

‘The Green Blue Heart’

**-a key element of the Stockton
- Middlesbrough Initiative**



Stockton-Middlesbrough Initiative



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A region of 650,000 people, but a sphere of influence stretching to over 1 million would expect to have one 'city scale' centre.





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- The Tees Valley has several centres.
- But at its heart are Stockton and Middlesbrough
- They are the core of the city region
- Both need to thrive.
- Each needs to play to its strengths.

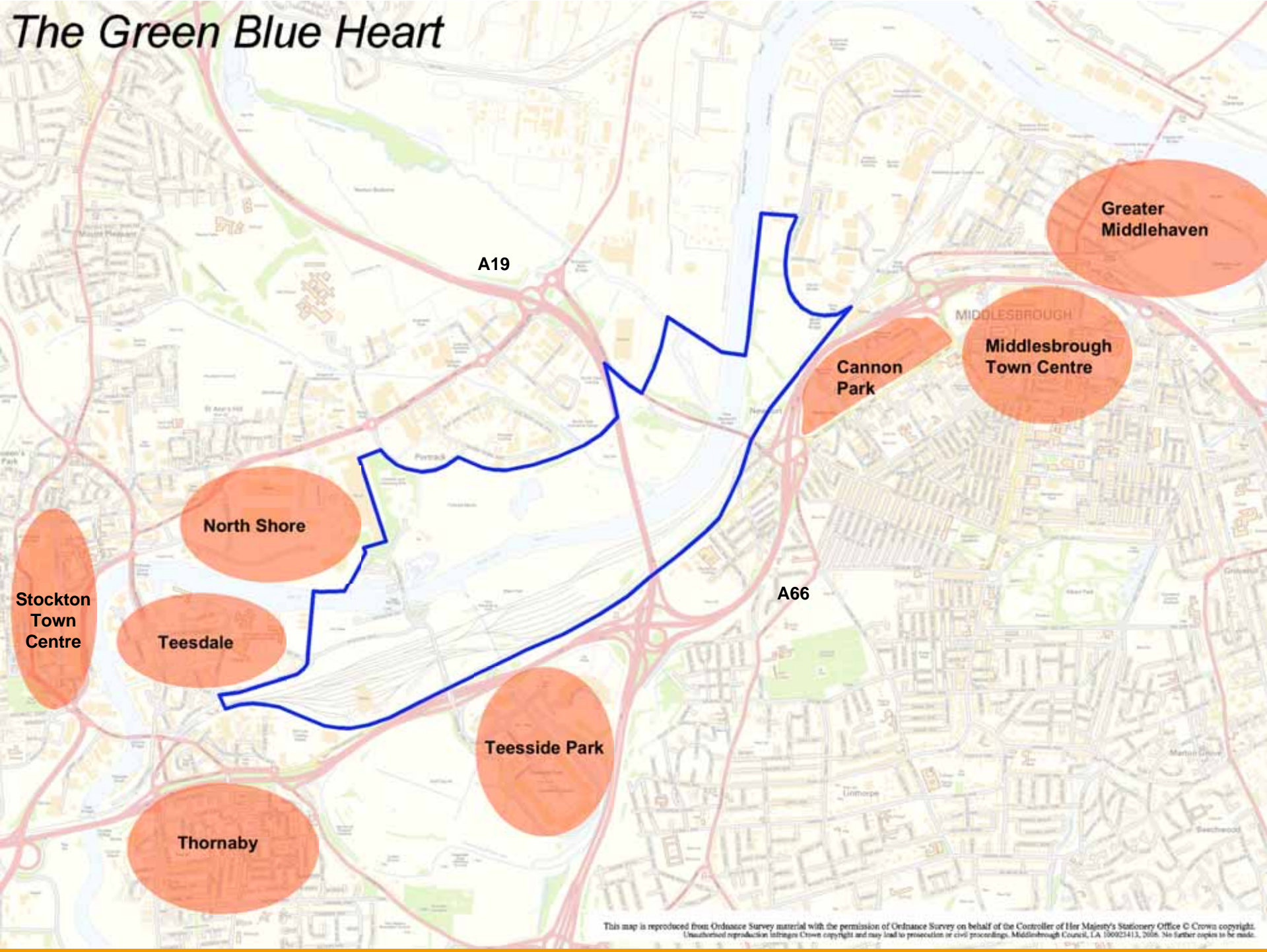


City Regions fit

- Government Policy.
- Northern Way Proposals.
- Regional Economic Strategy.
- Regional Spatial Strategy.
- Tees Valley Investment Plan.



