



# HarbourLights

Tees Valley Regeneration's Official Newsletter for Victoria Harbour

## NEWS OF THE BIGGEST DEVELOPMENT IN HARTLEPOOL FOR 50 YEARS

### HEART & SOUL

Interview with Victoria Harbours' Project Director Sarah Robson

### ON YOUR DOORSTEP

One of the biggest and most exciting projects being undertaken in the Tees Valley

### SITTIN' ON THE DOCK OF THE BAY

Meet the man with the vision to make it happen - David Easson from PD Ports.

### JOBS BOOST FOR HARTLEPOOL



# Heart & Soul

"Some very exciting changes have taken place in Hartlepool in recent years. Regeneration activity to date has been hugely significant, but I see this site as the last major piece of the jigsaw - the jewel in the crown!"



When you're managing a project as significant as Victoria Harbour - you have to throw your heart and soul into your work.

But if home is where the heart is - then that's not a problem for Sarah Robson.

For the 33-year-old project director was born and brought up in Hartlepool and is delighted to be leading the Tees Valley Regeneration team on this exciting scheme.

"It's such a fantastic opportunity to work on a project of this scale in my home town," says Sarah. "Some very exciting changes have taken place in Hartlepool in recent years. Regeneration activity to date has been hugely significant, but I see this site as the last major piece of the jigsaw - the jewel in the crown!"

Sarah, who attended West Park School and Brinkburn Sixth Form College, went on to gain a BA (Hons) in economic development and planning plus a post graduate qualification in town planning.

She has more than ten years experience as a chartered town planner including working in the private sector in London and Milton Keynes, and has also worked for Middlesbrough Council as economic regeneration manager and strategic regeneration advisor.

"There is still a lot of work to be done before the first brick is laid, but like most tasks preparation is the key," says Sarah. "Work is expected to start in 2005 and it will take up to 20 years for the full project to become a reality.

"One of the most exciting elements of the development is the fact that such beautiful views will be given back to the people of Hartlepool. Previously inaccessible areas will be opened up and developed. Just take a look at the 'wave' which looks spectacular and at the coastal pathway which will be a delight. There are also expectations of between 2,500 and 3,500 new homes for people by the waterfront in addition to major employment opportunities."

She adds: "This is an exciting and challenging project for me and I hope the people of Hartlepool will share my pride when we deliver this stunning, high quality development."

"Please take a look at our exciting plans overleaf. I am confident that Victoria Harbour will deliver a flagship project to the benefit of the entire North East."

See our exciting plans  
for Victoria Harbour overleaf.

THE Victoria Harbour project has been created in a phenomenally quick time - thanks in part to PD Ports group property director David Easson.

David was appointed by PD Ports just 18 months ago. His job is to manage the group's extensive 2,300 acre property portfolio including identifying company land throughout the UK which is not being put to its best use.

In a short space of time he has pinpointed land at Hartlepool as being highly suitable for regeneration and worked closely with Tees Valley Regeneration - the lead partner - to create an innovative masterplan which has now been submitted to the council.

It's an incredibly fast turnaround for a project as huge and detailed as this, and shows the belief that both David and PD Ports have in this project and also the dedication on all sides to see it through to completion.

David was appointed in autumn 2002 as part of a management changeover at PD Ports, and wasted no time getting stuck into his role:

"I started looking at the assets that the group owned throughout the UK. It was my job to look at which areas we were under utilising and consider the best future use of space."

"While the Teesport area was thriving with a second container terminal, which opened in 2003, the Hartlepool dock traffic was slowly declining. I looked into the best use for our total 300 acres at Hartlepool. We wanted to keep the Port active but only needed around 100 acres to do this. I looked for the best complimentary use for the land other than as a port," he explains.

Within weeks of his appointment David was talking to Hartlepool Council officers about potential uses for the area and was put in touch with Tees Valley Regeneration.

"It has been a pleasure working with both Tees Valley Regeneration and the council in taking this project forward," says David.

"We are primarily a ports business, developing new port related activity, but where we cannot - some very exciting projects are coming to fruition of which Hartlepool is by far the largest."



# ...sittin' on the dock of the bay

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# A huge jobs boost will hit Hartlepool as a result of the **Victoria Harbour** scheme.



More good news comes as a natural consequence of such a large-scale development – a huge jobs boost for the area.

Although it is too early to be able to say exactly how many new jobs will be created an estimate of several thousand would not be unreasonable.

A good example to base the forecast on, is that of the Marina – before its development only a small number of people worked there - now it is the work base for around 2,600 people. Given that the Marina site is 54 hectares and that Victoria Harbour will cover 121 hectares the maths is self-explanatory!

