

# Item 10

## REPORT TO CABINET

14 February 2008

## REPORT OF DEPUTY CHIEF EXECUTIVE

### Portfolio: Planning and Development

#### DURHAM GROWTH POINT BID

#### 1 SUMMARY

- 1.1 Following the publication of the Housing Green Paper in July 2007, the Government announced in a letter to Chief Executives on 2 August 2007 that they would be inviting proposals for additional Growth Points in the North of England. These Growth Points will help the Government meet its housing delivery targets and be used to overcome worsening affordability in the housing market. The Government acknowledge that much of this Growth will be in areas where the challenge is to balance growth alongside regeneration, including continuing housing market renewal.
- 1.2 The Durham Growth Bid is focused upon the former Durham Coalfield. It is centred on a corridor along the A19 at Peterlee, and in the west between the triangle of Spennymoor, Newton Aycliffe and Bishop Auckland. The Bid was co-ordinated through the Durham Housing and Neighbourhoods Board. It was submitted to Government at the end of October 2007. The Government will announce the successful Bids in February 2008.

#### 2 RECOMMENDATION

- 2.1 That Cabinet notes the contents of this briefing report.

#### 3 The Growth Point Bid

- 3.1 The Growth Point bidding process is currently taking place, having started last August and will be completed in February. The Growth Point approach is driven by the need to provide more market and affordable homes in the North of England. It is important that this growth is provided in sustainable locations that link housing, transport and environmental issues. Within the Chief Executives letter of 2 August 2007, it lists the criteria that will be used to assess the Growth Point bids.

- 3.2 Following the consideration of this by the Durham Housing and Neighbourhoods Board, a Growth Point bid was put together by a partnership of Easington, Sedgefield, and Wear Valley Councils. The submission focuses on realistic, deliverable and sustainable proposals for accelerated employment and housing growth, together with supporting investment in quality of place and connectivity.
- 3.3 In summary, the Bid seeks to deliver the following outcomes:
- Delivery of 14,500 net additional homes between 2004 – 2016 in the Councils of Easington, Sedgefield and Wear Valley. The target is for 30% of this provision to be affordable homes.
  - Provision of new jobs through accelerated delivery of nine employment and mixed-use sites and town centre regeneration. Target is also to migrate transport model shift towards public transport and reduce travel to work.
  - Raising environmental standards of development, improving environmental quality and broader quality of place. This includes supporting the Coalfield Housing Market Renewal Programme.
- 3.4 Specific sites are identified in Spennymoor, Chilton, Newton Aycliffe and Shildon and these are listed in the Confidential Appendices to the Durham Growth Bid. The reasoning for this is that the information is commercially sensitive.
- 3.5 In December 2007, the Government wrote to the Durham Housing and Neighbourhoods Board requesting additional information regarding transport provision, green infrastructure and flood risk. This information has now been co-ordinated and sent to Government for further consideration.
- 3.6 The Durham Growth Bid is consistent with the spatial framework of both the emerging County Economic Strategy and the Sedgefield Borough Economic Strategy by focussing development upon the A19 Corridor and the Bishop Auckland to Darlington Corridor.

## **4 RESOURCE IMPLICATIONS**

- 4.1 There is no resource implications associated with this report.

## **5 CONSULTATIONS**

- 5.1 The Growth Point Bid has been co-ordinated through the Durham Housing and Neighbourhoods Board.

## **6 OTHER MATERIAL CONSIDERATIONS**

### Links to Corporate Objectives / Values

The delivery of additional housing and employment opportunities will have an impact upon how the Council meets the Aims, Objectives and Key Activities identified in the Corporate Plan 2007-2010.

The Council's Transitional Plan outlines a number of priority projects including the development of a Housing Regeneration and Development Company which could take on a wider role as the deliverer of the "Growth Point" bid across the three Councils.

6.1 Legal Implications

The delivery of the additional sites will require the granting of planning permissions.

6.2 Risk Management

An unsuccessful bid will hinder housing growth in the Borough, although there will be no impact upon existing RSS housing figures.

6.3 Health and Safety Implications

No additional implications have been identified.

6.4 Sustainability

An important aspect of the Growth bid is the sustainable credentials of the specific sites.

6.5 Equality and Diversity

No additional implications have been identified.

6.6 Social Inclusion

No additional implications have been identified.

6.7 Procurement

There are no procurement issues.

**7 OVERVIEW AND SCRUTINY IMPLICATIONS**

7.1 None

**8 LIST OF APPENDICES**

None

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**Ward(s)**  
All

Key Decision Validation: This is not a Key Decision as the report relates to a consultation document

**Background Papers**

DCLG letter to Chief Executives, Housing Green Paper: Additional Growth Points & Eco-Towns, 2 August 2007

Durham New Growth Point Bid, October 2007

Durham New Growth Point Bid Confidential Appendices, October 2007

**Examination by Statutory Officers**

	Yes	Not Applicable
1. The report has been examined by the Councils Head of the Paid Service or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The content has been examined by the Councils S.151 Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The content has been examined by the Council's Monitoring Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The report has been approved by Management Team	<input checked="" type="checkbox"/>	<input type="checkbox"/>