The Green Blue Heart



**Greater
Middlehaven**

A19

MIDDLESBROUGH

**Middlesbrough
Town Centre**

**Cannon
Park**

North Shore

A66

Teesdale

Teesside Park

Thornaby

**Stockton
Town
Centre**



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These sites must take priority

BUT

We need to put in place plans for the area between the two centres taking a long term perspective.





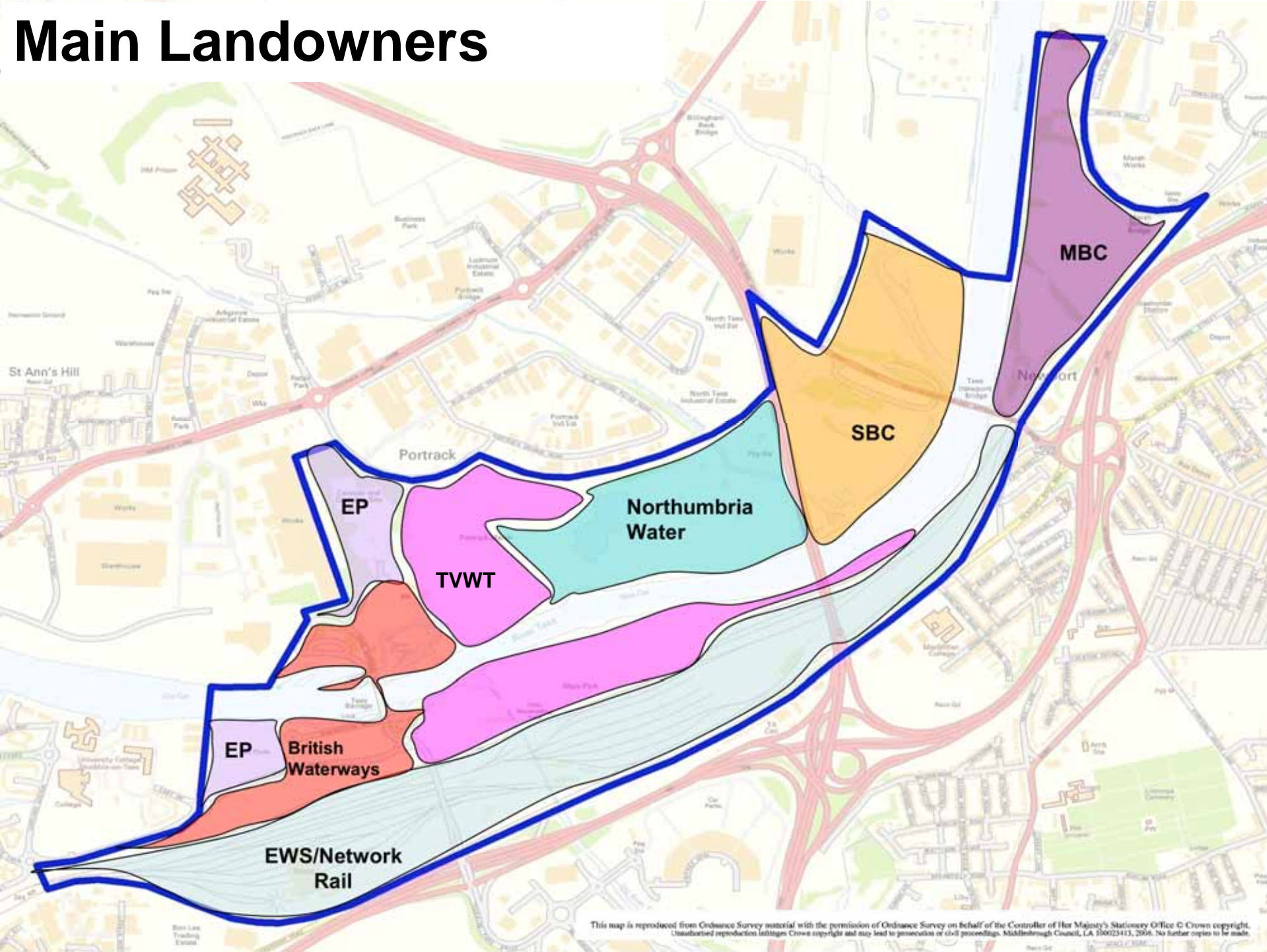
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The Site

- 250 ha.
- Few Land ownerships.
- The Barrage - a major asset.
- The River and its corridor - already improving.

