards do all of the SOAs rank outside the 20% most deprived in England.

- 2.27 There are particular concentrations of worklessness – working age residents not in employment and claiming Jobseekers Allowance or other benefits – in the north of the borough, particularly in the Ayresome, Beckfield, Beechwood, Clairville, Gresham, Ladgate, Middlehaven, North Ormesby and Brambles Farm, Pallister, Park, Park End, Thorntree and University wards.
- 2.28 Although the Jobseekers Allowance (JSA) claimant count unemployment rate has fallen by more than 35% since 2001, at 4.6% unemployment in Middlesbrough remains almost twice the GB average (2.4%) and significantly above the Tees Valley average (3.6%). There were 3,971 JSA claimants in January 2005 but almost 21,000 Middlesbrough residents were on Incapacity Benefit or Income Support.

## **Conclusions**

- 2.29 The transformation of the Middlesbrough economy from a dependency on traditional industries and manufacturing to a service-based economy has accelerated since the late 1990s. Middlesbrough's economy continues to grow and the town now has a higher proportion of service sector employment than the North East and Great Britain as a whole. Part-time employment has increased for both men and women, although income levels remain low. 45% of these jobs are in the public sector and some private sector services – most notably banking and finance – remain under-represented.
- 2.30 Economic restructuring has had a significant impact on the demographic characteristics of the town. Middlesbrough's population declined by more than 30,000 between 1961-2001 and continues to fall by around 750 people per annum, largely as a result of out-migration.
- 2.31 Many of these moves are to other parts of Tees Valley, most notably Stockton and Darlington, where there is a much wider choice of detached family accommodation. Unless measures are taken to intervene by improving Middlesbrough's housing offer, these trends are projected to continue.
- 2.32 These changes have created a significant social legacy for Middlesbrough: the Borough was ranked 11<sup>th</sup> in the 2004 Index of Deprivation. Worklessness remains a key issue; whilst unemployment is falling, the number of working age residents not in employment and in receipt of Incapacity Benefit/Income Support has increased dramatically.
- 2.33 Middlesbrough's population is younger than that of Tees Valley as a whole, and has a higher representation of BME residents. Creating opportunities for young people to work and live in Middlesbrough should underpin the economic regeneration of the town. Urban renaissance activity can play a critical role in providing the necessary infrastructure – business accommodation, new homes, cultural, leisure and educational facilities – to make Middlesbrough a viable choice for the younger population.

### **3. STRATEGIC CONTEXT**

- 3.1 The Urban Regeneration Strategy sits within a range of strategic policies. There is now a supportive regional policy framework which clearly promotes Middlesbrough, and Stockton, as being central to the achievement of economic aspirations for the sub-region. The most important strategies are set out below.

#### **Regional Spatial Strategy (RSS)**

- 3.2 In June 2005 the Submission Draft RSS was published for public consultation. This is the land use planning framework for the North East to 2016. A Public Examination was held in March 2006, and the Panel report was published in August 2006. The final version should be published in spring 2007. The final strategy, once agreed, will determine how much development will take place in the region to 2021 and beyond, and where it will be located. It will provide the long-term framework for the region for developing a stronger economy and improving the quality of life of communities as places to live and work.
- 3.3 The Urban Regeneration Strategy will contribute to the delivery of the RSS. Middlesbrough will work through the RSS to concentrate development in sustainable locations; continue the renaissance of inner urban areas; contribute to wider sustainable development objectives; and to promote policies and programmes which will develop and promote Stockton-Middlesbrough's role at the heart of the Tees Valley City Region.

#### **Northern Way**

- 3.4 There is a £29 billion output gap between the North and South and this is widening. The Northern Way aims to tackle this by building on the North's assets to maximise its contribution. The Northern Way aims to unlock the potential of the North by:
- a) adding value through pan-regional working;
  - b) building on combined assets and networks; and,
  - c) creating a world-class critical mass.
- 3.5 The Tees Valley is one of the eight city regions, which will drive the North's economy and will be the focus for growth. The Northern Way also recognises that the achievement of its vision will, in part, be dependent upon whether the north is seen as a desirable place to live and invest, and that housing quality will be a key issue to this end. It suggests that the north's housing stock is of insufficient quality to support its economic potential and promotes a significant increase in the rate of stock clearance and replacement to address this.

#### **Regional Economic Strategy (RES) and Regional Housing Strategy (RHS)**

- 3.6 Along with the Economic Strategy for the town the URS will also contribute to the delivery of the RES which is the economic framework for the North East up to 2016. The RES has incorporated the principles of the Northern Way and promotes the core of the city regions as being at the centre of the development growth in the North East. Middlesbrough will work through the RES to help close the economic gap between the region and the rest of the country. This will mean improving levels of productivity through increasing levels of business start ups, improving the skills of the workforce and promoting an urban renaissance.
- 3.7 The URS also complements and contributes to the work being led by the North East Housing Board (NEHB) in the delivery of the Regional Housing Strategy (RHS). This

strategy aligns economic growth with the need to address future housing needs. It places a particular emphasis on the need for housing growth and regeneration at the heart of the two city regions. Middlesbrough will work with the NEHB to provide better quality and an expanded choice of homes close to the centres of economic growth.

### **Stockton Middlesbrough Initiative**

- 3.8 Over the last few years the Council has been working with Stockton-on-Tees Borough Council developing the Stockton Middlesbrough Initiative (SMI). It is hoped that by acting together through the SMI, Stockton and Middlesbrough will develop a stronger economic centre for the city region equivalent to established core cities such as Leeds, Newcastle, Sheffield and Manchester.
- 3.9 The SMI is pioneering new ways of thinking about the development of a competitive core to the Tees Valley City Region. The over-arching concept for the Initiative is to promote connectivity and critical mass between the existing town centres focusing on the creation of a high-quality, distinctive landscape at the heart of the Tees Valley City Region. The Council will continue to work with Stockton Council and other strategic partners to develop the Initiative to achieve a significant step change.

### **The Middlesbrough Local Development Framework**

- 3.10 The Local Development Framework (LDF) when adopted will provide the planning policy framework to guide future development and investment in Middlesbrough. It will replace the Middlesbrough Local Plan (1999). The LDF is comprised of several documents, known as Local Development Documents (LDDs). Of these the Core Strategy and Regeneration Development Plan Document (DPD) will be the first documents to be produced.
- 3.11 The Core Strategy (Preferred Options Stage) sets out the spatial vision and planning objectives for the town and examines the areas where there is a need to focus on regeneration. By identifying the broad locations for land use and the amount of development for an area over a specific time period, it allows the future of Middlesbrough to be planned. The Regeneration DPD sets out in more detail how the priority projects identified in the Core Strategy will be delivered to achieve the long-term prosperous future of Middlesbrough.
- 3.12 The vision and spatial objectives which underpin the LDF policy framework are derived from the vision, priorities and actions contained in the Middlesbrough Community Strategy and Urban Regeneration Strategy. In doing so the LDF provides a statutory planning framework for taking forward the actions contained within the Urban Regeneration Strategy.

### **The Middlesbrough Community Strategy**

- 3.13 Middlesbrough's 2005 Community Strategy identifies some key challenges, including reducing the barriers that currently slow Middlesbrough's progress. These include: reducing the tolerance of low standards, low horizons and low expectations in the town; and, reducing people's desire to go elsewhere to live, for leisure, shopping, culture and the arts.
- 3.14 The 2005 Community Strategy sets out the aspirations of the Middlesbrough Strategic Partnership, which are based on shared national and local priorities. The priorities are:

**a) supporting children and learning;**

- b) promoting healthier communities and effective social care for adults;**
- c) creating safer and stronger communities;**
- d) transforming our local environment;**
- e) meeting local transport needs more efficiently; and,**
- f) promoting the economic vitality of Middlesbrough.**

3.15 The Councils priority contributions to the delivery of the Community Strategy priorities are based on the Raising Hope Agenda set by its Elected Mayor. The Mayors Raising Hope agenda is built on four pillars, it complements the priorities which underpin the Community Strategy. The four pillars are:

- a) a clean, safe environment in which people can go about their business without fear of crime and anti-social behaviour;
- b) physical regeneration of the town's run-down sites and buildings;
- c) a business friendly enterprise culture which welcomes would-be investors; and,
- d) a transport network which can meet the needs of a town on its way up.

### **Local Area Agreement**

3.16 Middlesbrough's Local Area Agreement (LAA) sets out in one place the priority outcomes, targets and indicators that will be used to measure progress towards achieving the vision for Middlesbrough. Middlesbrough's Community Strategy has provided the basis for the LAA. Raising aspirations and optimism is the focus of the Middlesbrough's LAA. It will bring about major change in the issues that face Middlesbrough's citizens in their everyday lives, by focusing on activities that contribute to:

- a) regenerating Middlesbrough;
- b) strengthening Middlesbrough; and,
- c) increasing respect in, and for, Middlesbrough.

### **The Local Transport Plan**

3.17 The Local Transport Plan (LTP) 2006-2011 sets out what Middlesbrough Council would like to achieve in terms of providing good transport and infrastructure to the people of the town over a five-year period. The LTP does not contain comprehensive details of individual schemes but sets out a strategic view of those measures that would be desirable to achieve a vision for transport.

### **Building Schools for the Future (BSF)**

3.18 An Outline Business Case (OBC) has now been submitted to the Department for Children, Schools and Families (formerly Department for Education and Schools) for a major programme of investment in the town's Secondary School Sector. This is a strategic vision designed to improve educational attainment for Middlesbrough's 11 to 18 year olds.

## 4. MIDDLESBROUGH 2021: A COMPETITIVE PLACE

- 4.1 Section 4 sets out the vision of Middlesbrough as a competitive place in 2021 and identifies how this vision can be realised through the Urban Regeneration Strategy.

### Competitive places

- 4.2 *Successful economies are dependent on a range of factors – economic diversity, a skilled workforce, connectivity, institutional capacity and innovation – and quality of life<sup>5</sup>. Increasingly place is recognised as a critical factor in achieving economic development and social inclusion.*
- 4.3 *“It is about creating the quality of life and vitality that makes urban living desirable. We must bring about a change in urban attitudes so that towns and cities once again become attractive places to live, work and socialise.”<sup>6</sup>* Furthermore, the perceptions of a place are also influenced by appearance.
- 4.4 The housing market and the local economy are closely linked. They influence the extent to which people are able to form households, the ability of existing households to realise their aspirations and the longer-term sustainability of communities. Yet there is an increasing recognition that the ability to attract and retain highly skilled jobs and people is not just dependent on housing choice and affordability; successful places also offer a wide range of leisure, cultural, shopping and learning opportunities. Richard Florida, in his research on the *creative classes*, goes further, arguing that tolerance, diversity and an openness to change are all key characteristics of those cities which succeed as places.

### Competitive Middlesbrough

- 4.5 Middlesbrough is changing for the better. What began in the mid 1980s and early 1990s through developments including Coulby Newham and the Riverside Stadium is now leading to a true urban renaissance in the town:
- a) Middlesbrough is now one of the North East’s primary shopping centres with over 167,225 sq.m of retail floorspace and a diverse mix of national and independent traders focused along Linthorpe Road; in recent years almost £50 million has been invested in new retail development;
  - b) the Middlesbrough Institute of Modern Art (mima), opened in January 2007, will attract international exhibitions and form the hub of a new cultural quarter which will encompass a revitalised Town Hall and civic space;
  - c) the town has a thriving evening economy and leisure sector, including the town’s Cine World cinema which attracts more than 850,000 customers per year;
  - d) the University of Teesside continues to be a major driver of Middlesbrough’s economy, student numbers have risen from 11,500 in 1995/96 to over 22,000 in 2005/06; over the same period the University has invested more than £60 million in its town centre campus; the University’s DigitalCity programme will see further expansion of its digital media facilities and the development of *Boho*, a new creative industries quarter centred on Queens Square;
  - e) efforts are underway to secure the renewal of Middlesbrough’s housing market, tackling problems of obsolete housing and creating opportunities for new family housing to stem historic patterns of out-migration. The town has already seen an increase in house building rates helped by new private sector developments in Whinney Banks, West Lane and North Ormesby representing the first stage of a long-term renewal programme; and,

<sup>5</sup> Competitive European Cities: where do the Core Cities stand?, ODPM 2004

<sup>6</sup> Towards an urban renaissance: the report of the Urban Task Force, ODPM

- f) Middlehaven, the flagship waterfront development site is attracting international developer interest; a first phase of office accommodation has been completed and access improvements to the A66 are paving the way for a transformational mixed-use scheme that will include new housing, offices, leisure facilities. the new Middlesbrough College building is now well out of the ground and is due for completion by September 2008. BioRegional Quintain (BRQ) has signed a development agreement for Phase 1 of the scheme and TVR has acquired outline planning approval for Phase 2. Meanwhile the Council has begun site assembly within the St. Hilda's area.

4.6 These proposals represent a solid platform on which to build the vision of Middlesbrough in 2021.

### **The vision**

In 2021:

- a) the population is growing, and increasingly diverse. Many more families now remain in the area, attracted by the wide range of housing opportunities in safe, secure neighbourhoods and by the quality of schools. There is now a net in-migration of people moving into the town to live;
- b) cultural and ethnic diversity and quality of life ensure that Middlesbrough is a magnet for creative people. The number of University of Teesside graduates who stay in Middlesbrough on leaving higher education has doubled;
- c) inward investment has increased and resulted in companies and public sector organisations relocating into the town and wider city region;
- d) efforts to create a market for city living and to radically enhance the cultural and educational infrastructure have been critical. This is primarily a result of the success in achieving economic growth and diversification. Full employment has just been achieved – creating many new jobs in financial and business services, in the digital/creative industries, and in advanced engineering and manufacturing;
- e) Middlesbrough's role as the sub-regional shopping centre for Tees Valley has been reinforced and strengthened. It is the North East's fastest growing retail centre and has attracted a diverse mix of quality multiple retailers and specialist independents focused around Linthorpe Road. Cannon Park has been developed as a vibrant extension to the town centre;
- f) Middlesbrough is now recognised as one of the North of England's top five cultural destinations. mima has developed an international reputation for contemporary programming of the visual arts. Restored to their original glory, the Empire Theatre and Town Hall provide a diverse mix of the performing arts. All three are rooted in the community and have served as a strong catalyst for the development of the arts and creative industries in Middlesbrough – and for the diversification of the evening economy based around Central Gardens;
- g) schools, further and higher education facilities have been modernised and now compare favourably to the best in the North of England. New schools have been built at Acklam Base and Acklam Grange. Ormesby School has been refurbished and a new Catholic school is based at a refurbished St. David's. Middlesbrough College has further expanded its campus at Middlehaven and the University of Teesside has developed a series of major new buildings on campus, including the Institute of Digital Innovation;

- h) communities are truly sustainable as a result of investment programmes in improving social housing, clearance of obsolete stock and the provision of new family housing and city living opportunities. Neighbourhoods are safe, secure and well managed. Housing markets are buoyant;
- i) the regeneration of the Tees Corridor based on the Green Blue Heart in accordance with the proposals identified in the SMI, is well underway. This is based on a high-quality landscape setting. Middlehaven is connected with and has become part of the wider Town Centre and is a vibrant, mixed-use quarter containing many new homes, offices and leisure facilities;
- j) the successful regeneration of Hemlington Grange has created a natural exemplar of sustainable urban development that has a buoyant housing market; and,
- k) Middlesbrough is at the heart of a connected city region transport network. The public transport system has been transformed; new fast rail services to Newcastle and Darlington are complemented by a high-quality metro and bus system, which provides direct services between central Middlesbrough and many of its neighbourhoods. Over 50% of residents travel to work, learning or leisure using public transport. New investment in a Tees crossing and local road networks has reduced the growth in traffic on the A19 and A66.

