

Managing Change in County Durham's Towns and Villages

Economy and Enterprise Overview & Scrutiny
11 November 2021

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Economy and Growth

Background

- The Council have previously prepared a number of different documents that include elements of masterplanning:
 - Main town masterplans
 - Regeneration frameworks (principally updates of the masterplans)
 - Area focussed masterplans
 - Targetted Delivery Plans (prepared under the auspices of the Housing Strategy)
 - The Towns and Villages programme
- Areas chosen to be included depends on the strategic aims and targeted outcomes

Purposes of a Masterplan

- Identifies an area's strengths and challenges
- Sets out a vision and general principles to guide future development
- Can provide a catalyst to enable an area to develop or change and encourage investment
- Identify opportunity sites for new development and suggest future uses for existing buildings
- Assess existing transport, walking and cycling infrastructure and identify required improvements
- Including projects in a masterplan can mean they are well placed to progress as sources of funding become available
- Provide a means of engaging the local community and trying to build consensus

Main Town Masterplans

- The Council have previously prepared a number of masterplans and regeneration frameworks for the 12 'main towns' in the county
- Prepared as a rolling programme dating back to 2013
- Updated in 2016 as Regeneration Frameworks to track progress to date
- Most recent masterplan Chester-le-Street, adopted in 2019
- Currently preparing a number of new masterplans to support potential Levelling Up Fund (LUF) bids
- Although LUF is a key driver for this round of masterplans they contain other projects and proposals that will either not be suitable for LUF or may ultimately be unsuccessful bids

Levelling up Masterplans

- Chester-le-Street, Durham City, Newton Aycliffe, Peterlee, Stanley and Three Towns Masterplans go to Cabinet on 17 November
- Public consultation from 29 November 2021 to 14 January 2022
- Number of events including face to face (with Covid precautions)
- Asking for comments on projects proposed and suggestions for others
- Will investigate feasibility of suggested projects and include if possible
- Adopt final masterplans in Spring 2022
- Agreed masterplans will support successful Levelling Up Fund bids

Chester-le-Street Masterplan

- Provides an update on 2019 Masterplan
- Key Projects include
 - Creating a vibrant town centre building on success of de-culverting project
 - capitalise on the facilities at the Emirates Riverside Cricket Ground and Riverside Park by creation of a Sports Village
 - Completion of final plot at Drum Industrial Estate
 - Possible mixed use project at Stella Gill
 - Highways improvements to Picktree Lane, North Burns, Pelton Fell Road transport corridor
 - Improved walking and cycling links across the town

Durham City Framework

- The Durham City Framework has been prepared as a 'StoryMap', it is therefore best viewed online here:

<https://durhamcounty.maps.arcgis.com/apps/Cascade/index.html?appid=76f264d05387492c93088e6fb0bbe854>

Key Projects include

- A cultural hub at Millennium Place;
- Improved accessibility and public realm improvements on Durham Riverside;
- Heritage improvements at Durham Miners at Redhills, Crook Hall, Belmont Viaduct, Old Fulling Mill, Cornmill;
- Housing developments at Sniperley Park, Sherburn Road, Gilesgate and Gort Place;
- Public Realm improvements on North Road, Boathouse Yard and Fowlers Yard;
- Cycling and walking projects including improved links from the railway station to the town centre
- Transport infrastructure including new park and ride capacity, Sniperley roundabout and a number of Active Travel projects

Newton Aycliffe Masterplan

Key Projects include

- Support the demolition of 1-17 Beveridge Way and the Multistorey Car Park to create a town centre development area
- Extend, refurbish and repurpose 32-58 Beveridge Way
- Repurpose and sub-divide 53-57 Beveridge Way to provide units for food and beverage uses that support the creation of a leisure quarter alongside extending and improving the leisure centre
- Support the delivery of improved cycling and walking infrastructure to the town centre from Aycliffe Business Park, the railway station, the new housing and surrounding parks
- Support the delivery of Merchant Park and Forrest Park

Peterlee Masterplan

- Key Projects include
- Diversify uses and improve the quality of the public realm in the town centre, including on Yoden Way
- Improved pedestrian and cycle infrastructure into and around the town centre
- Improve Peterlee bus station as the focus for a Mobility Hub including cycle parking, cycle share, car club, EV charging etc.
- Upgrade existing shared use route towards Horden and the Railway Station
- New gateway/plaza at Bede Way arrival point
- Assess feasibility for adaptive re-use of Lee and Ridgemount House