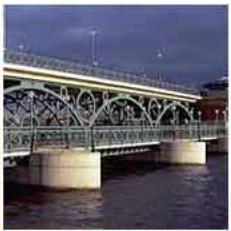


Main Landowners



Key Land Owners views:

- BW want to exploit their assets.
- EWS/Network Rail want to release the marshalling yards in the long term.
- TVWT wish to improve their presence and create a new HQ.
- Northumbria Water wants to keep its facility but continue its contribution to the corridor.
- The two Councils and English Partnerships want to use their land to stimulate regeneration.



The Vision

Linking the two key centres by:

- Bringing people into the area to live.
- Maximising the impact of the Barrage.
- Exploiting the river and its corridor.
- Strengthening the open space assets.
- Retaining the option for new city scale facilities.
- Improving the area by upgrading road, rail and river infrastructure.





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The Key Proposals





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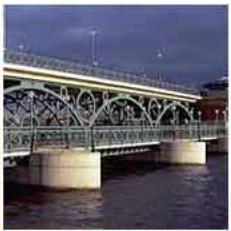
PROJECT 1 - THE BARRAGE





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AND ITS RELATED WHITE WATER COURSE



- Upgrade the White Water Course.
- Improve events space.
- Use the north tower.
- Attract other supporting leisure uses.
- Attract other developments.





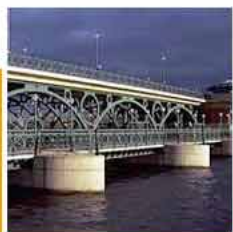
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TWWC GENERAL ARRANGEMENT DRAWING



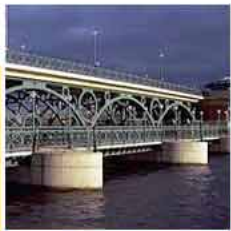


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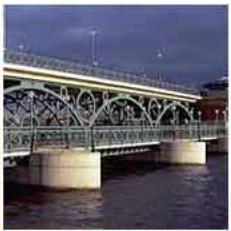
BARRAGE DEVELOPMENT SITE





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BARRAGE DEVELOPMENT SITE





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What are we looking for?

On site A

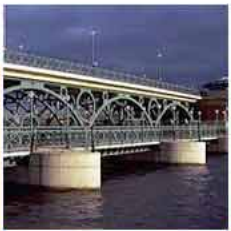
- A major food and drink outlet.
- Ancillary hotel accommodation.
- A water based leisure attraction.
- Water sports/marine related showroom.
- Appropriate small scale residential live/work units.

On site B

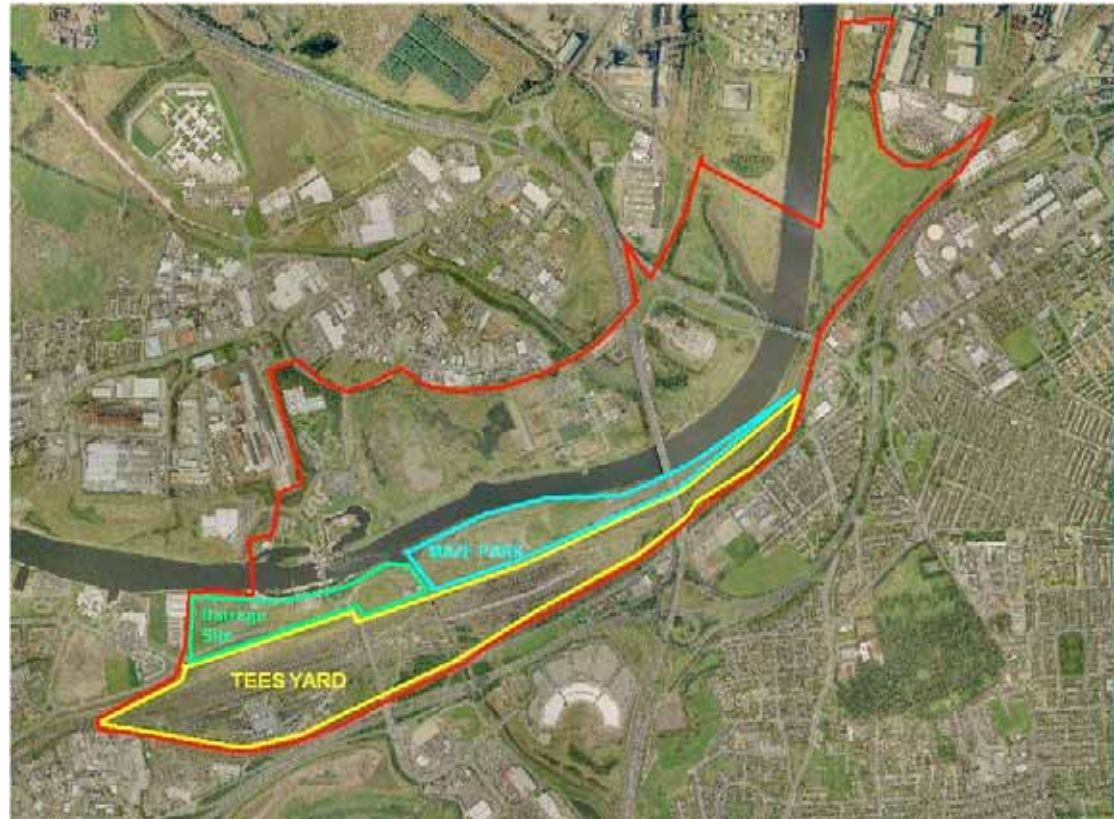
- Upgrade parking facilities and major destination play facility.