### **Core principles**

- 4.7 The Urban Regeneration Strategy will be delivered by placing the following principles at the core of our efforts to enhance Middlesbrough's competitiveness:
- a) achieving high-quality design in new developments;
  - b) actively promoting the principles of sustainable development; and,
  - c) designing schemes that are safe and secure.

## **5 DEVELOPMENT CONTEXT**

### **Introduction**

- 5.1 Section 5 presents a strategic overview of recent property market trends in the Tees Valley as a context to current and planned development activity in Middlesbrough.

### **Industry**

- 5.2 The North East has a total stock of more than 19.3 million sq.m of industrial accommodation. 5.5 million sq.m – 28.5% - is located in Tees Valley.
- 5.3 The Tees Valley has a large stock of poor quality accommodation which has constrained property values. Recent research by King Sturge for One NorthEast demonstrates that a large proportion of the regional stock is obsolete and no longer meets modern occupiers' requirements.
- 5.4 Demand for new industrial property in Tees Valley is focused on the A1, A19 and A66 corridors. The primary locations in the eastern part of the sub-region include:
- a) Preston Farm (Stockton);
  - b) Portrack Interchange (Stockton);
  - c) Teesside Industrial Estate (Thornaby);
  - d) Riverside Park (Middlesbrough);
  - e) Queens Meadow (Hartlepool); and,
  - f) Wynyard.
- 5.5 Significant changes in the provision of public sector gap funding support for speculative industrial schemes have resulted in a lack of development interest in all but the strongest locations. The Tees Valley JSU's Strategic Employment Land Review (SELR) identified more than 2,200 hectares of available employment land (encompassing industrial and office/business land) across the sub-region. This represents almost 35 years' supply based on current levels of take-up. However, the research identified that only eight years' supply existed in Middlesbrough. The main business park location in the town is Riverside Park.

### *Riverside Park*

- 5.6 Riverside Park remains the main focus for industrial accommodation in Middlesbrough. Developed as an Enterprise Zone during the 1980s, the river is an under-utilised asset and there are still a number of vacant/derelict parcels of land on the waterfront. The industrial park lacks a coherent identity and access to the area via the A66 is poor, despite its proximity. However, a £13m North Middlesbrough Accessibility Scheme will start on site late 2007 to improve access from the A66 to Riverside Park, Greater Middlehaven and Cannon Park.
- 5.7 Currently more than 4,500 people are employed in the 250 businesses located there. A series of investments have recently been implemented by the Council with the support of One NorthEast aimed at recreating a sense of identity and place through access and environmental improvements.

### **Office/business**

- 5.8 The North East has a stock of more than 3.6 million sq.m of office/business space, of which just under 975,000 sq.m is located in Tees Valley. Tyne and Wear has more than twice the amount of office/business floorspace than the Tees Valley.



- 5.9 Middlesbrough has the largest concentration of floorspace in the Tees Valley, with some 293,000 sq.m, closely followed by Stockton (272,000 sq.m). However, a significant proportion of the town's office accommodation is empty, including Church House, Gurney House, properties on Exchange Square and Albert Road.
- 5.10 Until the mid/late 1980s Middlesbrough town centre was the traditional centre for office accommodation in Tees Valley, focused on Albert Road. During the 1970s a number of new office buildings including Corporation House, (now renamed Centre North East), were developed providing what was, at that time, modern, open-plan accommodation.
- 5.11 The town centre retains a number of sizeable occupiers including the Inland Revenue and Benefits Agency. Centre North East has been refurbished by the Marchday Group and offers good town centre accommodation. However, car parking in Middlesbrough town centre remains a constraint.
- 5.12 Over the last ten to fifteen years, Middlesbrough town centre has lost its role as the primary office location to new out-of-town business parks such as Teesdale (Stockton).
- 5.13 Teesdale, located on the south bank of the River Tees at Thornaby, offers the most modern office accommodation in Tees Valley. The first speculative building at Teesdale was built in 1990. Teesdale has attracted occupiers including Abbey, Barclays Bank, Churchill Insurance, Petro Plus, RMC and Dickinson Dees through the quality of accommodation, generous car parking ratios and the riverside location.
- 5.14 To date, some 41,800 sq. m of office accommodation has been developed at Teesdale, with Terrace Hill and Teesland the most active developers.
- 5.15 Building on the success of Teesdale, new office schemes are being brought forward with public sector support at:
- a) Morton Palms (Darlington), where 6,600 sq.m of new office space has recently been completed;
  - b) North Shore (opposite bank of the River Tees to Teesdale) to the east of Stockton town centre, which will provide up to 50 hectares of mixed-use accommodation including a significant B1 component; and;
  - c) Victoria Harbour, where Tees Valley Regeneration (TVR) and PD Teesport have submitted an outline planning application for up to 92,000 sq.m of commercial/business space over a 20-year timeframe.
- 5.16 The main location for new offices in Middlesbrough is at Greater Middlehaven, although the DigitalCity scheme will also make an important contribution.

#### *Greater Middlehaven*

- 5.17 Middlehaven has been identified as a flagship waterfront development opportunity since the mid-1990s. English Partnerships acquired part of the site adjoining the former Middlesbrough Dock in 1998 and the delivery of the project is now being led by Tees Valley Regeneration.
- 5.18 Extensive acquisitions of land, reclamation works and access improvements are complete or underway. A first phase of 16,000 sq.m of speculative office accommodation by Terrace Hill has recently been completed and partly let. Construction of the new Middlesbrough College building is now well underway and is due for completion by September 2008.

- 5.19 At the heart of the Middlehaven proposals lies a desire to create a modern urban environment based around contemporary architecture and an aspiration to develop the largest carbon neutral development in the country. This has been based around a master plan developed by Alsop Architects in 2004/05. In turn this will establish a new course for physical regeneration across Middlesbrough making a dramatic change to the town's economy, physical environment, residents' quality of life, its image and reputation.
- 5.20 This vision for Middlehaven recently took one step closer to becoming a reality after terms were agreed with BioRegional Quintain, one of the UK's biggest developers to develop the first phase of development. BioRegional Quintain is seeking to retain the visionary design concepts of the Alsop framework.
- 5.21 The proposals for the whole Middlehaven site include:
- a) 47,000 sq.m of office/business floorspace;
  - b) more than 2,600 residential units;
  - c) 5,600 sq.m of neighbourhood retail;
  - d) 13,900 sq.m of leisure; and,
  - e) new hotels providing more than 350 new rooms.
- 5.22 Middlehaven's proximity to Middlesbrough town centre is likely to prove a significant attraction for some occupiers. The quality of the environment, improved access – work has recently finished on a new grade-separated junction for Middlehaven – and high-quality pedestrian links with the town centre will be critical. Differentiation with the North Shore development in Stockton will also be important to ensure that both schemes serve to build the office and housing markets in the area, rather than fragment them.

#### *DigitalCity*

- 5.23 DigitalCity is an ambitious initiative led by the University of Teesside in partnership with leading stakeholders shaping the economic future of the Tees Valley in North East England. It is founded on the vision of a new digital technologies 'signature industry' for the Tees Valley that can stand alongside the traditional powerhouses of steel and chemicals in creating new prosperity and confidence in the region: supporting and developing businesses, creating jobs, and growing skills and know-how.
- 5.24 DigitalCity's aim is to realise the Tees Valley's potential to generate and sustain a fast growing, high-level economic base in the digital technologies sector with an international reputation for creativity and innovation.
- 5.25 It will deliver new economic opportunities through learning and building confidence; business creation and development; the attraction of new business and new talent; new jobs; and a positive profile for the Tees Valley.

#### *Retail*

- 5.26 Middlesbrough has around 167,225 sq.m of retail floorspace (Source: MTCC Annual Report 2004). The town is the sub-regional centre for the Tees Valley and currently serves an estimated catchment of 875,000 people in Tees Valley and parts of County Durham and North Yorkshire.
- 5.27 Whilst Middlesbrough town centre performs a strong sub-regional role for non-food high street shopping, the town's convenience food and bulky goods offer is particularly weak. There is a significant trade leakage from Middlesbrough to food and bulky goods stores in surrounding areas. It is important that in the future the town centre can offer an appropriate choice of convenience goods retailing to support its overall aspirations and

needs of the catchment communities. However, this should complement and not compete with the existing retail offer of the town centre.

- 5.28 Retail provision within the town centre is focused on four main shopping centres plus the linear Linthorpe Road. The town centre has a broad mix of national chains and independent retailers, some of whom are exploiting niche markets with considerable success. Middlesbrough ranks 38<sup>th</sup> in Great Britain in the Promis shopping centre rankings.
- 5.29 Zone A rentals in Middlesbrough – at between £120-£135 per sq.m – are broadly comparable with Sunderland but significantly higher than in the Tees Valley's other retail centres. Newcastle City Centre and the Gateshead Metro Centre achieve the highest Zone A rentals in the region at around £300 per sq.m. There has been recent investment in all four of Middlesbrough's shopping centres, as set out below.
- a) Investment in the upgrading of the Hill Street Centre (which now extends to more than 21,368 sq.m) has led to high occupancy levels, the attraction of new retailers and the pre-letting of its 2,500 sq.m extension; tenants include Marks and Spencer, Debenhams, Woolworths, Primark and Argos and the centre plans further improvements particularly to the mall entrances to both Linthorpe Road and Newport Road.
  - b) The Mall (formerly the Cleveland Shopping Centre) has in excess of 29,728 sq.m of floorspace space and tenants include H&M, George, Boots, Iceland, WH Smith and British Home Stores. Reconfiguration of the centre to satisfy demand for larger units is attracting both new retailers and relocations.
  - c) Although uncovered, Captain Cook Square enjoys high footfall being adjacent to the bus station; the development opened in 1999 and provides 20,439 sq.m of floorspace with tenants including: Waterstones, TK Maxx, Wilkinsons and JJB Sports; the central open area has started to function as an attractive public space and location for promotions and events.
  - d) The opening of the B&M store at the Dundas Mall has noticeably improved footfall; rental levels continue to grow and the linkage from Linthorpe Road has been upgraded by the Hillier Jewellers development which has opened up retail frontage into the Samuels Arcade.
- 5.30 The section of Linthorpe Road south of Grange Road has developed a role as a niche designer quarter of independent traders and restaurants. The Psyche designer department store, a £2.5 million conversion of the former Uptons department store has been branded the 'Harvey Nichols of the North' and has attracted complementary retail and leisure uses. Current proposals for further development include a roof top restaurant.
- 5.31 The town centre has been subject to an award-winning £10 million investment programme in the public realm since 2001. The programme commenced with a major streetscape/lighting project for Corporation Road and improvements to Linthorpe Road Central, Albert Road and Grange Road have followed.
- 5.32 A £600,000 feature lighting programme has also been delivered involving key buildings including Centre North East, the Dorman Museum, Exchange House, Psyche and the University of Teesside. A public arts programme is also underway. The first work – Peter Freeman's interactive tower of light (Spectratxt) - was installed at the key junction between Linthorpe Road/Corporation Road/Newport Road.

### *Leisure, arts and culture*

- 5.33 Despite important sub-regional facilities such as the Dorman Museum, Middlesbrough lacks the city-scale cultural assets that one might expect for a town serving a catchment population in excess of 850,000.
- 5.34 This is changing. Middlesbrough Council is pursuing ambitious proposals to create a new cultural quarter, building on development of the new Middlesbrough Institute of Modern Art (mima) and associated public square. These schemes designed by architects Erick van Egeraat Associates and West 8 respectively, amount to £19 million investment, which opened in January 2007.
- 5.35 mima is a high-quality gallery for display of the Council's collection of contemporary art, ceramics and jewellery. It will also attract international exhibitions. Alongside mima, the revitalisation of the former Victoria Square has created a new civic space (Centre Square) for the town with the potential to serve as an outdoor performance/events space.
- 5.36 Middlesbrough Town Hall was, until the recent opening of the Sage Gateshead, regarded as one of the finest concert halls in the North East. Primarily operating as a venue for popular music and comedy, the proposals for the Town Hall envisage the restoration of the Town Hall as a venue for classical performance with a capacity of around 1,200 seats.
- 5.37 Middlesbrough continues to have a vibrant pub and club circuit with a capacity for some 23,000 patrons. Several premises have seen upgrades recently and new brands continue to be introduced including Zero 2 Zero and the Blue Lounge in Linthorpe Road as well as the Blue Bar on the ground floor of Centre North East.
- 5.38 Whilst the circuit adds vibrancy to the centre, the town needs to diversify its offer. The establishment of the Middlesbrough Leisure Park – a 13,935 sq.m complex on Marton Road at the edge of the town centre – is a key element of this approach. The Cineworld cinema now attracts more than 850,000 patrons per annum and a second phase of development is planned. Development is now required to complement and support the town's new cultural and leisure offer. There is an increasing need to provide an improved and more diverse offer of entertainment activities in order to make the town attractive to a wider market than it currently caters for. This includes restaurants and cafes to support the town's emerging 24-hour economy.
- 5.39 The announcement from the Casino Advisory Panel to award Middlesbrough one of the eight licenses for a large casino has led to a number of developers/operators being interested in opening such a facility in the town. Following Parliamentary approval a competition will be held to select a preferred developer/operator.