Stanley Masterplan

Key Projects include

- Improved transport capacity on A693 and enhancement of active mode routes, refurbished bus station
- Enhancement of active mode routes including linking residential areas to the town centre
- Repurposing and redeveloping key vacant buildings and sites
- New focus/flexible space on Front Street for potential events, markets, new cycle hub etc.
- Focus retail core on the southern section of Front Street and Clifford Road
- Destination retail introduced to west of Front Street to increase footfall

Three Towns Masterplan

Key Projects include

- A range of improvements in the three town centres to help improve the quality of shopping environment including improvements to buildings and public realm
- Provide additional vehicle charging infrastructure within the towns
- Improve car parking provision at Albion Place (adjacent to Co-Op) and Commercial Street in Willington
- Improve the Brandon to Bishop Auckland cycleway
- Promote current highway infrastructure through Low Willington Industrial Estate as a potential alternative to the A690
- Improve leisure provision in Crook by exploring the possibility of a new swimming pool
- Explore bringing the former Empire Cinema in Crook back into use

Area Based Masterplans - Horden

- A regeneration masterplan was commissioned in 2019 for the Horden numbered streets following resident consultation and in response to significant social , housing, environmental and economic issues in the area. This masterplan contained the following options for consideration:
 1. Do nothing.
 2. Limited intervention: Improving streets and back lanes.
 3. Partial intervention based on key initiatives: Making existing homes more family friendly.
 4. Part demolish / part rebuild: Creating a new neighbourhood with a mix of new and older homes.
 - a. Part demolish / part rebuild: As Option 4, including a new Education Hub.
 5. Wholesale clearance and rebuild: Create a completely new neighbourhood.
 - a. Wholesale clearance and rebuild: As Option 5, including a new Education Hub.

Area Based Masterplans - Horden

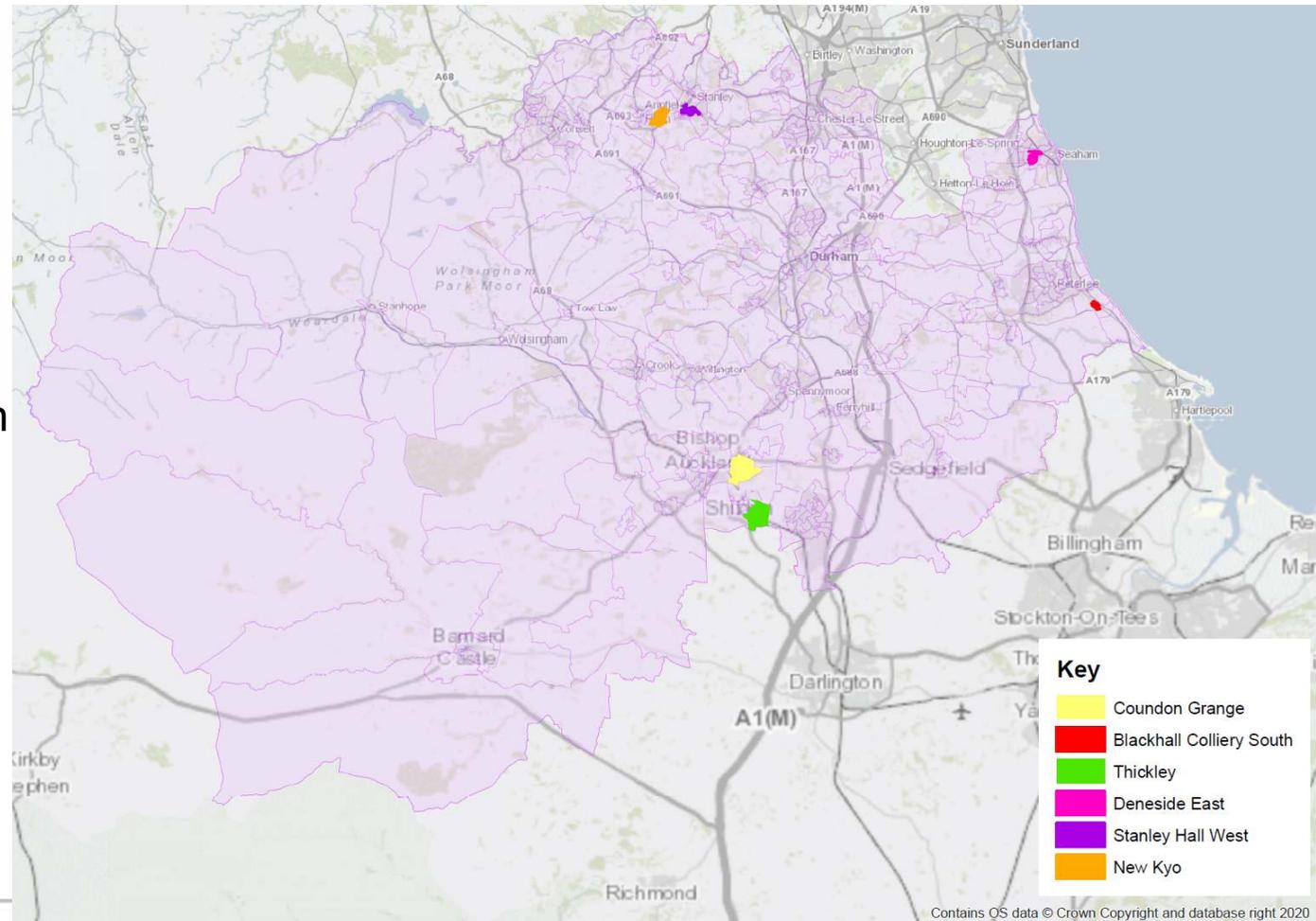
- Subsequent consultation on the masterplan undertaken in 2019 with the local community showed overwhelming support for options which included major intervention such as large scale demolition of the numbered streets. Initial financial appraisals were also undertaken at this time which showed that any scheme brought forward would need significant public funding due to the acquisition and demolition costs which are related to density of the numbered streets.
- Consultants have since been commissioned to review and further develop the initial masterplan for Horden which looks at the opportunities and challenges beyond the numbered streets and will:
 - Further review masterplan options for the Horden area which support major intervention;
 - Identify a preferred option through an optional appraisal process and consultation; and,
 - Prepare a Green Book outline business case to be used to assist with securing funding for the project.