A number of large employers are already on the site and those jobs, along with the port workers

will be retained. New jobs will be spread across a broad range of activities from construction, to leisure and modern business-based positions.

Director of development with Tees Valley Regeneration, Peter James said: "We are delighted to be working with PD Ports on this exciting initiative which is one of our core projects.

"Not only will Victoria Harbour provide Hartlepool with a development of design and construction excellence but it will also bring significant regeneration to the entire region.

"This site has huge potential to expand the success of the Historic Quay and Marina, connect them with the Headland and bring new business opportunities and jobs on a very large scale."

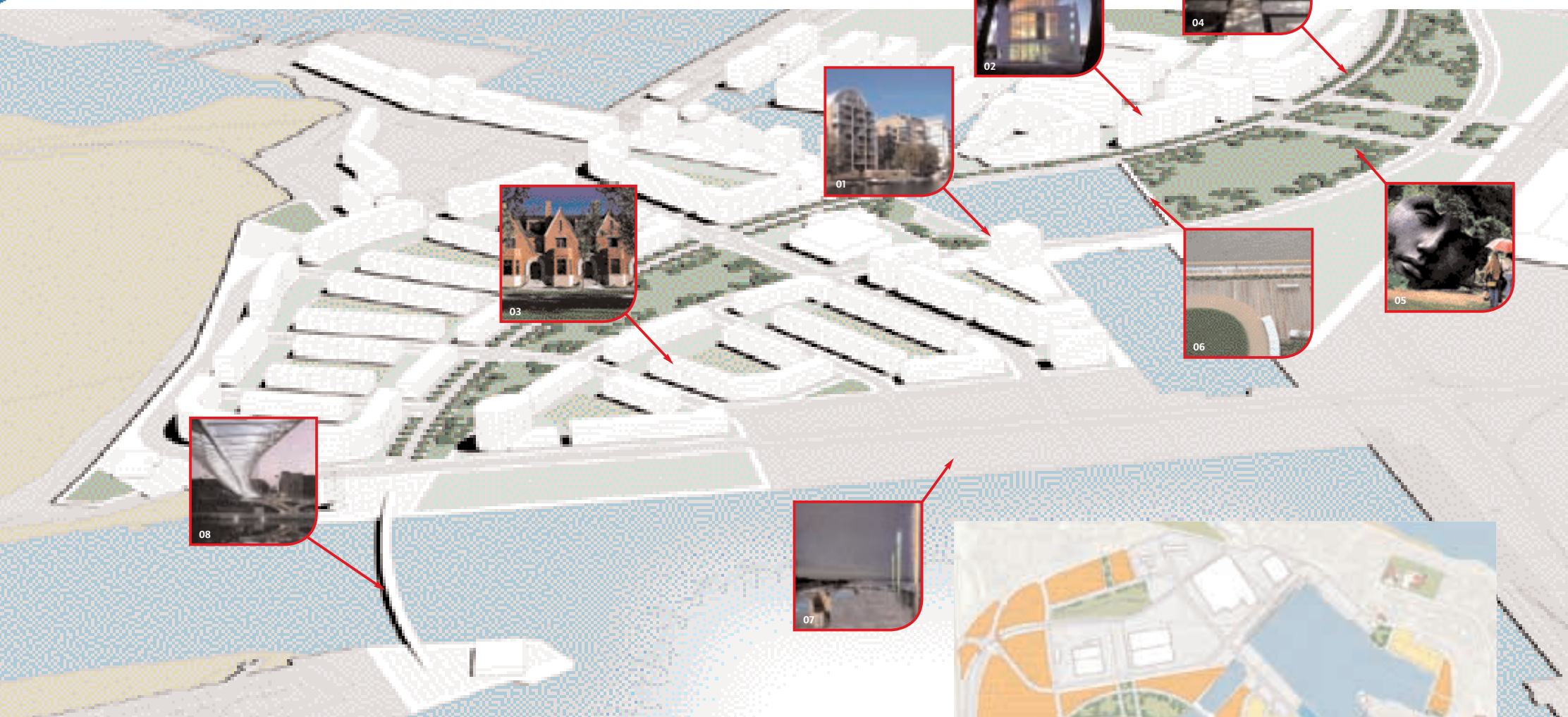
## Victoria Harbour

### - what could it mean to Hartlepool?

- A new school
- An attractive new coastal path
- New jobs
- Quality townhouses and apartments
- New retail and office areas
- A stunning landscaped design concept the 'wave'
- The reduction of the current port area by two thirds
- The opening up of a large area of the seafront to the public

For more information contact Sarah Robson on 01642 632020. Email us on [info@teesvalleyregeneration.co.uk](mailto:info@teesvalleyregeneration.co.uk) or visit our website at [www.teesvalleyregeneration.co.uk](http://www.teesvalleyregeneration.co.uk)





# One of the **biggest** and most **exciting** projects set to be undertaken in the **Tees Valley**

Victoria Harbour is one of the biggest and most exciting projects set to be undertaken in the Tees Valley - and it's right on your doorstep. The masterplan creates a superb new area of Hartlepool in which to live, work and play.