### *Housing*

- 5.40 In 2004, One NorthEast commissioned research on regional housing aspirations to inform the emerging Regional Spatial Strategy (RSS). The study concluded that the aspirations of North East residents tend to be for traditional forms of housing, and that their residential preferences were often influenced by other factors such as schools, transport and neighbourhood reputation. North East residents expressed strong aspirations for a suburban environment, detached and semi-detached housing, high-quality environment and accessible services, safe and secure neighbourhoods, lower densities and open space.
- 5.41 The regional housing aspirations study concluded that in parts of the North East, there is insufficient housing of the right type in the right location to meet current demand:

- a) there are too few detached houses in urban areas; and,
- b) there is an over-supply of obsolete terraced housing in ex-coalfield communities/urban areas which creates areas of low demand.

- 5.42 In the Tees Valley, 57.4% of residents aspire to a semi-detached or detached property, with 21.5% aspiring to a terraced house; just 10.2% of residents aspired to a flat<sup>7</sup>. In Middlesbrough there is a clear mismatch between housing aspirations for semi-detached/detached accommodation and the over-supply of terraced accommodation (38% of stock).
- 5.43 On average, house prices in Middlesbrough are more than 19% cheaper than the North East as a whole. This gap widens to almost 32% for terraced property. House prices increased by marginally less than the average for England as a whole over the five years to 2005/6.

**Figure 8: House prices January 2007**

Type	Middlesbrough	North East	% difference
Detached	£234,272	£235,074	-0.3%
Semi-detached	£120,823	£124,344	-2.8%
Terraced	£58,026	£85,045	-31.8%
Flat/maisonette	£85,916	£86,936	-1.2%
Overall	£105,611	£126,422	-19.7%

Source: Land Registry

- 5.44 Some Middlesbrough neighbourhoods such as Acklam, Linthorpe, Nunthorpe, Coulby Newham and Marton remain high in demand. However, in contrast more than 20,000 properties (some 35% of the housing stock) are identified as being at risk of market failure (DTZ 2005). These are predominately focused in the older terraced housing areas in the centre of town and some of the social housing estates. Demand for these properties is falling as they become obsolete. For instance, a house condition survey, which included parts of the Gresham, Westbourne, Southfield, St. Hildas and North Ormesby wards,<sup>8</sup> demonstrated that 40% of pre-1919 dwellings did not meet the Decent Homes Standard. There has been a significant shift in properties changing from owner occupation to private rented in the inner terraced areas.
- 5.45 In recent years there has been comparatively little housebuilding activity in Middlesbrough, particularly compared with Stockton and Darlington. Gross additions to the housing stock have fallen from an average of 430 units per annum during the early 1990s to less than 110 units p.a. between 2001/2 and 2003/4. As a result of low build rates and increasing rates of demolition, 2002/3 and 2003/4 saw a net reduction in the total dwelling stock – more homes were demolished than built. However since 2004, there has been an increase in house building with gross completions totaling 212 in 2004/5, 324 in 2005/6 and 533 in 2006/07. This will be exceeded in 2007/08 (the current estimate is 650).
- 5.46 Further major housing sites are emerging. These include Middlehaven, the Middlesbrough College sites at Longlands, Marton and Kirby, and Hemlington Grange. If the town is to stem the significant levels of population decline it will need to provide an attractive range of housing sites to accommodate dwellings to meet future needs.
- 5.47 A significant investment in social housing was secured by a large-scale voluntary transfer of almost 12,000 Council houses to Erimus Housing in 2004. This will help ensure that

<sup>7</sup> ibid

<sup>8</sup> The survey was undertaken prior to changes in ward names.

the town's social housing stock will meet the decent homes standard by 2010. Erimus will invest more than £100 million in modernisation works. In addition, proposals for new housing development are emerging in neighbourhoods, including Central Whinney Banks, Trinity Crescent and at Grove Hill and Hemlington. Further investment is being undertaken in the private sector stock through facelift schemes in the inner terraced area and decent homes grants and loans.

## **6. SIX THEMES FOR REGENERATION**

6.1 The Urban Regeneration Strategy is focused on six themes:

- a) competitive business infrastructure;
- b) revitalising the housing market;
- c) a 21<sup>st</sup> century retail centre;
- d) a regional centre for culture and education;
- e) connecting Middlesbrough; and,
- f) creating a 21<sup>st</sup> century environment.

6.2 The themes are inter-related and action is required across each of these areas to deliver a true urban renaissance. Each of the themes is explored in greater detail in the following chapters of the strategy.

## **A. COMPETITIVE BUSINESS INFRASTRUCTURE**

- 7.1 Putting a competitive business infrastructure in place in Middlesbrough means bringing forward land and premises to support the retention and expansion of existing businesses, promote enterprise and attract inward investment. These need to be the types of sites and premises that meet modern requirements.
- 7.2 Unlike other parts of Tees Valley, Middlesbrough does not have the same degree of over-supply of land and premises for business and industry which can constrain values and stifle developer investment. Middlesbrough currently has 78 hectares of employment land available – around eight years' supply, based on current take-up – centred on Riverside Park and Hemlington Grange but excluding land for employment use at Middlehaven. However there is a significant amount of employment land available immediately beyond the town's boundaries in both Stockton and Redcar and Cleveland which is accessible to the town's residents.
- 7.3 The quality of existing accommodation remains a significant constraint on economic growth. The growth of Teesdale in the 1980s/90s was fuelled by the relocation of a number of offices in Albert Road and the town has lacked the sites to compete with Teesdale and other business parks across the region.
- 7.4 This picture is changing. The Council's programme of improvements for Riverside Park is attracting developer interest and there is potential to re-profile this location to compete with other high-quality industrial sites in the sub-region. In addition, Middlehaven affords the opportunity to create a new high-quality urban business location in Middlesbrough as part of wider mixed-use development proposals.
- 7.5 Given the lack of speculative development for business and industry in Middlesbrough in recent years, the Council and its partners will work carefully with the market to focus development efforts on a limited number of employment sites. In the short to medium term these will focus on the following.
- a) Middlehaven will become a premier business location, which will have a focus on B1 (business and office) uses in accordance with the mixed-use masterplan for the site. This is to be developed in a number of phases and there may be some flexibilities on the style and design of accommodation. The ambition is to create an environment where mixed-use development can prosper to create a whole new quarter in the town (refer to section 7B paragraph 7.17 and section 7F paragraph 7.74)
  - b) Riverside Park, where a programme of access improvements in North Middlesbrough, a new direct link to the A66 and a new riverside walk are proposed. Riverside Park will retain a focus as a high-quality industrial location but will benefit from its proximity to Middlehaven.
  - c) Albert Road/Exchange Square - there are a number of office buildings in these areas with the potential for refurbishment and/or redevelopment for office use. The Council will work with landlords to facilitate reinvestment in the town centre office stock. The area will benefit from the confidence generated in the investment in Boho (see below) and the new Middlesbrough Police Station. Funding has been secured from the Townscape Heritage Initiative to provide grant aid to building owners in this area.
  - d) Boho is centred on the Queen's Square conservation area and will bring vacant office accommodation back into use to house new and growing digital/creative companies. The long-term aim is to promote the mixed-use regeneration of the



area, creating a critical mass of office and associated leisure/residential development which will serve as an important connection between the town centre and Middlehaven (refer to section 7D paragraph 7.50 ). Planning permission has been recently granted for an £8m Digital Enterprise Centre to be built on the former Sussex Street shops site in St. Hilda's. The centre will be home to between 30 and 40 small businesses specialising in digital media and technology. It is anticipated that this will be complemented by a live/work development sponsored by Erimus Housing.

- e) Central Gardens East - working with the private sector to complement the cultural quarter and Law Courts. Central Gardens East has the potential for high-quality commercial office, residential and leisure development focused around high-quality public realm .
- f) Hemlington Grange – located to the south of the town. The master plan for the site provides for high-quality business uses as part of mixed-use development proposals. It is anticipated that around 23 hectares of business space will be provided alongside new housing and community facilities. The necessary infrastructure will be facilitated through residential development on the remaining parts of the site.

7.6 Furthermore, the Council will also facilitate further opportunities in the following areas through the preparation of detailed master plans/development briefs with a view to enabling their development:

- a) Green Blue Heart/South West Ironmasters – a gateway site adjoining Riverside Park with Tees frontage and the potential to deliver high-quality office/business space as part of mixed-use redevelopment proposals.
- b) The Stitch (Gurney Street and land between the A66 and rail lines) including the former Cleveland County Council offices, which has the potential for mixed-use redevelopment for office, leisure and residential purposes and offers the potential for creating a new link between the town centre and Middlehaven.

7.7 The Council has also been working with Redcar and Cleveland Council to secure a range of improvements to the employment areas in East Middlesbrough. These are generally substantially developed but are looking tired. The investments in environmental improvements and security measures are intended to build business confidence and encourage investment by the private sector.

7.8 The range of capital programmes outlined above are complemented by a range of supporting initiatives to develop skills and enterprise in the town, which do not form part of the strategy.

## Investment priorities - Competitive Business Infrastructure

Project	Key Partners	Resources	Timescales	Key Actions	Outputs
Greater Middlehaven	MBC, TVR, ONE, EP, Private Developers	Total cost £500 million (inc. build costs)	Phase 1 - 2005-2013 Phase 2 and 3 – 2010 onwards Able UK site – timescales to be determined	<ul style="list-style-type: none"> <li>Middlesbrough College to open – September 2008</li> <li>Complete Strategic Transport Study – October 2007</li> <li>Phase 1 to commence on site – late 2007</li> <li>Complete Supplementary Planning Document for Middlehaven – mid 2008</li> </ul>	<ul style="list-style-type: none"> <li>Phase 1 – 37,161 sq.m of office space</li> <li>Phase 2 – 26,012 sq.m of office space</li> <li>Phase 3 – 30,658 sq.m of office space</li> </ul>
Riverside Park	MBC, Private, ONE	£14,000,000	2006-2008	<ul style="list-style-type: none"> <li>North Middlesbrough Accessibility scheme to commence on site – late 2007</li> </ul>	<ul style="list-style-type: none"> <li>Environmental improvements</li> <li>Business grants</li> </ul>
Boho	MBC, Teesside University, ONE, Europe, Erimus Housing	£8 million	2006-2016	<ul style="list-style-type: none"> <li>Commence building of core Building 1 – November 2007</li> <li>Housing Corporation announces outcome of the live/work accommodation – late 2007 / early 2008</li> </ul>	<ul style="list-style-type: none"> <li>Development of creative industries quarter</li> </ul>
Albert Rd/Queen's Sq/Exchange Sq	MBC/Townscape Heritage Initiative	£1m	2007-2009	<ul style="list-style-type: none"> <li>Secure THI grant aid to at least eight improvement schemes in the area by 2009.</li> </ul>	<ul style="list-style-type: none"> <li>Improved business environment</li> </ul>
Central Gardens	MBC, Private Developer	TBC	TBC	<ul style="list-style-type: none"> <li>Preferred developer to be selected – Autumn 2007</li> </ul>	<ul style="list-style-type: none"> <li>High-quality mixed-use development</li> </ul>
Hemlington Grange	MBC, Private Developer	Yet to be determined	2006-2021	<ul style="list-style-type: none"> <li>Commission further technical work – Autumn 2007</li> </ul>	<ul style="list-style-type: none"> <li>50,168 sp.m of B1 space</li> </ul>
South West Ironmasters	MBC	Yet to be determined	Post 2010	<ul style="list-style-type: none"> <li>Prepare development brief for the site 2008/2009</li> </ul>	<ul style="list-style-type: none"> <li>Yet to be determined</li> </ul>
The Stitch/Gurney Street Triangle	MBC, ONE, TVR	Yet to be determined	Post 2011	<ul style="list-style-type: none"> <li>Commence work on development brief for the site – 2007/08</li> </ul>	<ul style="list-style-type: none"> <li>High-quality mixed-use development</li> </ul>
East Middlesbrough	MBC, Private, ONE	£500,000	2006 onwards	<ul style="list-style-type: none"> <li>Finalise East Middlesbrough masterplan– Autumn 2007</li> <li>Continue programme of improvements.</li> </ul>	<ul style="list-style-type: none"> <li>Environmental improvements to industrial estates</li> <li>Business grants</li> </ul>

## **B. REVITALISING THE HOUSING MARKET**

### *Introduction*

- 7.9 Research by Tees Valley Living<sup>9</sup> characterises much of the sub-region as a 'low pressure' housing market with modest household growth rates balanced by comparatively low rates of new housing supply. It further suggests that each of the Tees Valley local authority areas is a self-contained housing market – where more than 70% of moves are internal. It also identifies a strong migrational pattern away from the inner urban areas of Middlesbrough and Redcar and Cleveland to suburban and rural locations in Stockton, Darlington and North Yorkshire.
- 7.10 Both Stockton and Darlington have achieved much higher rates of suburban family housing in safe and secure neighbourhoods. In both these local authorities, higher levels of new build (in comparison to Middlesbrough) correlate with population growth and an increasing proportion of middle and upper income households. This has coincided with the major releases of greenfield housing sites in locations including Ingleby Barwick, Wynyard and Middle Warren (Hartlepool).
- 7.11 As paragraphs 2.5 to 2.13 highlight, Middlesbrough has a long-term trend projection of continuing population decline accompanied by an ageing population. Tackling out-migration is therefore a clear priority for the Council and its partners. The proposals for the town centre, Middlehaven, Riverside Park and other key sites will realise a significant increase in employment opportunities over the next five to ten years. But there is a clear risk that many of them will not be accessed by Middlesbrough residents – unless Middlesbrough's housing market creates more housing choice and stems the flow of out-migration, particularly by families.
- 7.12 Increasing the supply of housing which meets the aspirations of those who would otherwise leave the borough is a priority for the Urban Regeneration Strategy. Providing housing which will help to attract and retain in-migrants to Middlesbrough, is a further priority. These are the key strands of the strategy to revitalise Middlesbrough's housing market.

### *A supportive planning framework*

- 7.13 The Regional Spatial Strategy (RSS) plays a key role in establishing the broad scale and location of new housing development across the region. Based on household forecasts which in turn relate to assumptions regarding the growth of the regional economy, some 29,070 new dwellings are allocated to Tees Valley for the period 2004-2021.
- 7.14 Middlesbrough is allocated 6,800 new dwellings over this period. In addition to this allocation an element of those dwellings to be cleared can be replaced. This will require a significant increase in overall house building rates to those achieved over the past decade. This is hugely challenging and will require suitable sites to be made available.
- 7.15 Recent years have seen a significant increase in housebuilding, with gross completions increasing from 92 in 2002/3, 324 in 2005/6 and 533 in 2006/07. It is likely to be in excess of 650 in 2007/08. This growth is expected to be maintained for the foreseeable future.