Context to Targeted Delivery Plans

- The role of TDPs is identified in the Housing Strategy – support and maintain mixed and balanced communities.
- TDPs part of the Towns and Villages Investment Plan and the approach to accelerate delivery of the Housing Strategy.
- TDPs serve to deliver an intensive, focused and coordinated programme of activities in areas most in need across the county.
- Areas identified based on cumulative evidence ranking. Data considered includes:
 - Long-term empty homes.
 - Median house price.
 - Solid walls.
 - Fuel Poverty.
 - Income.
 - Employment.
 - Crime.
 - Health.

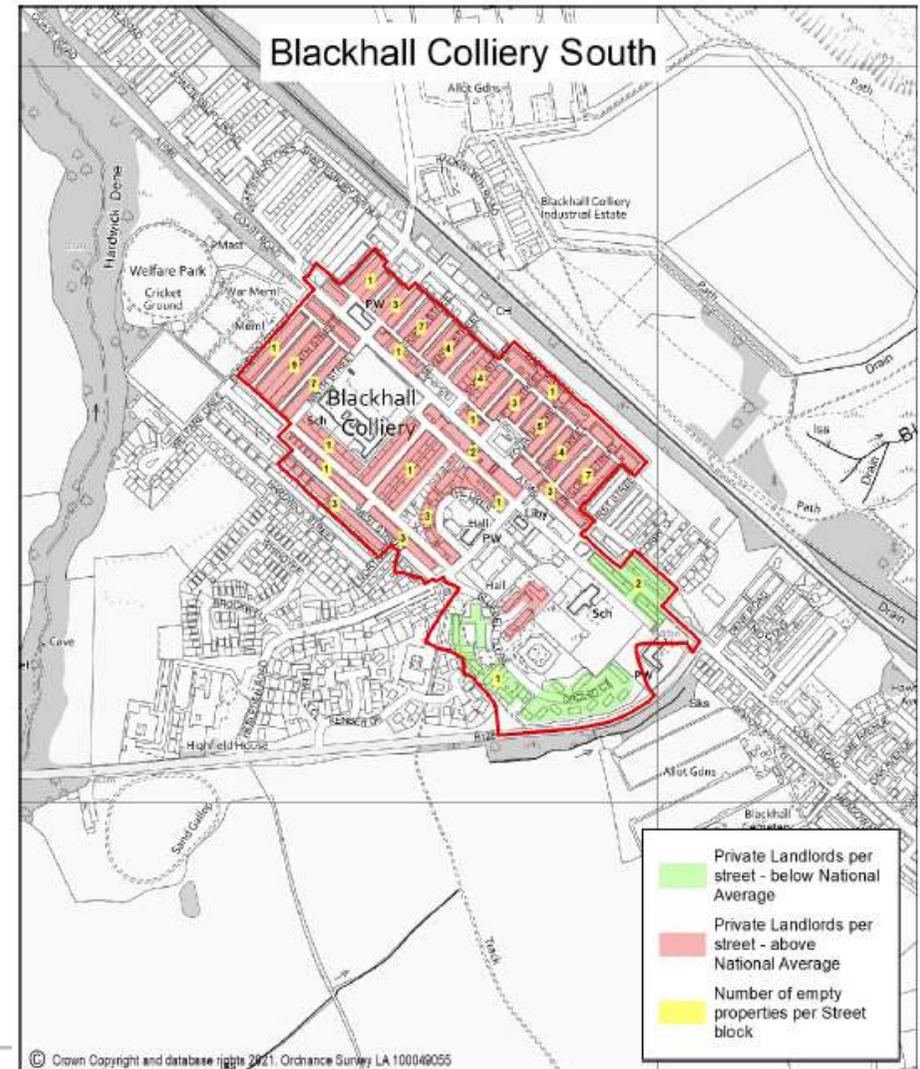
First phase of Targeted Delivery Plans