On site C

- A tidal marina, housing and Wildlife Trust's visitor centre and HQ



PROJECT 2 – TEES YARD



3 Key elements





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PROJECT 2 - TEES YARD





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- 53 hectares.
- Rail 'island'.
- Site issues.
- Highway capacity issues.





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- 2,000 – 3,000 houses.
- Local Centre.
- Metro Station.
- Upgraded Maze Park.
- Upgraded footpaths/cycleways.
- Use of line of old river.
- Sustainable approach.





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PROJECT 3 – MAZE PARK

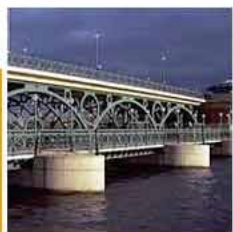


- 11 hectares of land formed with spoil.
- More than 5,000 trees planted with a network of pathways and viewing points.
- Naturally re-colonised by flora associated with the lime rich conditions (common spotted orchid, yellow wort and bird's foot trefoil flourish).
- Supports grayling and dingy skipper butterflies (nationally threatened species).





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- Continual improvement.
- Softening of edge.
- Upgraded riverside.
- Develop land at western end.





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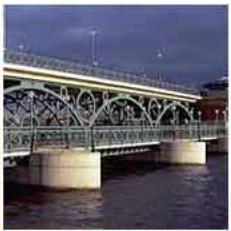
PROJECT 4 - SOUTH WEST IRONMASTERS





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- New link road.
- 20,000 m² business space.
- 5 ha of open space.





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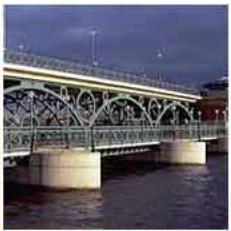
PROJECT 5 - BILLINGHAM BECK





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PROJECT 6 – SITE OF THE FORMER PORTTRACK INCINERATOR





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Consider longer term opportunity of the site for 'one off' development.

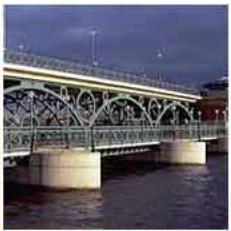
But currently talking to a sports developer.





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PROJECT 7 - PORTTRACK MARSHES



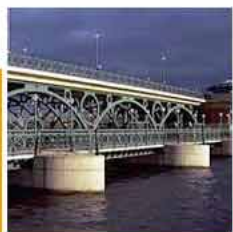


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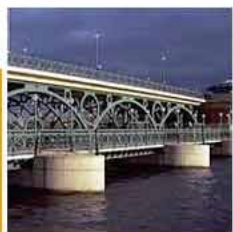


- 16 Hectares of wetland (reedbeds, pools and wet grassland)
- Supports important numbers of water birds (teal wigeon and redshank).
- Valuable for breeding birds including reed bunting, reed warbler and ringed plover.
- Used by otter returning to the Tees.





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PROJECT 8 – LAND AT MARSTON ROAD





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- Look at connections to south, west and east.
- Create entrance to Portrack Marsh.





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SUMMARY

- World class sports complex.
- New sustainable community.
- One-off uses.
- Green infrastructure.
- Accessible river corridor

WILL CREATE LINK RATHER THAN BE SEEN AS A GAP





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