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<sup>9</sup> Ibid 3

### *Rebalancing the housing market*

- 7.16 The gap is widening between the housing aspirations of Middlesbrough's residents and the ability of the existing housing stock to cater for those needs. The proportion of detached dwellings is below regional and national averages. A significant proportion of Middlesbrough's older terraced accommodation and some of its social rented stock is of poor quality and/or obsolete. In some neighbourhoods crime and other factors are a significant deterrent and are leading to market failure and a particular difficulty in attracting owner-occupiers. Tees Valley Living highlights a strong concentration of housing at risk of market failure in Middlesbrough – almost one-third of the sub-regional total.
- 7.17 Middlesbrough, like other parts of the North, must restructure its housing market to increase the supply of modern, affordable semi-detached and detached accommodation but also address obsolescence. Failure to do so will mean continued out-migration. A number of new housing sites have been identified through the Local Development Framework and master plans or have already secured planning approval as set out below.
- a) Middlehaven - has an estimated residential capacity of almost 2,600 new homes over the period to 2021. The Alsop masterplan assumes a significant element will be apartments. Whilst the site clearly has the potential to create a new city living market in Middlesbrough, it is also vital to ensure that it makes substantial provision for family housing as the town's largest housing site. This will be secured in later phases.
  - b) Middlesbrough College sites at Longlands, Marton and Kirby - the College is to rationalise its campuses across the town and centralise its activities in a single, new purpose built campus at Middlehaven. The redevelopment of its existing estate will make a significant contribution to the cost of the college's relocation. Planning permission has already been secured by Taylor Woodrow for residential development at all three sites.
  - c) Hemlington Grange - the Council is proposing to re-allocate part of the employment land at Hemlington Grange for residential development. This site, on the southern edge of Middlesbrough has the potential to accommodate over 700 new homes. It is proposed that this scheme will achieve the highest principles of design quality and sustainable development. It is envisaged this scheme could commence in 2009/10.
  - d) Other significant sites, which have recently secured planning approval, are West Lane, Douglas House, Hutton Road, the former General Hospital site and various sites in Coulby Newham.
- 7.18 In order to achieve a balanced housing market in the future, housing sites will be identified and brought forward in accordance with the Regeneration Development Plan Document (DPD).
- 7.19 At the same time, there is a need to address the problems associated with obsolete and unpopular terraced and social rented accommodation, particularly where abandonment is already occurring. The redevelopment of some social rented accommodation is already taking place in:
- a) Central Whinney Banks, - where redevelopment has commenced. This will provide 454 new properties, the majority of which will be family housing. The scheme is led by Bellway Homes and the Tees Valley Housing Group.

- b) Trinity Crescent - demolition of former local authority properties has already commenced at this site to the north east of the town centre. It will accommodate 150 units, the majority of which will be family housing. The scheme is led by Haslam Homes and the Tees Valley Housing Group.
  - c) Grove Hill, - Erimus has been working with local residents and has recently announced its plans to demolish over 200 dwellings. It is proposed to replace these with a new mixed-tenure scheme.
  - d) St. Hilda's – by 2004 this area was experiencing acute problems of housing market failure, despite the efforts of a variety of previous regeneration initiatives over a number of years. A programme of relocating residents and comprehensive clearance has therefore commenced. The vacant site will form part of the Middlehaven development.
- 7.20 Through the Older Housing Study<sup>10</sup> Middlesbrough Council is seeking to tackle the problem of housing market failure across the inner urban area surrounding the town centre – extending from West Lane/Ayresome in the west to Marton Road and North Ormesby to the east – where much of the low demand housing is concentrated.
- 7.21 The Older Housing Study suggests that, if current household growth projections materialise and rates of new housing development are as projected, there could be a significant surplus of terraced homes in Middlesbrough unless action is taken. It suggests that refurbishment alone is unlikely to achieve the necessary shift in tenant/occupier perceptions of the stock.
- 7.22 A targeted programme of demolitions and redevelopment has therefore been agreed with 1500 older terraced dwellings being demolished in the Gresham/Middlehaven area, to be replaced by some 750 new dwellings and other mixed-use opportunities. Acquisitions have commenced off Union Street. This programme is complemented by a range of other activities to help secure the future for the remaining 10,000 terraced housing units in the centre of town including facelift schemes, decent homes grants/loans, selective landlord licensing and neighbourhood management.
- 7.23 The Council has started a comprehensive programme of facelifts to improve the external appearance of properties in the University and Gresham wards of the town as part of the Older Housing Vision. Improvements have been implemented to almost 400 properties, including:
- a) brick cleaning;
  - b) re-pointing;
  - c) external painting;
  - d) new boundary walls and gates; and,
  - e) new front doors.
- 7.24 As part of the efforts to tackle failing housing markets, complementary programmes of neighbourhood regeneration are also being implemented in a number of neighbourhoods. These programmes are aimed at addressing issues such as crime, poor environmental quality and poorly performing schools. All these issues can have a significant impact on the housing market. Working with partners, Middlesbrough Council will seek to integrate its neighbourhood management and neighbourhood renewal programmes with housing market renewal activity.

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<sup>10</sup> Older Housing Study

- 7.25 It will be vital to ensure that the housing market renewal proposals for Middlesbrough achieve an early impact on developers and occupiers alike. Achieving a significant increase in the housing supply and tackling areas of housing market failure are early priorities for the Council and its partners. Factors in realising these objectives are:
- a) achieving a supportive planning framework; and,
  - b) securing resources and delivery mechanisms for housing market renewal.
- 7.26 Tees Valley Living (TVL) has been established as the sub-regional body to develop the case for housing market renewal in Tees Valley. Middlesbrough Council will liaise with TVL, and other key stakeholders to ensure that Middlesbrough secures a significant proportion of the available resources and to develop an appropriate delivery mechanism to take forward housing market renewal in the priority neighbourhoods.
- 7.27 Tees Valley local authorities have been allocated over £31.55m (between 2006 – 2008) for housing market renewal – made up of £18.25m capital grant from the Government and £13.3m from the Regional Housing Board's Single Housing Investment Pot. Tees Valley Living sees Housing Market Renewal as a fundamental part of the wider economic regeneration of the Tees Valley City Region and this money is part of a total package of £64m made available to the sub-region for housing-related activities as part of wider regeneration proposals.

## Investment priorities - Revitalising The Housing Market

Project	Key Partners	Resources	Timescales	Key Actions	Outputs
Greater Middlehaven	MBC, TVR, ONE, EP, Private Developer	Total cost £500 million	Phase 1 - 2005-2013 Phase 2 and 3 – 2010 onwards	<ul style="list-style-type: none"> <li>Phase 1 due to start on site autumn - 2007</li> </ul>	<ul style="list-style-type: none"> <li>Phase 1 – 766 dwellings</li> <li>Phase 2 – 1,200 dwellings</li> <li>Phase 3 – 685 dwellings</li> </ul>
Middlesbrough College sites	Middlesbrough College, Taylor Woodrow	c£30 million	2008-2016	<ul style="list-style-type: none"> <li>Commence development – 2009</li> </ul>	<ul style="list-style-type: none"> <li>Marton – 275 dwellings</li> <li>Longlands – 104 dwellings</li> <li>Kirby – 137 dwellings</li> </ul>
Hemlington Grange	MBC	Yet to be determined	2007-2016	<ul style="list-style-type: none"> <li>Complete Greater Hemlington ARF – 2008</li> </ul>	<ul style="list-style-type: none"> <li>740 new dwellings</li> </ul>
West Lane	MBC, WMNT, Yuill Homes	£12 million	2006-2009	<ul style="list-style-type: none"> <li>Phase 1 completed – late 2007</li> <li>Serve CPO – September 2007</li> <li>Phase 2 completed – 2009</li> </ul>	<ul style="list-style-type: none"> <li>138 dwellings</li> </ul>
Central Whinney Banks	WMNT, Bellway Homes, Tees Valley Housing Group	£50 million	2005-2010	<ul style="list-style-type: none"> <li>Bellway commence private development – Autumn 2007</li> </ul>	<ul style="list-style-type: none"> <li>450 new dwellings (350 private and 100 social)</li> </ul>
Trinity Crescent	MBC, Haslam Homes, Tees Valley Housing Group	c£17 million	2006-2009	<ul style="list-style-type: none"> <li>CPO statement of reasons prepared – September 2007</li> <li>Trinity redevelopment – commence early 2008</li> </ul>	<ul style="list-style-type: none"> <li>150 dwellings (110 private and 40 social)</li> <li>Medical Village</li> <li>Extra care housing scheme</li> </ul>
Grove Hill	MBC, Erimus	Yet to be determined	2007-2009	<ul style="list-style-type: none"> <li>Erimus select preferred developer – Autumn 2007</li> <li>Make CPO – Summer 2008</li> <li>Phase 1 to start on site – 2009</li> </ul>	<ul style="list-style-type: none"> <li>Awaiting production of Area Regeneration Framework</li> </ul>
St Hilda's	MBC, ONE, TVR	£8m	2010 onwards	<ul style="list-style-type: none"> <li>Complete St. Hilda's masterplan – 2008/09</li> </ul>	<ul style="list-style-type: none"> <li>TBC</li> </ul>
Older Housing	MBC, DCLG, Regional Housing Board	Total cost £100+ million	2006-2021	<ul style="list-style-type: none"> <li>Complete Gresham/Middlehaven Neighbourhood Action Plan</li> <li>Complete Ayresome Neighbourhood Action Plan</li> <li>Complete Abingdon/Marton Road Neighbourhood Action Plan</li> <li>Complete North Ormesby Neighbourhood Action Plan</li> <li>Continue facelift programme</li> </ul>	<ul style="list-style-type: none"> <li>1500 demolitions cleared</li> <li>750 new dwellings</li> </ul>

## **C. A 21<sup>st</sup> Century retail/leisure centre**

### *Shopping*

- 7.28 Middlesbrough is already one of the North East's strongest performing shopping centres and has increased retail employment, floorspace, occupancy and rental levels in the first part of this decade. In addition, it has developed an important market niche as a regional centre for fashion retailing.
- 7.29 The challenge remains to expand its customer base into those areas where, because of good accessibility, there is a choice of competing centres. While it is the largest shopping centre in the Tees Valley, Middlesbrough needs to widen its horizons and target a potential customer base of over one million people.
- 7.30 Building on Middlesbrough's retail offer is a major strand of the Urban Regeneration Strategy. It also links with the development of the cultural economy as identify in Section 7D. Enhancing the quality of Middlesbrough's shops and retail environment represents a major opportunity to increase retail employment and contributes to overall efforts to attract and retain a younger, more mobile population to live and work in Middlesbrough.
- 7.31 Middlesbrough Town Centre Company has been hugely successful in developing the town centre. However, its funding ceased in March 2007. Since the Town Centre Company was formed all four major shopping centres in the town have seen significant investment. At Hill Street, mall improvements were completed in 2005 and a further 3600sq.m of retail space added at the western end of the scheme. Following its purchase from the Council the roof top car park was refurbished.
- 7.32 The former Cleveland Shopping Centre was bought by the Mall Corporation in September 2004 and has seen the first phase of a multimillion-pound refurbishment and reconfiguration completed. The introduction of new retailers such as H&M, George and new larger stores for Top Shop and New Look are part of a strategy of improvements that will go on until at least 2008. The centre has ambitions to introduce a food court and recently purchased the car park from the Council to undertake a comprehensive refurbishment.
- 7.33 Opening in October 1999 Captain Cook's Square provides accommodation within the centre for larger retail units based around an attractive open space. The £35m scheme was undertaken by Helical Retail Ltd and purchased by Norwich Union.
- 7.34 Dundas has further upgraded its offer with a £300,000 refurbishment improving its external face to the town centre at both Corporation Road and Linthorpe Road.
- 7.35 The Council will continue to support the programme of town centre management, investment in the public realm and marketing activity formally delivered by the Middlesbrough Town Centre Company. Key actions will include:
- a) supporting the owners of all four major shopping centres and retailers/landlords in Linthorpe Road Central to invest in developing the quality of the retail offer;
  - b) continuing the programme of new streetscape and public art works in the town centre; and,
  - c) targeting of key multiple/independent retailers to promote Middlesbrough's attraction as a retail destination.



- 7.36 Middlesbrough Council will continue to explore the potential for longer-term expansion of the town centre towards Cannon Park in the west, and in particular, the development of further leisure and retail facilities. This will help address the large net-out flow of the town's residents for bulky goods and supermarket shopping. A master plan is being prepared for the area and will set out a framework for a new urban extension to the town centre, with high-quality townscape and the development of a new boulevard along Newport Road.
- 7.37 The Council will also continue to promote development of the Linthorpe Road area. All towns strive to have some specialist shopping. In Middlesbrough the opportunity has been taken to convert the southern section of Linthorpe Road into such a quarter. The successful conversion of the former Uptons Department Store into the Psyche Designer Clothing Department Store, was an important milestone in turning this area around. Improvements in the retail offer and related services have been supported by changes to on street car parking and the introduction of new parking at the Clarendon Building and Southfield Lane in partnership with the University and at Granville Road. Linthorpe Road has the potential to contribute to the widening of Middlesbrough's retail, leisure and cultural offer without replicating the product and profile of retail destinations elsewhere in the Tees Valley. Building on the current diversity of Linthorpe Road, and the recent increase in designer retailers, future development will look to support recent trends to facilitate the creation of a specialist shopping area which will become a major regional retail destination. This will complement the development of the University Estates Strategy and the Gresham housing market renewal project.
- 7.38 Working with the private sector the Council will encourage development to complement the cultural quarter . Development will focus around the Law Courts, Central Gardens East and the former Odeon and CSI sites all of which have the potential for high-quality commercial office, residential and leisure development focused around high-quality public realm .

#### *Leisure*

- 7.39 Middlesbrough Town Centre already provides a vibrant evening economy with a capacity for more than 23,000 patrons. The Council will support the growth and diversification of the evening economy whilst ensuring that safety and security are enhanced.
- 7.40 The Licensing Act 2003 provides local authorities with a range of powers to achieve their objectives in controlling nightclubs, other drinking establishments, restaurants and takeaways, and will strengthen the Council's ability to pro-actively manage Middlesbrough's evening economy. The operating schedules that will form part of the new licenses may require live music to be played on a regular basis which has been shown to alleviate tension and ultimately aggression and violent crime in popular nightspots. Alongside the planning system, licenses can restrict floorspace/occupancy levels and licensees can also be required to dedicate a proportion of their floorspace for dining. These measures will all help to develop a more diverse leisure/evening economy offer.
- 7.41 Middlesbrough is one of eight locations for one of the new large casinos recommended by the Casino Advisory Panel (CAP). Following Parliamentary approval, the Council will undertake a process to determine the best site for such a scheme. The development could also include facilities such as a hotel, restaurants and bars.
- 7.42 The Council will work with partners to secure the further expansion of the Middlesbrough Leisure Park at Marton Road and the development of the former Odeon and Cleveland

Scientific Institute sites on Corporation Road. This provides a further opportunity to diversify Middlesbrough's leisure offer and to widen/deepen the town centre's catchment.