- First phase of TDPs approved by Cabinet in March 2021:
 - Coundon Grange
 - Blackhall Colliery South
 - Thicklely
 - Deneside East
 - Stanley Hall West
 - New Kyo



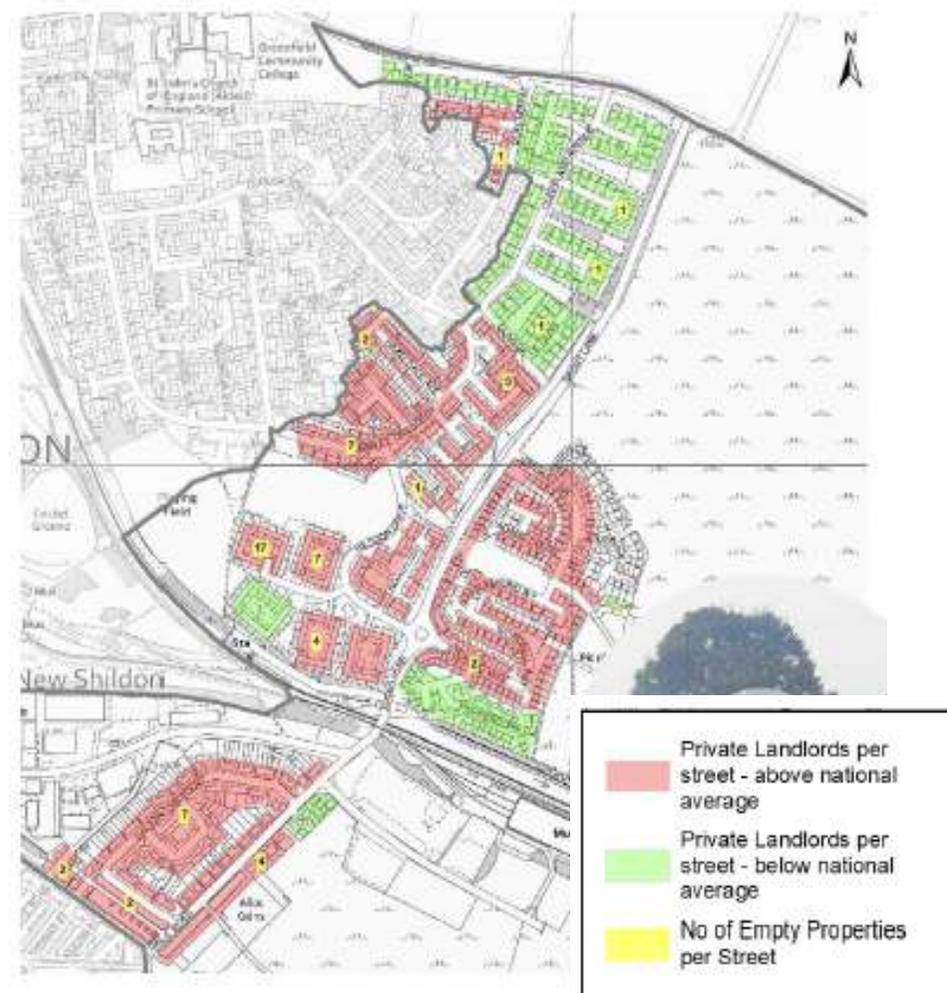
Blackhall Colliery South TDP

- Evidence base notes issues in respect of:
 - Long term empty homes.
 - Solid walls.
 - Employment
 - Income deprivation
 - Income deprivation affecting children.
 - Health
- Actions framework:
 - Support and maintain mixed and balance communities.
 - Addressing poverty and the impacts of welfare reform in a housing context.
 - Provide care and support to older and vulnerable people.
 - Improve energy efficiency of properties.
 - Address empty homes to support communities.



