

## Middlesbrough Mayoral Development Corporation Consultation

Tees Valley Combined Authority undertook a consultation on the Middlesbrough Mayoral Development Corporation between Thursday 23 June 2022 and Thursday 4 August 2022. There were 52 responses to the consultation (44 online survey and 8 direct responses). The % analysis below includes all responses received (online and direct written responses). Comments relate to the online survey responses only.

Direct written responses were received from:

- Middlesbrough Borough Council
- Stockton Borough Council
- Andy McDonald – Member of Parliament for Middlesbrough
- Cllr Matt Storey – Leader, Middlesbrough Labour Group
- Ashall
- Thirteen Housing
- MFC
- Eton College.

## Responses

### **Do you think the Mayoral Development Corporation will support the economic regeneration of Middlesbrough?**

**79%** of respondents think the MDC will support the economic regeneration of Middlesbrough.

- Respondents said that the MDC will accelerate growth and highlighted the success of regeneration and economic development projects delivered by Middlesbrough Council working with TVCA and by other Mayoral Development Corporations.
- There is a need to ensure (and demonstrate) that master planning builds on existing plans / assets and delivers additionality.
- It is important the MDC works in partnership with Strategic Authorities and key stakeholders.
- It was suggested the MDC should develop residential and leisure for young professionals and families and increased demand for school places should also be considered.
- The MDC should include plans for people and environment to tackle strategic issues and address climate change and a strategy for the town centre shops due to changes in shopping habits.
- There is a need to ensure the Board is inclusive and representative, including suggestions for civic and community representatives.
- Concerns raised over possible confusion over the name 'Mayoral Development Corporation' and the existing 'Middlesbrough Development Corporation' (both MDC)
- Flood risks to Middlehaven and the town centre and businesses moving rather than creating new businesses.
- Respondents commented that more information is needed and emphasised the need for transparency in decision making.

### **Do you think the boundary is appropriate?**

**72%** of respondents think the boundary is appropriate.

Respondents suggested the following areas should be included in the boundary:

- Linthorpe Road (3)
  - The town centre (2)
  - Gresham ward (2)
  - Newport ward (1)
  - Cannon Park (1)
  - The area around Cineworld (1)
  - Marton Road (1)
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- Two respondents commented that the MDC should have the option to extend the area in the future. It was also noted that more information is needed. It was highlighted that it is good to see the preservation of the towns historic buildings.
  - A need to ensure surrounding areas are considered, both in terms of avoiding displacement (e.g. with neighbouring LAs) and ensuring complementarity / added value
  
  - Specific proposals were made to amend the red line boundary to include MFC land and Thirteen Housing development areas.

### **Do you think the proposed powers are the right ones to deliver our ambitions for the site?**

**76%** of respondents think the proposed powers are the right ones to deliver our ambitions for the site.

- Several respondents said more information is needed and the MDC should consult with residents, businesses, partners and stakeholders.
- The need for transparency and scrutiny was noted.
- It was suggested that the MDC should seek agreement from building owners rather than use Compulsory Purchase Orders.
- Respondents also commented that public assets should be managed by elected councillors.

The following questions were raised by respondents:

- Query on 'overriding third party rights to its land'.
- What are 'private streets'?
- How will financial assistance be allocated?
- What are the implications of transferring publicly owned assets?

### **Do you have any comments on the proposals to include planning powers?**

- Respondents commented that planning powers should remain with Middlesbrough Council or Middlesbrough Council should be included in planning proposals.
- There should be consultation with residents.
- The need for transparency and scrutiny was highlighted by respondents.
- 5 respondents noted the proposals to include planning powers would reduce timescales/simplify planning processes.
- It was highlighted that it should be ensured that there is good quality design and place making for long term benefits and that a fair price should be paid for properties.
- It was queried what appeal process will be in place for the 'acquisition of land by compulsory purchase and overriding third party rights to its land'?

**If you have any further comments about our proposals for the MDC, please provide them here.**

- The MDC should look at examples in the US of Community Development Corporations.
- It was commented that high quality residential units are required.