And outline planning application for the £500m flagship scheme has now been submitted to the council by developers Tees Valley Regeneration and land owners PD Ports, Logistics & Shipping.

The development will protect the existing port employment, whilst opening up some 200 acres (120 hectares) of prime seafront land to the public for the first time.

A new school, quality homes such as family townhouses and chic apartments, offices and attractively landscaped green open space are just some of the features proposed in the plans.

An attractive coastal path and innovative bridge across the harbour entrance for pedestrians and cyclists will also link the Headland to the site and bring the whole of Hartlepool into the scheme.

But one of the most striking and talked about elements of the design is the 'wave', a stunning architectural concept for the public that combines landscaped parkland, water features and public art and will separate the new residential developments from the existing commercial areas.

Victoria Harbour is a long-term project for Hartlepool - but it is hoped that Tees Valley Regeneration may be granted permission to proceed before the end of this year.

Residents of Hartlepool will be kept up-to-date throughout the development's lifetime - so watch this space!



- Mixed Use**  
The development will have a mixed-use core area including public open space and facilities.
  - Community**  
People already living in the town will be able to enjoy a whole raft of new facilities at Victoria Harbour, from a new school and beautifully planned open space to a coastal walk and possible health and library services.
  - Employment**  
A number of large employers are already on the site and those jobs, along with the port workers will be retained. More than 1,000 new jobs will be created across a range of industries including construction, leisure and retail.
  - Retail**  
There will be speciality retail, convenience retailing and retail warehousing.
  - Residential**  
The development will offer a different style of existence dubbed 'urban living' impressive apartments and town houses, of a type and quality not available in the town at present.
- 01. Apartments:** Stunning apartments, many with waterfront views, will provide the ultimate in luxury living.
  - 02. Offices:** Smart offices and commercial premises will bring both new jobs and exciting new retail opportunities to the area.
  - 03. Family townhouses** - The harbour will be home to some beautiful townhouses, creating an ideal location for families.
  - 04-06. The 'wave'** (3 images) - Landscaped parkland, jutting water fountains and stunning sculpture... the 'wave' is a striking, architectural concept for the public which will undulate through the development, separating the residential and commercial areas.
  - 07. Coastal path** - Admire the picturesque views out to sea during a gentle stroll along the waters edge as the new coastal path is completed.
  - 08. Bridge** - A state-of-the-art bridge across the harbour will bring the Headland into the scheme and create an innovative linkway for both cyclists and pedestrians.
- Disclaimer** The visuals shown here are artists' impressions and are not meant to be accurate representations or scale drawings of the finished scheme.



"It's a stunning masterplan and one which we hope will be embraced by the whole of Hartlepool and eventually become a showpiece project for the Tees Valley and the North East Region".

**Joe Docherty, Chief Executive - Tees Valley Regeneration**

## Tees Valley Regeneration



Tees Valley Regeneration, who are leading the Victoria Harbour scheme, is one of the newly established, Government sponsored Urban Regeneration Companies. Its role is to spearhead major physical development and inward investment into the Tees Valley - the area comprising Hartlepool, Darlington, Middlesbrough, Stockton and Redcar & Cleveland.

The company is owned by the national regeneration agency English Partnerships, One NorthEast and the five Tees Valley local authorities (Hartlepool, Darlington, Middlesbrough, Redcar and Cleveland and Stockton on Tees).

In addition to its inward investment role, which is intended to generate jobs and business growth, it has five key physical development projects including Victoria Harbour, which, are mainly a mix of residential, commercial and leisure facilities.

These are Middlehaven in Middlesbrough, Northbank in Stockton, Haughton Road in Darlington and Teesside International Airport.

Joe Docherty, Chief Executive of Tees Valley Regeneration, says: "We have some very exciting plans in store for the Tees Valley and Hartlepool is no exception. It's a stunning masterplan and one which we hope will be embraced by the whole of Hartlepool and eventually become a showpiece project for the Tees Valley and the North East Region."