- 7.43 Finally the existing Town Centre Strategy is now several years out of date and many of its proposals have already been implemented. As this strategy illustrates there is a wide range of initiatives for central Middlesbrough and therefore during 2007/08 it is proposed to commence work on a review of the Town Centre Strategy with stakeholders.

### Investment priorities - A 21<sup>st</sup> Century Retail/Leisure Centre

Project	Key Partners	Resources	Timescales	Key Actions	Outputs
Cannon Park	MBC, Private Sector	£20,000 for masterplan  Private-led scheme	2006-2016	<ul style="list-style-type: none"> <li>Finalise draft masterplan for the site – Autumn 2007</li> <li>Development to commence on site - tbd</li> </ul>	<ul style="list-style-type: none"> <li>High-quality retail/employment scheme</li> </ul>
Linthorpe Road	MBC, Private Sector, ONE, Teesside University	tbc	2006-2011	<ul style="list-style-type: none"> <li>Finalise masterplan for the area – Autumn 2007</li> </ul>	<ul style="list-style-type: none"> <li>Development of niche sector of designer retailers.</li> </ul>
Casino	MBC, Private Sector	c£10 million	2007-2010	<ul style="list-style-type: none"> <li>Confirm preferred developer – tbd</li> </ul>	<ul style="list-style-type: none"> <li>300 jobs</li> </ul>
Central Gardens	MBC, Private Sector	tbc	2007-2016	<ul style="list-style-type: none"> <li>Preferred developer selected – September 2007</li> </ul>	<ul style="list-style-type: none"> <li>High-quality mixed-use scheme</li> </ul>
CSI/Odeon	MBC, Private Sector, CABE	tbc	2007-1010	<ul style="list-style-type: none"> <li>Prepare Development Brief – June 2007</li> </ul>	<ul style="list-style-type: none"> <li>Not yet determined</li> </ul>
Town Centre Strategy	MBC		2007	<ul style="list-style-type: none"> <li>Commence work on the review of the Town Centre Strategy – early 2008</li> </ul>	<ul style="list-style-type: none"> <li>Revised Town Centre Strategy</li> </ul>

## **D. A regional centre for culture and education**

- 7.44 It is now generally acknowledged that cultural provision is an important part of town and city centre regeneration. The strategy in Middlesbrough has been based around a number of key initiatives. Over the next ten years, Middlesbrough has the opportunity to establish itself as one of the North's most significant cultural and educational centres. Individually, mima, the Town Hall and Empire Theatre are regionally significant venues in their own right. These are complemented by the central library and benefit from a prominent town centre location. Together these facilities create a compact cultural quarter able to compete with the offer of many cities.
- 7.45 The most significant new cultural asset within the town centre is the mima Art Gallery which opened in January 2007. The building has the facilities to accommodate art exhibitions across the world as well as providing a home for the Council's excellent of contemporary art, ceramics and jewellery. The adjacent new Middlesbrough Centre Square, designed by West8, represents one of the largest new public spaces in Europe and creates a setting for the town's major civic and cultural buildings and offers the potential to house major events.
- 7.46 The close proximity of these facilities will create operating synergies and also establish a critical mass of activity with the potential to attract further complementary developments, for example evening economy uses. Section 7D (paragraph 7.34) highlights the potential of the wider Central Gardens area to accommodate further development opportunities.
- 7.47 Research shows that there is latent demand for cultural provision within the Tees Valley. The potential audience for the performance venues is 735,000 per annum within a 30 minute drive time, rising to 1.6 million within an hour's drive time. There are five competing venues providing a potential capacity of 1,075,000 seats within 30 minutes drive. Any new opportunities in the town will need to be set in the context of the wider sub-regional offer.
- 7.48 The Victorian Gothic Town Hall is now recognised to have one of the finest concert halls in the North. The Council has on the stocks major proposals for the whole Town Hall complex but has concentrated most recently on more modest, but important improvements to customer facilities with the upgrading of circulation areas, toilets, bar facilities and back stage accommodation.
- 7.49 Detailed consideration has been given, with the co-operation of its current owner, to the purchase and conversion of The Empire Theatre to bring it back into use as a live performance venue. The cost of conversion proved to be prohibitive at the time given the financial commitment to other schemes. To improve the appearance of the building a new canopy, reflecting the original design, was added to the Corporation Road entrance in a £55,000 scheme jointly funded by the owner through the Single Regeneration Budget.
- 7.50 Furthermore, the Central Library is in need of more space and it is proposed to start investigating the possibility of a potential extension during 2007. The design of any new development would need to complement both the existing Grade 2 Listed library building and mima.

### *Higher Education and DigitalCity*

- 7.51 In education, Middlesbrough already possesses many of the key ingredients to make the sector a key contributor to the town's regeneration. Ensuring strong skills and attainment will be central to achieving higher value jobs in sectors such as business and financial services and tourism.
- 7.52 The University of Teesside has undergone a major investment programme in recent years and is now focused on a single campus to the east of Linthorpe Road. It has also been successful in developing its academic reputation, particularly in respect of digital technology. Two major new developments, the Institute for Digital Innovation and the Centre for Creative Technologies are currently being developed as part of DigitalCity.
- 7.53 DigitalCity is an ambitious economic development initiative led by the University of Teesside which aims to create a cluster of digital media and digital technologies businesses, building on the commercialisation of research expertise.
- 7.54 Some 1,500 students a year graduate in areas deploying these technologies and around 20 new digital media businesses are being incubated on campus, including the award winning Onisoft and SEED Animation. Around 90% of incubated companies however leave the area through a lack of suitable follow-on accommodation.
- 7.55 DigitalCity is delivering a range of support to develop the digital media cluster in Tees Valley, including the following four projects:
- a) the Institute of Digital Innovation [IDI], a new 2,787 sq.m incubator building, will be sited on the University campus to support the commercialisation of research and encourage graduate enterprise;
  - b) the Centre for Creative Technologies (CCT), a purpose-built teaching facility providing studio space for teaching and learning in digital design;
  - c) the Creative Industries Quarter [CIQ] – or Boho (see section 7A for more details) – centred around Queens Square. This will bring vacant office accommodation back into use for new and growing digital/creative companies, including those moving on from the IDI. This will include the construction of the Boho Core Building to house such industries. The long-term aim is to promote the mixed-use regeneration of the area, creating a critical mass of office and associated leisure/residential development. and,
  - d) the Museum of Digital Media, a visitor attraction conceived as part of the proposals for the regeneration of Middlehaven.
- 7.56 The University will continue to be a key participant in plans to develop the town centre further around Linthorpe Road. Teesside University is developing an estates strategy for its campus which will see further investment in new educational facilities and public realm to create a 21<sup>st</sup> century campus. Critical to this will be resolving the longer-term accessibility and car parking needs.

### *Further Education*

- 7.57 Middlesbrough College currently operates on four separate campuses: Marton, Longlands, Kirby and Acklam. The ability of the college to deliver high levels of achievement has been limited by poor accommodation, duplication of some facilities, poor access and constraints to expansion at existing sites.
- 7.58 The College is to re-locate from the current four campuses and consolidate its operations on a single purpose-built site at Middlehaven. Construction has commenced and a new state-of the-art college will open in September 2008. Its existing campuses will be redeveloped as housing sites. The move could help deliver vital teaching improvements as well as providing an early impetus for the wider Middlehaven project.

### *Building Schools for the Future*

- 7.59 Secondary school provision that meets the needs of Middlesbrough's children is a crucial element of a successful town. In recent years, new City Academy schools have opened at Coulby Newham and East Middlesbrough.
- 7.60 Building Schools for the Future (BSF) is a Government initiative bringing major investment to secondary schools across England. It aims to raise standards by ensuring that every secondary school has 21<sup>st</sup> century facilities within the next 15 years. It is the biggest investment in schools for more than a century. It is a key part of the Government plans for education reform. The investment will go into better buildings and improved IT facilities. This will create an environment where young people can fulfil their potential and staff use their skills to the best effect. The community will also benefit from better schools.
- 7.61 Middlesbrough is at the forefront of this initiative. It is part of the national Second Wave of investment of over £100m and is determined to make the very best of this once-in-a-lifetime opportunity.

- 7.62 The final programme of investments has yet to be agreed with Government, but the main proposals are.

Existing Provision	Proposal
Acklam Grange	New school to be built on same site
St. David's RC and Newlands FCJ schools	New single Roman Catholic VA secondary school, serving the whole of Middlesbrough to be located on a remodeled and extended St. David's site
Ormesby and Priory Woods schools	Retain schools and undertake major refurbishment including new 16-19 block at Priory Woods
Hall Garth and Kings Manor schools	New single school to be built at same site
Ashdale Pupil Referral Unit	New school to be developed on the Parkwood site.
Tollesby and Beverley schools	Major refurbishment to both schools

## Investment Priorities - A Regional Centre For Culture And Education

Project	Key Partners	Resources	Timescales	Key Actions	Outputs
mima	MBC, Arts Council England, ONE, GONE, Northern Rock Foundation, Foyle Foundation	£19.4 million	2004-2007	<ul style="list-style-type: none"> <li>Opened January 2007</li> </ul>	<ul style="list-style-type: none"> <li>New multi million pound art gallery and civic square</li> </ul>
Town Hall/Empire	MBC, HLF	Not yet determined	2006-2011	<ul style="list-style-type: none"> <li>Complete feasibility work into improvement of Town Hall – 2008</li> </ul>	<ul style="list-style-type: none"> <li>Improvement of Town Hall linked to new cultural quarter</li> </ul>
Empire Theatre	MBC, Private Sector	Not yet determined	TBC	<ul style="list-style-type: none"> <li>Undertake further feasibility work</li> </ul>	<ul style="list-style-type: none"> <li>Refurbish theatre</li> </ul>
Development of Central Library	MBC	Not yet determined	2007 onwards	<ul style="list-style-type: none"> <li>Appoint consultants to undertake conservation plan - summer 2007</li> </ul>	<ul style="list-style-type: none"> <li>Enhanced Central Library</li> </ul>
University	MBC, Teeside University	tbc	2006-2021	<ul style="list-style-type: none"> <li>Work with University to further develop the campus</li> <li>Agree an estates strategy for the University by Autumn 2007</li> <li>Opening of IDI building – 2007</li> <li>Opening of CCT building - 2007</li> <li>Agree a parking strategy for the campus – 2008/09</li> </ul>	<ul style="list-style-type: none"> <li>To develop a state-of-the art University Campus</li> </ul>
Middlesbrough College	MBC, Middlesbrough College, TVR	£70 million	2006-2008	<ul style="list-style-type: none"> <li>New college opens – September 2008</li> </ul>	<ul style="list-style-type: none"> <li>30,000 sq metre college building home to 17,000 students</li> </ul>
Building Schools for the Future	MBC, Partnerships for Schools, Private Sector	£100 million	2006-2011	<ul style="list-style-type: none"> <li>Tenders go out for design and build – September 2007</li> <li>Outline planning approval obtained for new Acklam Grange - June 2007</li> <li>Outline planning approval obtained for new Ashdale school – August 2007</li> </ul>	<ul style="list-style-type: none"> <li>Total of 3 schools to be rebuilt</li> <li>5 schools to be refurbished</li> </ul>



## **E. Connecting Middlesbrough**

- 7.63 Two international gateways into the Tees Valley have a significant influence upon delivering regeneration in Middlesbrough. Teesport is the second largest port by volume in the UK, and as such has a major role to play in the economy of the north east. The Government has published a discussion document for the Ports Policy review. The strategic role and expansion of Teesport will need to be considered within the context of this report. Durham Tees Valley International Airport, to the west of the town, has a strategic importance in connecting the Tees Valley with Europe and beyond. The future development and expansion of the airport will therefore have positive benefits in attracting investment into the Tees Valley and consequently the delivery of regeneration initiatives in Middlesbrough.
- 7.64 Transport has an important influence on the quality of life and economic prosperity of Middlesbrough. An efficient and effective transport system is essential to allow people access to work, education, shopping, social and leisure opportunities and to enable goods to be moved efficiently. This means not only creating a sustainable transport network within Middlesbrough that allows communities to access those facilities and services they need, but also one where linkages with areas outside of Middlesbrough are effective and efficient. These external linkages will be required to ensure that Middlesbrough and Stockton town centres develop as part of the urban core at the heart of the Tees Valley city region. However, transport, particularly road traffic, can have adverse effects including health impacts, physical injury, noise and air pollution.
- 7.65 As a result of road building in the 1970s and 1980s, Middlesbrough benefits from a core network comprising the A19, A66 and A174 Parkway. The primary purpose was to service industry and the ports. Since, there has been a massive overall rise in traffic generally, car borne commuting in particular, and changes in employment patterns, which will further increase congestion at peak periods. A similar picture applies to the key north/south principal and secondary roads such as Acklam Road, Marton Road and Cargo Fleet Lane. Much peak hour congestion is due to commuting to and from the town centre, allied to new developments in South Middlesbrough and the James Cook University Hospital on Marton Road.
- 7.66 The new Middlehaven Interchange on the A66 at North Ormesby has recently been completed which provides the strategic highway connection into the western part of Middlehaven. A further major project is the A66 North Middlesbrough accessibility scheme. Designs are being developed and a planning application is due to be submitted in summer 2007. It will provide a western gateway to North Middlesbrough improving access to employment opportunities.
- 7.67 Since the 1970s the East Middlesbrough Transport Corridor between Nunthorpe and the town centre adjacent to the Whitby/Middlesbrough Railway line, has been identified as a possible transport route. The future use of this corridor is important in improving transport links between the town centre and the settlements to the south of Middlesbrough beyond, and would assist with the regeneration of the East Cleveland area. A number of studies have considered a mix of new roads, rail, bus priority measures on parallel routes, improvements to the existing railway and park-and-ride. These options will continue to be explored to identify the best solution for Middlesbrough and the wider Tees Valley city

region area. In parallel to this work further improvements will be made to the Marton Road corridor.

