

A1 Corridor

Predominantly to attract new investment with particular focus on the International, national and regional markets whilst still providing sites for local indigenous firms.

Future Demand Estimate 130 – 150ha

This area of the County is expected to provide the highest levels of demand for employment land due to its exceptional transport links meeting the requirements of businesses going forward.

New Allocations

Drum extension	This has proved a popular business location in the north of the County with high land take. This popularity is underpinned by the proximity of the site to the A1(M) and NewcastleGateshead. The existing industrial estate has just 4ha of land remaining, therefore an extension is proposed at land to the south of the A693.
-----------------------	--

Sites to be de-allocated – These sites are recommendations based on current market intelligence however, are still subject to review as part of the land use allocations.

Salters Lane, Sedgefield	The available plot on this site does not benefit from a prominent location within the estate and market intelligence identifies that it is unlikely to be taken up by a single unit.
Chilton Extension	Having regard to the current level of over supply, it is recommended that the extension to the estate be de-allocated. Approximately 8ha of land is available on the existing estate and this is considered sufficient.
Coxhoe	A significant proportion of the site has recently been lost to housing. This indicates that the site does not have a long term future as a traditional employment location.
Lumley Brickworks	Small vacant site that was historically allocated by Chester-le-Street District Council and has never come forward for employment purposes.

Mainsforth	The estate is relatively remote and currently suffers from high levels of vacancy.
Quarrington Hill	The estate suffers from high vacancy rates and a number of the existing units are of poor quality.

Specialist Use sites

Heighington Lane	This provides a strategic investment opportunities related to the Hitachi train assembly plant.
NETPark	This provides the County's site for knowledge based r&d activity.
Tursdale	This provides the opportunity to develop of a rail freight facility

Retained Existing Allocations – Sites which have exhibited good levels of market interest and investment over a range of business operations and provide the full range of sites required in relation to demand. These include:

Newton Aycliffe

Drum

Bowburn South

Belmont

Green Lane, Spennymoor

Chilton Existing

Lumley Sixth Pit

Stella Gill

Dean and Chapter

Fishburn

Bowes Business Park

A19 Corridor

Has the potential to provide a major contribution to the employment land supply in the County. With a slightly lower status than Durham City and the A1 market areas, it still has the potential to attract firms of regional significance.

Future Demand Estimate – 70 - 80ha

The allocated sites recommended for retention provide approximately 45ha of employment land which falls below the future demand estimate. It is however considered sufficient to meet initial requirements until such a time that the Council is able to identify additional land, possibly through a review of the plan.

New Allocations

See above

Sites to be de-allocated - These sites are recommendations based on current market intelligence and however, are still subject to review as part of the land use allocations.

South of Seaham	The site has planning permission for the development of a film studio and associated facilities. As such it is unlikely that the site will come forward for traditional business employment uses. The site is likely to be protected for film related uses given the economic benefits that this opportunity could deliver.
North East Peterlee	The area to the east of Armstrong Road has potential for residential use. It will still be necessary to retain the areas occupied by major manufacturers including Walkers.
Sea View Horden	A parcel of land in the south, which is understood to contain the original mine working is proposed for de-allocation, as is the extension historically allocated by Easington at the north of the estate.
South Hetton	The site is located adjacent to new residential development and a number of units have already been lost to non B use classes. The area of extension land is therefore proposed for de-allocation.
Wingate Grange	A small plot is proposed for de-allocation. The existing estate suffers from relatively high levels of vacancy and the units are in poor condition.

Retained Existing Allocations – Sites which have exhibited good levels of market interest and investment over a range of business operations and provide the full range of sites required in relation to demand. These include:

South West Peterlee

North West Peterlee

Whitehouse

Bracken Hill

Foxcover

Hawthorn

Sea View Horden

Shotton Colliery

Thornley Station

Seaham Grange

Spectrum

Durham City

Part of the market appeal of Durham City relates to its accessibility, underpinned by its proximity to the strategic road network. The city centre and edge of centre business parks represent an offer that is distinct from the A1 corridor and unique to the County.

Future Demand Estimate – 70 -80ha

Durham City has a clear shortage of demand. Furthermore capitalising on the economic opportunity of Durham City is seen as a major opportunity for the County and the appropriate land response is required.

New Allocations

Aykley Heads	The site has been identified as having potential to develop a business location of strategic importance, helping to address the lack of a clearly defined central business district within the city.
Elvet Waterside	The site has potential for high profile office development which may be delivered through a mixed use, residential led scheme.
Former Ice Rink	The site benefits from a high profile city centre location which is likely to be attractive to the market, particularly for office development.

Sites to be de-allocated - These sites are recommendations based on current market intelligence and however, are still subject to review as part of the land use allocations.

