INITIATIVE 1: INDUSTRIAL DEVELOPMENT
TIMESCALE: IMPLEMENTATION 1988
FUNDING: PRIVATE SECTOR
DEVELOPMENT CORPORATION

INDUSTRIAL DEVELOPMENT

1 INDUSTRIAL SITES

In stimulating investment confidence the prime aim of the Corporation, as stated, is to create new jobs and substantially reduce the high levels of unemployment in the area.

The growth in industrial development will arise from: local initiative, the expansion of existing firms, attraction of national mobile industry and inward investment.

To achieve new industrial investment it is vital that the potential and confusing competition of sites and agencies is prevented so that a clear and precise view of the industrial development areas is established. Broadly the three general industrial areas offering distinct yet inter-related advantages to Teesside are:

- the Riverside Park with its Britannia Enterprise Zone - for tax allowances
- the Preston Farm Industrial Estate - offering prime site communications
- and the Belasis Hall Technology Park - stimulated uniquely by its association with ICI.

The prime development site opportunities should be complemented by the major refurbishment of the older industrial estates such as Bon Lea and Leticia Park.

Having established a clear policy for the industrial sites it is equally vital that the private sector is encouraged to invest in the new mixed developments such as Teesdale, Hartlepool and Middlehaven, both as green field site opportunities and for new advance factories.

New approaches and initiatives to attract private sector development are needed urgently to satisfy the demand for factory space on Teesside which we, and the other Agencies have already generated.

In practical terms the Development Corporation is seeking to cooperate with the existing and excellent development arrangements at Belasis Hall Technology Park whilst entering into partnership arrangements to provide in excess of 200,000 sq. ft of advance factory space (of mixed sizes) at the Britannia Enterprise Zone, with building starting in 1988.

Further the Development Corporation is seeking a major new industrial initiative at Preston Farm Industrial Estate through strategic land acquisition from both Stockton Borough Council
Further the renowned expertise of companies on Teesside should be used directly to attract inward investment. In particular the growth areas already identified on Teesside should be exploited: in the areas of, eg. speciality chemicals, pharmaceuticals, biotechnology and bio-chemistry, ‘downstream’ uses including plastics, fibres and ceramics.

3 RESEARCH AND DEVELOPMENT

Given the undoubted world class expertise already existing on Teesside the opportunity for major research and development initiatives must be seized.

Broadly there are two methods of approach:
(a) to seek out a world leader in innovation based upon, for example, the engineering skills of the area and
(b) to establish a Centre based upon existing technical skills on Teesside which brings them together in a major research and development facility.

Both approaches are being actively pursued by the Corporation and it is anticipated that the implementation development proposals arising from this Initiative will start in 1988/89.
INITIATIVE 2: COMMERCIAL DEVELOPMENT
TIMESCALE: IMPLEMENTATION 1988
FUNDING: PUBLIC AND PRIVATE SECTORS
DEVELOPMENT CORPORATION

COMMERCIAL DEVELOPMENT

1. RETAIL DEVELOPMENT

A major issue requiring determination by the Development Corporation as the Local Planning Authority is the future provision of retail development.

To assist the Corporation in determining its policy it has completed its study of retail demand, the investment and trading impact implications of new shopping development and the preferred locations for new retail development.

When considering current and future retail requirements the Corporation looked not only to its own Development Area but to the hierarchy of shopping centres existing within Cleveland as defined by the County Council and comprising four major centres, ten district centres and many neighbourhood shopping areas. The assessment of retail demand has been based upon consultation with the major food and non-food multiple retailers trading from town centre and non-town centre locations.

It is also noted that there have been changing trends in retail warehouse developments from the original freestanding warehouses (such as Portrack Lane) to planned retail parks such as the Tees Bay development at Hartlepool.

Fundamental to the approach of the Corporation and in line with the County and District Council policies has been the awareness of the need to protect the viability and vitality of the existing major town centres - culminating in the view that there should not be a direct impact of more than 10% in the diversion of trade from such centres.

Accordingly whilst it is accepted at this time that there should be no significant comparable goods shopping centre in an out-of-town location there is a major opportunity for off-centre retail warehousing, and specific demand for such a facility has been identified.

An assessment of demand arising from the growth in expenditure has led the Corporation to conclude that a major planned retail warehouse park could be accommodated by the growth in spending power up to 1991.

The Corporation further sees advantages in concentrating development in one area - particularly bearing in mind that the closer any proposal is located to an existing shopping centre the greater will be the trading impact upon that centre.
2. OFFICE DEVELOPMENT

Whilst it is recognised that there is a substantial amount of surplus office space at low rents in the Region most of this surplus is inadequate for today's market in one respect or another - it either has low specification or difficulties of vehicular access and/or parking.

The Development Corporation believes there is a need to provide higher quality office space more in keeping with modern requirements albeit at higher rentals.

The Corporation also believes that the opportunity of attracting office users away from the high costs and stretched resources of the South should be aggressively grasped.

In consequence we will encourage new office development at Teesdale, Riverside Park, Belasis, Preston Farm, Middlehaven, Hartlepool Marina and wherever a demand is identified.

3. LEISURE DEVELOPMENT

Major opportunities exist for a wide variety of significant leisure developments throughout the area.

These opportunities are:
- Stockton Racecourse where we plan to secure the provision of the largest indoor leisure complex in the North of England
- The redevelopment of the South Docks at Hartlepool
- The Tees Weir and riverside walkway
- The International Nature Reserve on the Tees estuary
- A major Motor Sport Park at Langbaurgh
- The redevelopment of Middlehaven

The very substantial physical improvements throughout the area together with the stimulation of leisure opportunities offer major opportunities to improve the quality of life on Teesside.