- 7.68 The emerging Stockton-Middlesbrough Initiative makes a range of interrelated proposals to improve highway connectivity between Middlesbrough and Stockton and improve the investment potential in this zone. This would also relieve the A66 of local journeys and increase capacity for regional and inter regional traffic. Proposals include indicative plans for a new crossing over the Tees in the North Middlesbrough area and a new local link road between Teesdale and Newport. It will be important for the Council to work with all stakeholders including Government Office North East, the Regional Transport Board, Stockton Council and the Highways Agency in taking forward these proposals.
- 7.69 A recent study of public transport networks has been carried out across the whole of Tees Valley. The bus network within Middlesbrough and the Tees Valley has been in long-term decline and yet still provides significant numbers of people with access to jobs in the town centre and also acts as a vital link to essential services such as health and education. The re-shaping of the bus network and improvement in the overall quality of the bus journey experience are fundamental to maximise accessibility and patronage and removing the perception of being seen as the travel option of last resort. The management of the revised network is fundamental to the success of the project and a partnership board will be established to oversee the development and operation of Tees Valley bus services.
- 7.70 As a result of this study the Tees Valley Authorities have submitted a bid to Government, in the order of £35m, which proposes a hierarchy of super-core and core bus, routes with better integration between transport modes and better interchange facilities. Efforts will be focused through the bid, on new buses, bus priority works, bus stop infrastructure, real-time information, timetable information and marketing of the key the routes. The proposals also include the possibility of park and ride in the Tees Valley linked with bus and rail. In all cases, however, Middlesbrough bus station remains a key hub, and this is recognised within our Bus Bid proposals. The DfT will be confirming the success or otherwise of the bid by the end of 2007.
- 7.71 There has been much debate about the role of Light Rapid Transit (LRT) in the Tees Valley, including proposals to use the existing rail infrastructure as the basis of a new metro system. As part of any improvements to the public transport system it is important that existing rail facilities are enhanced. The scheme led by TVR, has the support of the Tees Valley Unlimited Partnership together with the area's five local authorities, who have all formally backed the scheme. TVR is now to put the plans forward for Government approval. The development of the metro system as well as providing access to strategic sites, would free up congested rail junctions, eliminate bottlenecks and allow more freight trains and long distance services to run through the Tees Valley. Even if approved by Government this year, any metro system would not be available for use before 2014.
- 7.72 It is important to ensure that the Town Centre remains accessible by all modes of transport. . The provision of adequate levels of parking, provided at the right location and at a reasonable tariff is an important element of this objective. It is imperative that the whole of the transport network supports Middlesbrough as the primary centre for the Tees Valley and allows it to compete with developments such as Teesside Park and Teesdale. Evidence from a recent study indicated that the overall level of parking provision compares favourably with other equivalent centres, as does customer satisfaction. The quality and security of the car parks is good, but there are issues of the quality of access and signage, both by car and foot. There is a need to develop a comprehensive town centre car parking strategy to ensure that the town centre can compete with other locations.

- 7.73 Whilst there have been improvements to Middlesbrough Station (including the demolition of Zetland House) and immediate surroundings, the key issue remains the poor quality and frequency of the connection to the east coast main line route at Darlington and the coastal route to Newcastle. However the new proposed metro would resolve most of the access issues to Darlington. A new proposed fast rail service between Sunderland and London, stopping at Eaglescliffe to serve Teesside, will help to improve connectivity between Middlesbrough and the south. Improvements are also required to the Esk Valley line service to Whitby and the possibility of a new station at the James Cook University Hospital and a rail park and ride facility at Nunthorpe remain a long-term vision. The use of the rail network is important in the transportation of freight, particularly in support of the proposed growth at Teesport. As part of this it will be necessary to examine the future role of the marshalling yards at Thornaby within the SMI area.

## Investment priorities - Connecting Middlesbrough

Project	Key Partners	Resources	Timescales	Key Actions	Outputs
North Middlesbrough Accessibility Scheme	MBC	£15.4 million	2006-2009	<ul style="list-style-type: none"> <li>Planning application – summer 2007</li> <li>Commencement on site early 2008</li> </ul>	<ul style="list-style-type: none"> <li>New access road from existing improved interchange aimed at improving access into North Middlesbrough</li> </ul>
East Middlesbrough Transport Corridor Marton Road	MBC / RCBC	Not yet determined	TBC	<ul style="list-style-type: none"> <li>MBC to liaise with partners over the potential of delivering the improvements. A programme is yet to be determined</li> <li>MBC to work with partners to implement interim measures to ease traffic congestion along Marton Road. A programme is being developed/assessed.</li> </ul>	<ul style="list-style-type: none"> <li>Improved transport links</li> </ul>
Tees Valley Development Study (Local Area Action Plan)	MBC, Highways Agency, TVJSU	c£1 million	2006-2008	<ul style="list-style-type: none"> <li>MBC to work with partners to produce brief for the multi modal study. First stage report – autumn 2007</li> <li>Study complete – 2008</li> <li>Explore the potential of new Tees Crossing in association with SMI.</li> <li>Identify secondary road network to support the Strategic Road Network</li> <li>Identify funding mechanism for delivering the requisite improvements</li> </ul>	<ul style="list-style-type: none"> <li>Multi-modal study</li> <li>Identify future major transport schemes</li> </ul>
Tees Valley Metro	TVR, TVJSU, MBC and other Tees Valley authorities	TBC	TBC	<ul style="list-style-type: none"> <li>Approval of scheme – 2008</li> </ul>	<ul style="list-style-type: none"> <li>High-quality 21<sup>st</sup> century transport system</li> </ul>
Major Bus Bid	MBC / Tees Valley Authorities	£37M	2007 /2010	<ul style="list-style-type: none"> <li>Bid submitted to DfT</li> </ul>	<ul style="list-style-type: none"> <li>High-quality 21<sup>st</sup> century Bus Network</li> </ul>
Town Centre Car Parking Strategy	MBC	N/A	2007	<ul style="list-style-type: none"> <li>Strategy completed – late 2007</li> </ul>	<ul style="list-style-type: none"> <li>Compressive parking strategy to support the various areas of the Town</li> </ul>

## **F. Creating a 21<sup>st</sup> Century Environment**

7.74 The renaissance of Middlesbrough must also include high quality, sustainable development and the enhancement of its environmental assets including open spaces and parklands in order to frame future development and contribute to the quality of life. Middlesbrough possesses significant areas of parks and open space that contribute to the town's overall attractiveness. However there is opportunity to further enhance these areas. Many of the regeneration schemes proposed include significant elements of environmental improvements.

7.75 Proposals can be categorised under the following:

- a) Green Blue Heart;
- b) sustainable development, urban design and the public realm;
- c) green infrastructure; and,
- d) historic environment.

### *Developing the Green Blue Heart*

7.76 The SMI proposals see the creation of a city-scale environment. This will require urban density and facilities. The emergence of revitalised and expanded town centres in Middlesbrough and Stockton will bring a number of benefits in terms of the creation of city scale assets, but will not in itself deliver the sense of cityness that is required. For this a significant and regional scale step change is required in the physicality and image of the place. This will be achieved through the creation of a new service sector landscape in the River Tees corridor between the two urban centres. This area of land forms one of the UK's largest areas of urban dereliction and has to be improved.

7.77 The SMI proposals see the development of a Green Blue Heart (GBH) as a core component of the overall Stockton-Middlesbrough proposition. A fundamental element of the GBH is the effective use of the River Tees and the hinterland between Stockton and Middlesbrough, with the aim of utilising these assets for environmental, leisure and sports uses. SMI points to examples elsewhere of parks radically overhauling the image of places. The creation of a high-quality waterfront and the extension of water into the urban area of Middlesbrough is seen as a way of creating value and interest.

7.78 The development of the GBH is a long-term project. The current ambition is to set out and jointly agree a vision or framework for the area and then develop a costed action plan to inform a programme of delivery which will inform discussions with potential funders and other stakeholders.

### *Sustainable development urban design and the public realm*

7.79 Sustainable development is the core principle underpinning the town's regeneration strategy. In particular, it is necessary to consider the inter relationship between social inclusion, protecting and enhancing the environment, the prudent use of natural resources, and economic development. Middlesbrough is already making significant contributions to the national objectives of reducing carbon emissions. It is leading the way in promoting new developments that have strong environmental credentials. Phase one at Middlehaven is the United Kingdom's largest scheme seeking to be carbon neutral. The Council has also made commitments to ensuring that the development of Hemlington Grange attains the highest environmental standards. Furthermore the Boho core building one is set to become the first public sector building to achieve a BREEAM excellent rating in the North East region.

- 7.80 It is widely recognised that good urban design has a positive influence in sustaining the popularity and success of the best performing towns and cities. National planning guidance now sees design as a fundamental element of planning. It emphasises the need to use the development control system to encourage good design and eliminate bad design.
- 7.81 This approach means that greater consideration will need to be given to the way in which a new building influences its locality and enhances the character and vitality of its neighbourhood. Recent and emerging developments at mima, Middlehaven, Boho and the Institute of Digital Innovation provide an indication of the standard of contemporary architecture to be achieved. In addition to changing the physical appearance of the place, such schemes also change its feel and can contribute to attracting investment. High standards of design and good quality public realm improvements need to feature in all decisions relating to future development, from major regeneration schemes to shop front improvements.
- 7.82 The Council will continue to prepare development briefs and planning frameworks for key sites. It will carry out design competitions and seek specialist design advice from the Commission for Architecture and the Built Environment (CABE) where appropriate. High-quality urban design will be at heart of all future development of Council land and buildings. The Building Schools for the Future project is supported by a named CABE Advisor.
- 7.83 Public art and good design play a role in regeneration, generating a sense of identity and pride. The Council believes that public art can contribute to the achievement of the Regional Economic Strategy objectives. In particular it can help to:
- a) renew and transform areas, both developed and regenerating;
  - b) project a positive image;
  - c) promote high standards of design, landscaping and architecture by creating or adding to distinctive public spaces, environments and buildings; and
  - d) encourage further investment, tourism and employment.

The Council will work with partners to develop a public arts strategy for the town.

### ***Green Infrastructure***

- 7.84 One of the greatest challenges faced by the Tees Valley is to create attractive places and an environment with the quality of life that makes people want to stay and attracts investment. The inner urban areas in particular have experienced many years of urban flight and such areas no longer offer an environment that fulfills the aspirations of many residents and people looking to move into the Tees Valley.
- 7.85 Environmental quality and quality of place are increasingly seen as contributing to competitive economic performance. The URS will contribute to and complement the work being led to the Tees Valley Joint Strategy (TVJSU) in the delivery of the Tees Valley Green Infrastructure Strategy. Middlesbrough will work with the TVJSU to improve the region's environmental infrastructure.
- 7.86 The development and improvement of Middlesbrough's existing green space assets will contribute to the overall attractiveness of the town. An audit and strategy of all green spaces in the town has been carried out and an action plan has been prepared.
- 7.87 Work has already been carried out to restore Albert Park to its former glory and a Heritage Lottery Bid is being prepared to restore the historic landscape and buildings at Stewart Park. Together with the Pallister Park (a former City Challenge scheme) and

future intentions to create a major park focussed on Hemlington and its lake, this will provide four major parks to serve the town. The strategy also proposes improvements to neighbourhood parks, play facilities and the open space network along beck valleys and cycling/walking routes.

- 7.88 A major opportunity is the Acklam, Saltersgill, Prissick Open Space; a large area (450 hectares) of interconnected open space and wooded beck valleys between Acklam Road and the Middlesbrough/Whitby railway. The aim is to develop a vision and focus to provide better access and wider usage.

### ***Historic Environment***

- 7.89 Conservation of the historic buildings and areas of character in the town is crucial to urban renaissance. The Council has strengthened its conservation staff resources to carry out an ambitious programme to review existing conservation areas and to prepare management plans that set out policies to enhance and improve them. Where appropriate new conservation areas will be designated, for example Marton Village and The Grove which was designated following public consultation in 2006. The Council and Middlesbrough College are working together to secure a conservation led future for the grade 1 listed Acklam Hall and its grounds.
- 7.90 Working with Tees Valley Regeneration, the Council is pursuing various initiatives to secure the future of conservation assets in north Middlesbrough including the listed Dock Clock Tower. Approval is being sought for a feasibility study to identify how the Old Town Hall and the Customs House could be repaired and brought back into sustainable and long-term use. The Station Conservation Area forms an important gateway into the Middlehaven regeneration area and enhancement and improvement of the buildings and environment in this historic core of the town is a priority.
- 7.91 The Council is updating and extending its local list of buildings that are considered to have some architectural, historic or social interest. These buildings are not significant enough to be listed but make an important contribution to the character of the town and require protection from inappropriate alterations.