Durham Science Park	A small, thin parcel of land in the north east of the estate is proposed for de-allocation on the basis that its irregular shape makes it unlikely that it could be viably developed out.
Mount Oswald	The site is recommended for de-allocation, and, subject to demand, replace with alternate sites that are more likely to be delivered over the plan period.
Langley Park North Extension	Given the limited market appeal and poor performance of the existing estate, it is not considered necessary to retain the extension site.

Retained Existing Allocations – Sites which have exhibited good levels of market interest and investment over a range of business operations and provide the full range of sites required in relation to demand. These include:

Abbeywoods

Meadowfield

Langley Park

Pity Me

Consett and Surrounding Area

Primarily focused upon the towns of Consett and Stanley, it largely serves a local occupier need.

Future Demand Estimate – 35 -40 ha

The ELR has not identified any significant qualitative or quantitative shortfalls in the area. Indeed significant de-allocations are proposed in the area given the high level of provision in this localised market

New allocations

Hobson	A significant parcel of land to the back of the estate has been identified for de-allocation (see below). An extension to the north east of the estate will offset this loss in a more prominent position with road frontage.
---------------	---

Sites to be de-allocated - These sites are recommendations based on current market intelligence and however, are still subject to review as part of the land use allocations.

Tanfield Lea North	De-allocate a 7.6ha site at the back of the estate to the south of the main estate road. A number of smaller infill plots are to be retained.
Hobson	The site is well occupied and scored well in the site assessment. However access to plots at the back of the estate is difficult and do not enjoy a prominent position. It is therefore recommended that this small area is de-allocated.
Morrison Busty South	A small plot that is currently covered by woodland is recommended to be de-allocated for employment purposes.
Morrison Busty North	An undeveloped area of this site suffers from poor access and also contamination which would make development problematic. It is therefore recommended that this small area is de-allocated.
Project Genesis (a)	There is little evidence of recent development activity on the site and agents have indicated that there is little prospect of the site being developed out in its entirety.
Project Genesis (b)	It is understood that the site is affected by issues of contamination and subsidence owing its former use as Consett steelworks. Part of the

	original site has already been lost to residential and retail.
Delves Lane North	The available land to the north and west of the existing allocation is proposed for removal from the County's employment land portfolio. The vacant land currently acts as a buffer between the existing industrial uses and the adjacent residential areas.
Bradley Workshops Leadgate	There are two parcels of land proposed for de-allocation. The vacant plot to the south has topographical issues as a result of a change in levels. The plot of land to the north is covered by woodland and acts as a successful buffer between existing uses and adjacent residential areas.
Watling Street Leadgate	Whilst those units on the site are well occupied, a significant proportion of the allocation is currently covered by woodland. As a consequence it is recommended that this area is de-allocated.
Castleside	The estate has a small vacant plot with a sloping topography making it difficult to develop. Furthermore is currently serves as an informal buffer between the adjacent residential areas. This plot is therefore proposed for de-allocation.
Harelaw Extension	The existing estate has high levels of vacancies. Taking this into account it is recommended that the undeveloped extension site to the east is proposed for de-allocation.

Retained Existing Allocations – Sites which have exhibited good levels of market interest and investment over a range of business operations and provide the full range of sites required in relation to demand. These include:

Villa Real
Berry Edge
Greencroft
Number One
Leadgate
Tanfield Lea South
Tanfield Lea North

Bishop Auckland and Surrounding Area

Primarily focused upon the towns of Bishop Auckland, Shildon and Crook, it largely serves a local occupier need.

Future Demand Estimate – 25 - 30 ha

The ELR has not identified any significant qualitative or quantitative shortfalls in the area. Indeed significant de-allocations are proposed in the area given the high level of provision in this localised market.

Sites to be de-allocated - These sites are recommendations based on current market intelligence and however, are still subject to review as part of the land use allocations.

High Hope Street, Crook	A development plot in the south west of this existing estate is available for development. This small plot is recommended for de-allocation having taken account of the oversupply of land and the availability of land at the near by Thistleflat Industrial Estate.
Low Willington	The estate has experienced a small amount of high quality development in recent years. At present nearly 20ha remain. This is considered too high given the localised nature of demand and as a consequence 12ha of land is recommended for de-allocation.
George Reynolds Industrial Estate	A vacant plot of land at the east of the estate is proposed for de-allocation. It is situated immediately south of All Saints which has proved more attractive to businesses.
Romanway	The estate is untidy and dominated by bad neighbour uses. The undeveloped available land is proposed for de-allocation.
Romanway East	The site offers the potential to act as an extension to the Romanway site above. It is proposed for de-allocation.
Lambton, Shildon	There is nearly 20ha of undeveloped land at this site, that was previously allocated by the former Sedgefield BC. The site has struggled to attract developer interest and it is considered that the availability of the land on existing near by estates will be sufficient to meet future demand in the Shildon area.
St Helen Auckland Industrial Estate	Two infill plots on this existing estate measuring a combined 2ha are recommended for de-allocation.