## Investment priorities - Creating a 21<sup>st</sup> Century Environment

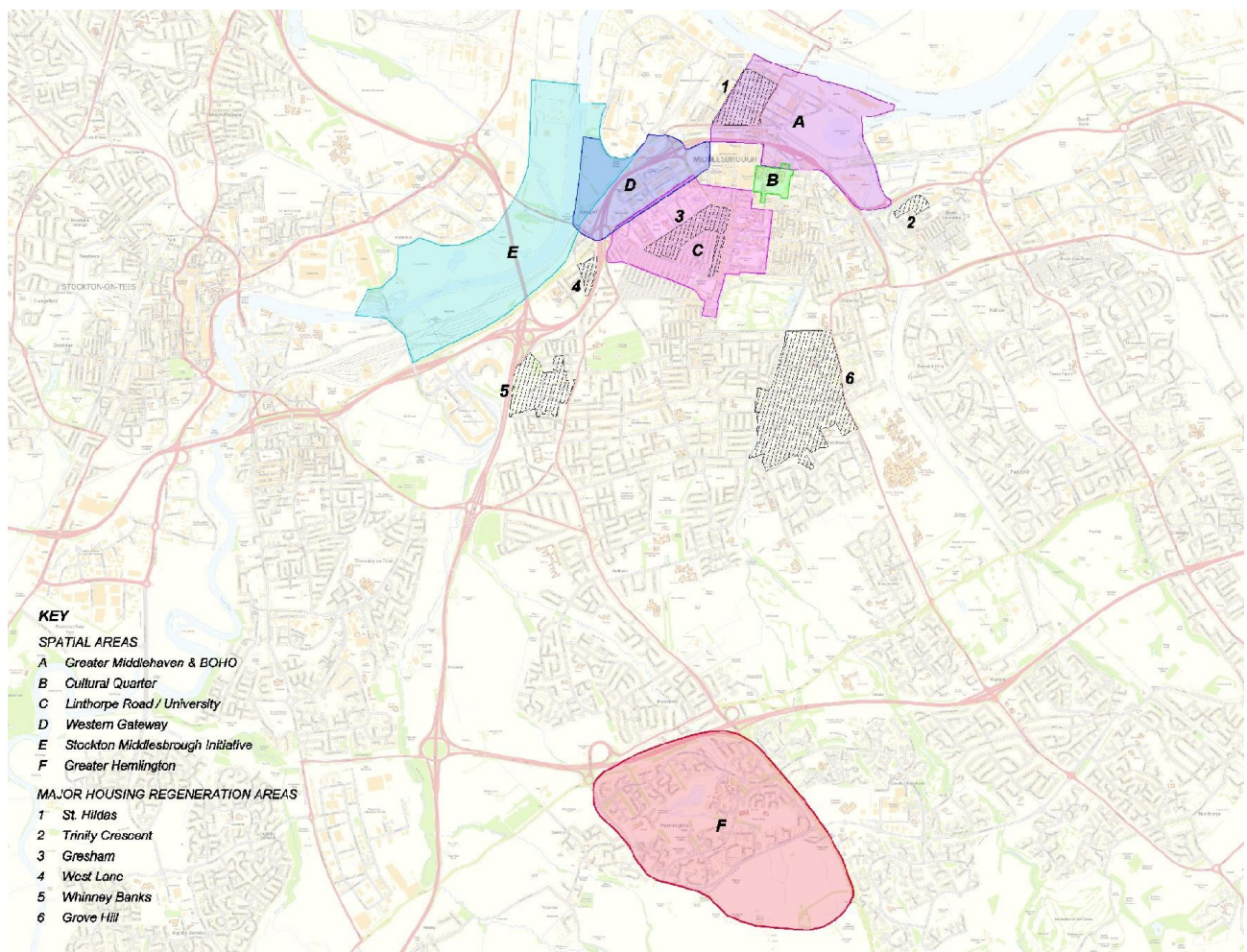
Project	Key Partners	Resources	Timescales	Key Actions	Outputs
Green Blue Heart	MBC, SBC, British Waterways, ONE NorthEast	£90,000 (initial studies)	2006-2021	<ul style="list-style-type: none"> <li>Masterplan completed – Autumn 2007</li> <li>Undertake a joint review of the Thornaby Marrelling Yards with EWS – commence Autumn 2007</li> </ul>	<ul style="list-style-type: none"> <li>21<sup>st</sup> Century parkland</li> </ul>
Urban Design	MBC, CABE, ONE, other Tees Valley Authorities	TBC	2007 - 2009	<ul style="list-style-type: none"> <li>Development of sub-regional approach to achieving design quality.</li> <li>Develop urban design policy for the town centre.</li> </ul>	<ul style="list-style-type: none"> <li>TBC</li> </ul>
Public Art	MBC	TBC	2007 onwards	<ul style="list-style-type: none"> <li>Develop public arts strategy for the town</li> </ul>	<ul style="list-style-type: none"> <li>TBC</li> </ul>
Stewart Park	MBC	TBC	2006-2010	<ul style="list-style-type: none"> <li>Submit bid for National Lottery funding – September 2007</li> </ul>	<ul style="list-style-type: none"> <li>Improved public park</li> </ul>
Acklam, Saltersgill, Prissick Open Space	MBC	TBC	2007 - 2016	<ul style="list-style-type: none"> <li>Develop wider strategy for the area – 2007/08</li> </ul>	<ul style="list-style-type: none"> <li>Improved open space</li> </ul>
Acklam Hall	MBC, Middlesbrough College	£30,000 (marketing)	TBC	<ul style="list-style-type: none"> <li>Agree principles of joint disposal of site – spring 2007</li> <li>Market the site and shortlist potential developers – Autumn 2007</li> </ul>	<ul style="list-style-type: none"> <li>Not yet determined</li> </ul>
Old Town Hall and Customs House	MBC TVR	£20,000 (initial studies)	2007-2010	<ul style="list-style-type: none"> <li>Complete condition survey and feasibility study</li> <li>Complete essential repair works to safeguard building</li> </ul>	<ul style="list-style-type: none"> <li>Safeguard future of two historic buildings</li> </ul>
List of buildings of local Historic and Architectural Interest	MBC	Revenue budgets	2007	<ul style="list-style-type: none"> <li>Complete draft Local List for public consultation - autumn 2007</li> <li>Council adopts Local List – early 2008</li> </ul>	<ul style="list-style-type: none"> <li>Protect locally important historic buildings</li> </ul>



## 8. THE SPATIAL DIMENSION

- 8.1 Preceding sections of this strategy document have set the strategy out under six themes. This section looks briefly at the spatial dimension to the strategy, by looking at the six areas of the town in which most of the regeneration activity will be concentrated in the coming years. They are as follows:

- a) Greater Middlehaven;
- b) Cultural Quarter;
- c) Linthorpe Road/University;
- d) Western Gateway;
- e) Stockton-Middlesbrough Initiative; and,
- f) Hemlington Grange.



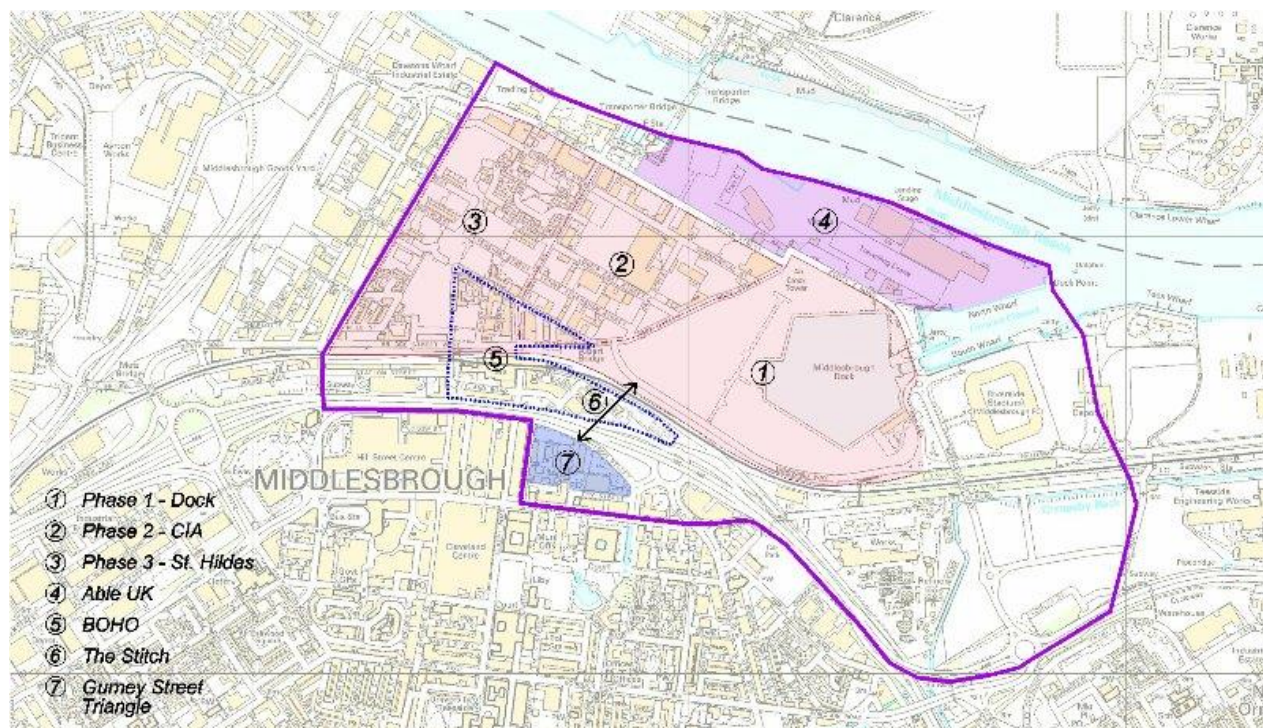
### *Greater Middlehaven*

- 8.2 The Middlehaven scheme, being developed by the Urban Regeneration Company, Tees Valley Regeneration (TVR), is part of a much wider regeneration area, known as Greater Middlehaven. In 2004 architects, Alsop, developed a strategic regeneration framework for this wider area, which is now being taken forward by a series of partners. It comprises of a number of distinct elements that together will provide the urban form that will transform central Middlesbrough and integrate Middlehaven with the rest of the town and provide for a regeneration opportunity of regional/national significance. The core Middlehaven site is

being developed by TVR. The further elements of Greater Middlehaven are set out below.

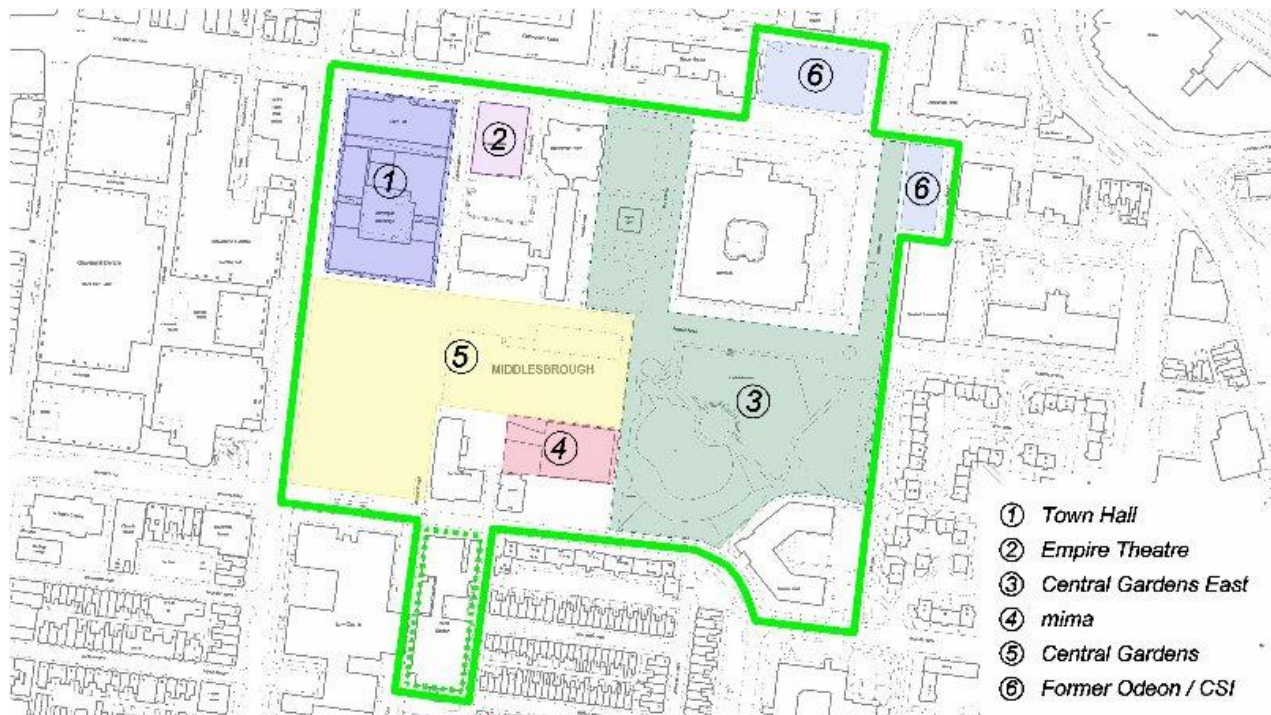
- a) Boho and the historic quarter – the development of a creative industries hub is an integral part of the Digital City proposals. Workspace, incorporating linked living accommodation will support the emergence of the growing digital / creative companies in the town, including those moving on from the Institute of Digital Innovation (IDI). Significant feasibility work has already been completed and architects are currently finalising proposals for the main hub building. Whilst considerable resources have been secured, further public finance will be required to secure the ambition and also contribute to ensuring that the adjoining historic quarter is successfully integrated as part of the wider Boho concept.
- b) St Hilda's – the third phase of the Middlehaven project extends the site to the west. In July 2004, the acquisition and clearance of the existing housing area commenced. This area is considered to be one of the most deprived nationally. Relocation of residents and demolition is well advanced already, with over half of all properties already cleared. It is anticipated that the eventual redevelopment of this area will commence post 2011 and be privately financed.
- c) Riverside (Able UK) – a substantial area of river frontage onto the River Tees will form the fourth phase of Middlehaven. The site is in private ownership and will require substantial remediation and probably a new road link across the Middlesbrough harbour gates.
- d) The Stitch – an area of under-utilised land, between the A66 and railway. It provides both a medium term redevelopment opportunity and is also pivotal in making provision for new pedestrian linkages between the town centre and Middlehaven.
- e) Gurney Triangle – including the vacant former Cleveland County Council offices provides a medium to long-term opportunity for mixed-use redevelopment. This will be subject to further feasibility work.





### *Cultural Quarter*

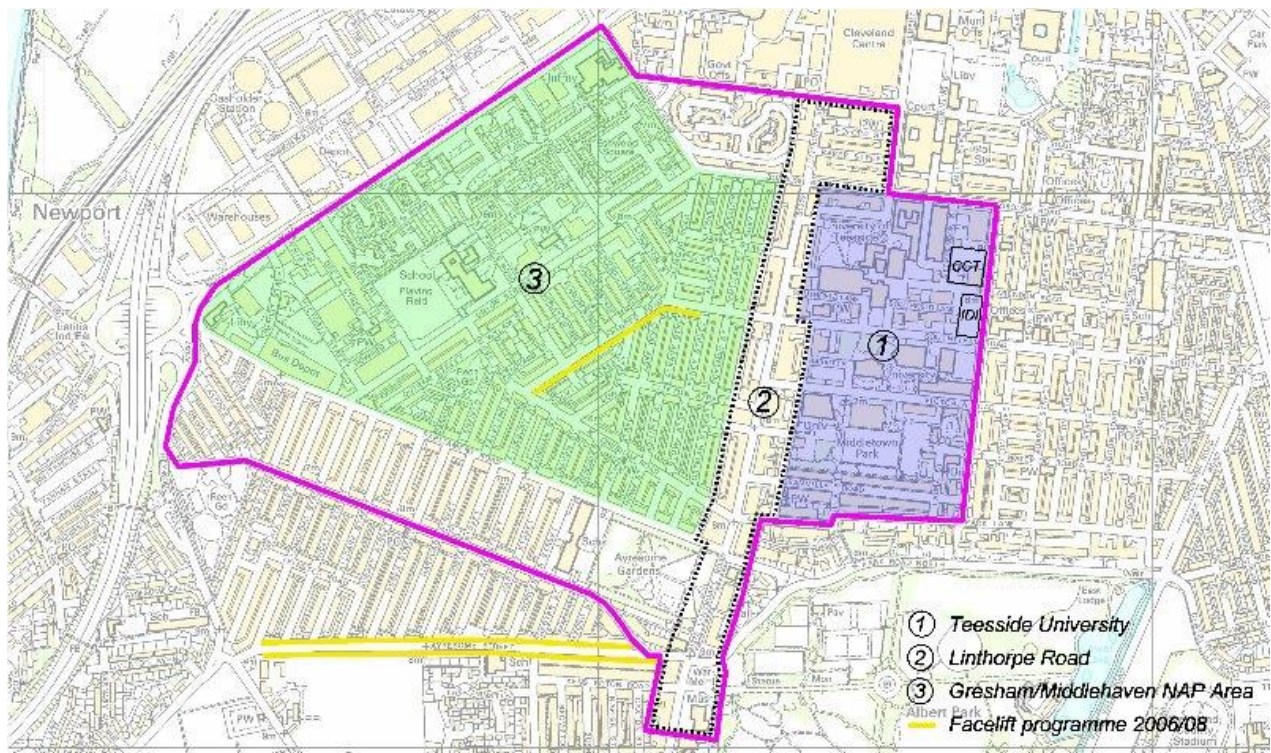
- 8.3 A cultural quarter of strategic importance at the heart of Middlesbrough town centre is already emerging. This is focused around the new £19m Middlesbrough Institute of Modern Art (mima) and the largest new public square in western Europe (Centre Square). Designed by architects Erick van Egeraat and West 8 respectively, the scheme was formally opened in January 2007. These facilities will be enhanced with further developments. A feasibility study has laid the foundations for the adaptation of the Grade 2 Listed Town Hall into a new cultural hub. This building already accommodates two significant performing venues, with a fine concert hall. It is proposed to enhance the performance spaces and provide opportunities for new facilities to support the upgraded facility. It is also proposed to investigate possibility of extending the Grade 2 Listed Library.
- 8.4 These schemes will be complemented by a series of new mixed-use blocks around the eastern end of the square (Central Gardens East). These will include offices, a hotel, bars and restaurants. Developers have already been short-listed for this exciting new scheme. This element will be wholly funded by the private sector. Collectively, these proposals will provide cultural opportunities of sub-regional significance. They will contribute to the Region's growing cultural / visitor economy.
- 8.5 Further redevelopments are also proposed in this area, including:
- redesign of the former Dunning Street Police Station for mixed use development; and,
  - new developments on the sites of the former Odeon Cinema and Cleveland Scientific Institute, also for mixed use development.



#### *Linthorpe Road/University*

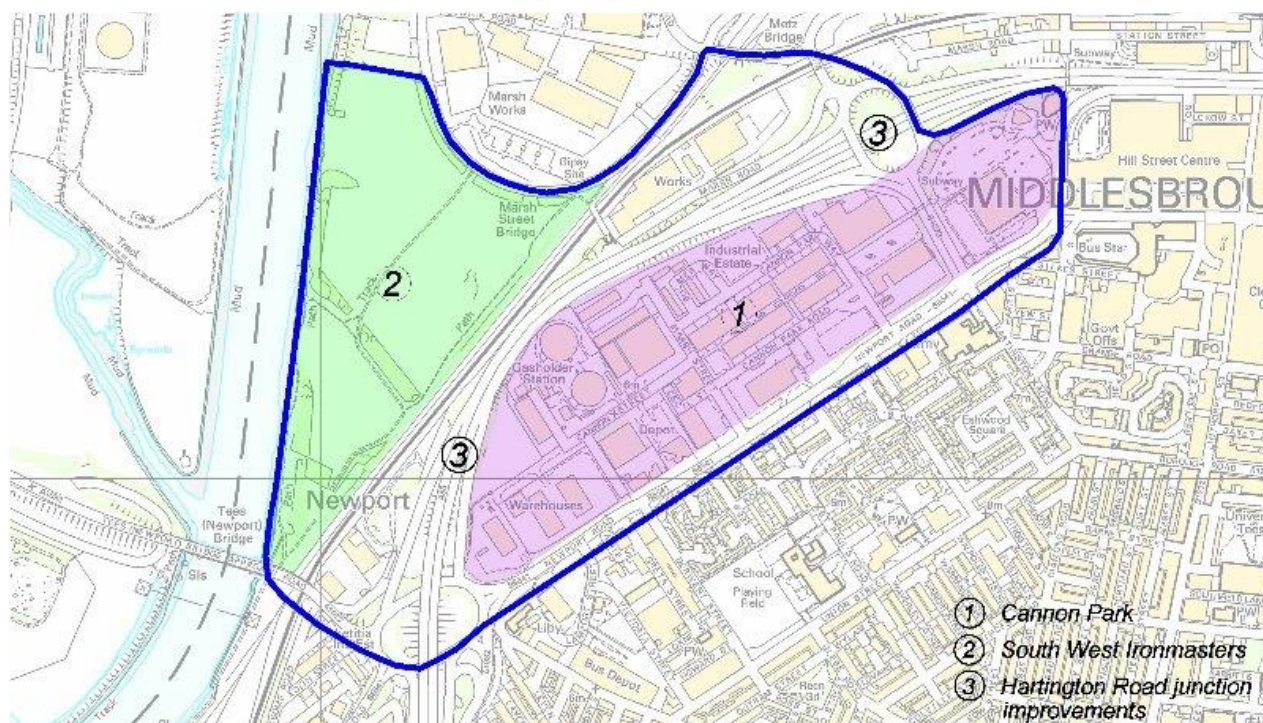
- 8.6 Middlesbrough is already one of the North East's strongest performing shopping centres. Importantly it has developed a market niche as a regional centre for fashion retailing, based around Linthorpe Road. The development of this high quality designer quarter has resulted in a remarkable transformation of this part of the town centre, which has also seen the emergence of many new restaurants. The regeneration has focused around the conversion of a former four-storey department store to a high-class fashion outlet, Psyche. The area is also pivotal to two key regeneration programmes, the development of the Teesside University campus, immediately to the east, and the Gresham Housing Market Renewal (HMR) area to the west.
- 8.7 A master plan for Linthorpe Road is being developed. This is seeking to further support the emergence of this area. This will be focused around a series of inter-related investments, including: the improvement of the public realm; grant aid support for building enhancements; providing a better focus for the University campus; and, developing an integrated approach with the adjoining HMR Neighbourhood Action Plan. Public sector finance will be required to support this programme, including for public realm works. The investments to date have clearly demonstrated added value, which cannot be replicated elsewhere in the sub-region, and there is an established track record and momentum for delivery.





### *Western Gateway*

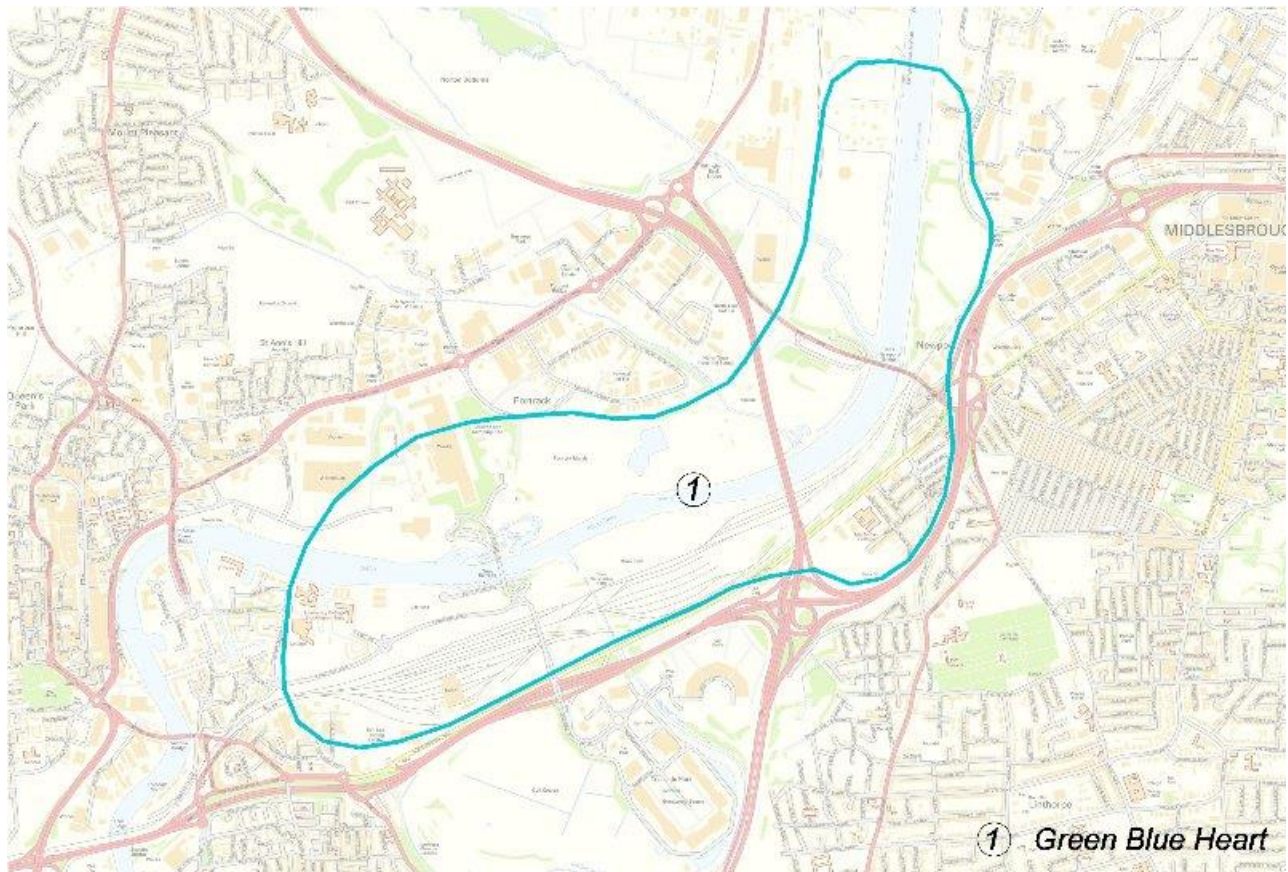
- 8.8 Middlesbrough town centre has undergone a radical uplift in recent years, which is highlighted by its award winning public realm improvements. However, the town retains less than half its supermarket and comparison (particularly bulky goods) retail expenditure, with much of the leakage going to out of town centre developments elsewhere.
- 8.9 Proposals are currently being brought forward through the Local Development Framework (LDF) for the creation of a significant new retail quarter immediately to the west of the town centre. These proposals are being developed to form part of the physical boundary of the town centre and to complement the existing town centre retail function.
- 8.10 A series of public realm enhancements and design guidance is being drawn up to ensure integration. The existing Newport Road, which is characterised by low density, poorly designed development, will become a new urban gateway into the town centre, incorporating segregated public transport provision.
- 8.11 These proposals will be enhanced by a range of accessibility improvements that are currently being designed to improve public transport and vehicular movement, focusing on the A66. A £15m programme of works is due to commence by autumn 2007. It will provide enhanced access to Riverside Park the town's main employment site outside the town centre, and open up a key gateway site at South West Ironmasters, which is being reserved as a flagship long term development opportunity.



### *Stockton Middlesbrough Initiative (SMI)*

- 8.12 Over the last few years the Council has been working with Stockton-on-Tees Borough Council developing the Stockton Middlesbrough Initiative (SMI). It is hoped that by acting together through the SMI, Stockton and Middlesbrough will develop a stronger economic centre for the city region equivalent to established core cities such as Leeds, Newcastle, Sheffield and Manchester.
- 8.13 The SMI is pioneering new ways of thinking about the development of a competitive core to the Tees Valley City Region. The over-arching concept for the Initiative is to promote connectivity and critical mass between the existing town centres focusing on the creation of a high-quality, distinctive landscape at the heart of the Tees Valley City Region. The Council will continue to work with Stockton Council and other strategic partners to develop the Initiative to achieve a significant step change.
- 8.14 A principle element of the SMI is the creation of the Green Blue Heart. This will involve the exploitation of the River Tees and the hinterland between the two urban areas of Stockton and Middlesbrough to create a 21 st century landscape. Landscaping and water assets will be merged to provide opportunities for major environmental, leisure and sports assets, as well as providing a new and attractive setting for development.





### *Greater Hemlington*

- 8.15 Located to the south of the town. The master plan for the site provides for high-quality business uses as part of mixed-use development proposals. It is anticipated that around 23 hectares of business space will be provided alongside new housing and community facilities. The necessary infrastructure will be facilitated through residential development on the remaining parts of the site.
- 8.16 The development of Hemlington Grange provides an opportunity for Middlesbrough to bring forward an exemplar of high quality development practice, including innovative design and construction techniques whilst adopting the core principles of sustainability. It is important that the scheme achieves a distinctive character that generates a sense of place. As both planning authority and the landowner the Council is in a position to pursue the highest possible standards when it comes to design and construction.



### *Strategic Priorities*

- 8.17 Further technical work and assessments will be required in order for many of the schemes to be brought forward. Many of the proposals will have inter-relationships that will need to be understood to ensure alignment at a strategic level. In many instances there is also a need to undertake further work to understand the full public sector financial consequences, both capital and on-going revenue. There is a need to establish a prioritisation of schemes and the development of a detailed action plan.
- 8.18 Further consideration is also required within the Council and with partners to develop a simple but robust framework for monitoring the Urban Regeneration Strategy. To ensure the strategy is kept up to date it will be reviewed on a biennial basis.



## **9. PERFORMANCE MANAGEMENT FRAMEWORK**

- 9.1 In order to assess overall progress on the delivery of the strategy a number of methods will need to be used to measure and illustrate progress. It will be necessary to provide evidence of the extent to which the key aims and objectives of overall regeneration efforts are having the desired effects.
- 9.2 The Council and partners already carry out a great deal of monitoring and performance management in relation to a range of strategies and programmes, for example:
- (i) The Council's Local Development Framework, which provides the spatial development plan for the next 15-20 years, has a statutory requirement for an annual monitoring report. This must include a monitoring framework of core indicators including business development and employment land by type, housing allocations and completions, brownfield/greenfield development, transport, retail, office and leisure development. There is also a requirement to monitor indicators related to the progress of implementing particular policies and sustainability appraisal.
  - (ii) The Council has a set of key indicators against which to measure the success of the community strategy.
  - (iii) Similarly, monitoring frameworks are in place for other strategies including the local transport plan, environmental strategy and regeneration funding programmes such as NRF and Single Programme.
- 9.3 The aim will be to develop a monitoring framework which includes a mix of statistical measures and satisfaction/perception survey. Progress towards the vision and the major regeneration projects included within each theme of the URS, will be measured against the monitoring framework.
- 9.4 Consideration should be given to the development of higher-order key indicators which can overarch the corporate performance plan, community strategy, local development framework and local transport plan.
- 9.5 Further consideration is required within the Council and with key partners to develop a simple but robust framework for monitoring the URS. To ensure the strategy is kept up to date it will be reviewed on a biennial basis.