West Auckland Industrial Estate Extension	Discussions with commercial agents have indicated that it is not necessary to retain the extension to the site, given the localised nature of demand and the availability of land on nearby estates.
Land south of West Auckland	The site is effectively an add on to the extension discussed above. For the reasons previously outlined above, this site is also recommended for de-allocation.
Fieldon Bridge, Bishop Auckland	This is a vacant site in need of reclamation, it is recommended for de-allocation in its entirety.
Bracks Farm, Bishop Auckland	No development has occurred on this site, despite it being allocated since 1997.
Greenfield Industrial Estate Extension, Bishop Auckland	The existing estate suffers from high vacancy rates. This casts doubts over the long term future of the site. As a consequence the available land (consisting of the extension site to the west) is recommended for de-allocation.
Adjacent to Pulverite Plant	Based on discussions with commercial market agents it is understood that the site is unlikely to be attractive to the market given its location and the low level of demand for premises in Willington.
Randolph Coke Works	At present there are two plots on the existing industrial estate that are available for development. It is not considered that almost 3ha of land is required on the estate having regard to historic take up in the area.
Coundon Industrial Estate East	This is a 9.3ha extension to the existing industrial estate. The site is not being marketed and there appears little prospect of it being developed out over the plan period.
Fylands, Bishop Auckland	A vacant greenfield site that has not attracted any business development since its allocation in 1997.
South of Evenwood Engineering	A small vacant plot exists but has an uneven topography and drainage issues. Access to the site is also awkward.

Retained Existing Allocations – Sites which have exhibited good levels of market interest and investment over a range of business operations and provide the full range of sites required in relation to demand. These include:

Thistlefat Industrial Estate, Crook
South Church Enterprise Park, Bishop Auckland
Low Willington
All Saints, Shildon
Hackworth, Shildon
Furnace Industrial Estate, Shildon
Shildon Industrial Estate
West Auckland Existing

The Rest of the County

These sites fall outside the clearly defined market areas identified in previous sections, however still serve an indigenous local requirement.

Future Demand Estimate – 25 - 30 ha

Despite serving localised markets that experience only modest levels of demand, there is a need to continue to provide sites and premises that meet the needs of Durham's rural settlements.

New Allocations

Shawbank, Barnard Castle	The site has good links to services and local labour and sits adjacent to an existing well occupied industrial estate. Development of the site could sit alongside the existing uses on the site including the new community Hub site.
Eastgate	A site comprising a former cement works to the west of Eastgate village. The outstanding permission for a renewable energy village could offer the potential for some business uses.

Sites to be de-allocated - These sites are recommendations based on current market intelligence and however, are still subject to review as part of the land use allocations.

Dan's Castle Extension, Tow Law	The site is not currently accessible by road, with any future access likely to be via the existing estate. There are a number of existing plots available on the existing estate and this is considered sufficient to meet demand in the area.
West of County Highways Depot, Bowes	Access into the site is currently via a small stone archway, and the site slopes steeply at the edges. These development constraints coupled with the low level of demand in Bowes means that speculative development is unlikely.
Sacriston Industrial Estate	The existing estate suffers from high levels of vacancy and poor environmental quality. A parcel of land to the north east of the estate is currently available as expansion land, given the low level of demand, it is recommended for de-allocation.

South of St Peter's, Gainford	Little demand for the site is anticipated and it is understood that the owner is seeking to bring forward the site for residential uses.
Wolsingham Steelworks Extension	Part of the site is in use for low value uses. The parts of the site available are not easily accessed and are recommended for de-allocation.
St John's Chapel Extension	The extension site to this low profile estate is available. The existing estate suffers from high vacancy and therefore the extension is recommended for de-allocation.
East of County Highways Depot, Bowes	A greenfield extension site to the east is of the former depot is available. Access is likely to be difficult, as a result of a potential ransom strip, and demand for premises in this area is low.
South of Existing Industrial Units, Cockfield	The site is a greenfield extension site to the south of an estate that suffers from high vacancy rates.

Retained Existing Allocations – Sites which have exhibited good levels of market interest and investment over a range of business operations and provide the full range of sites required in relation to demand. These include:

Harmire, Barnard Castle
Stainton Grove, Barnard Castle
Wolsingham Industrial Estate
Bond Isle, Stanhope
Esh Winning