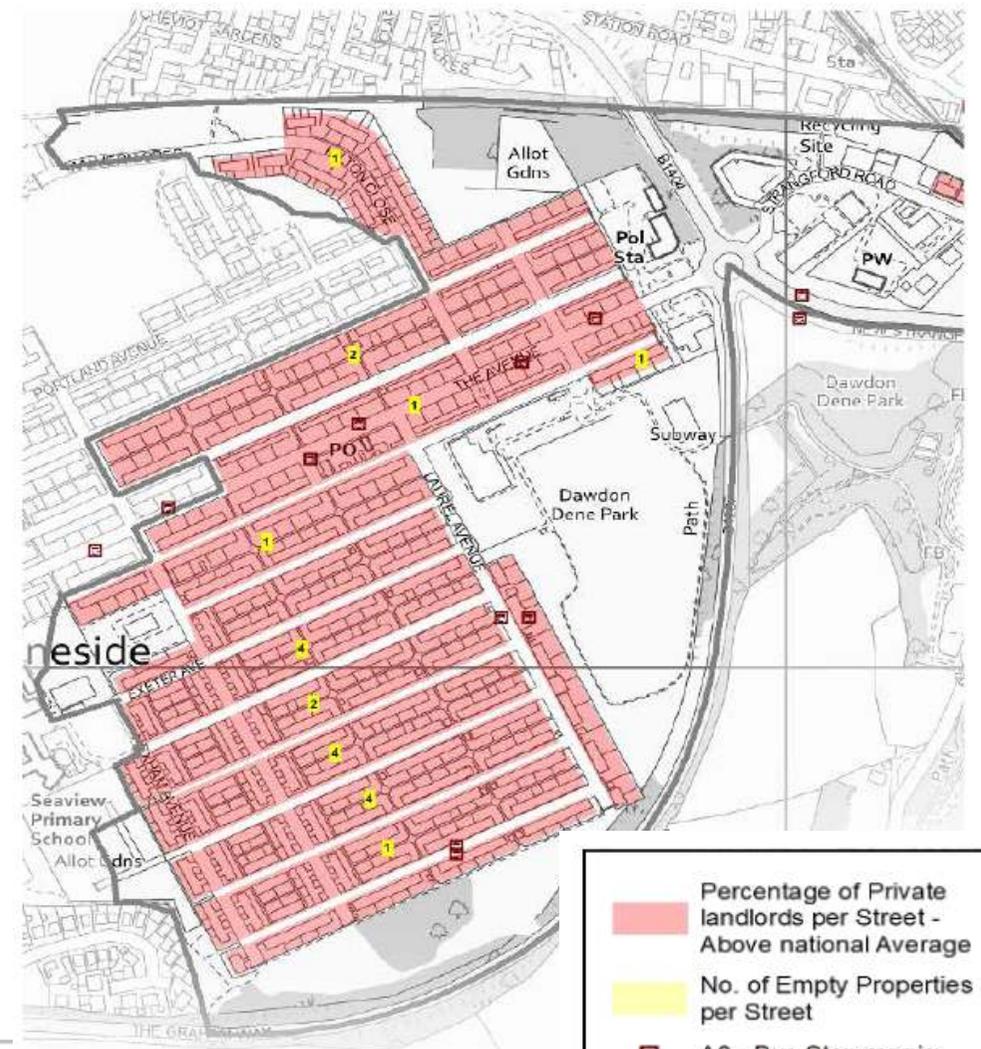
Thickley TDP

- Evidence base notes issues in respect of:
 - Long term empty homes
 - Employment
 - Income deprivation
 - Income deprivation affecting children
- Actions framework:
 - Support and maintain mixed and balance communities.
 - Addressing poverty and the impacts of welfare reform in a housing context.
 - Address empty homes to support communities.
 - Provide care and support to older and vulnerable people.



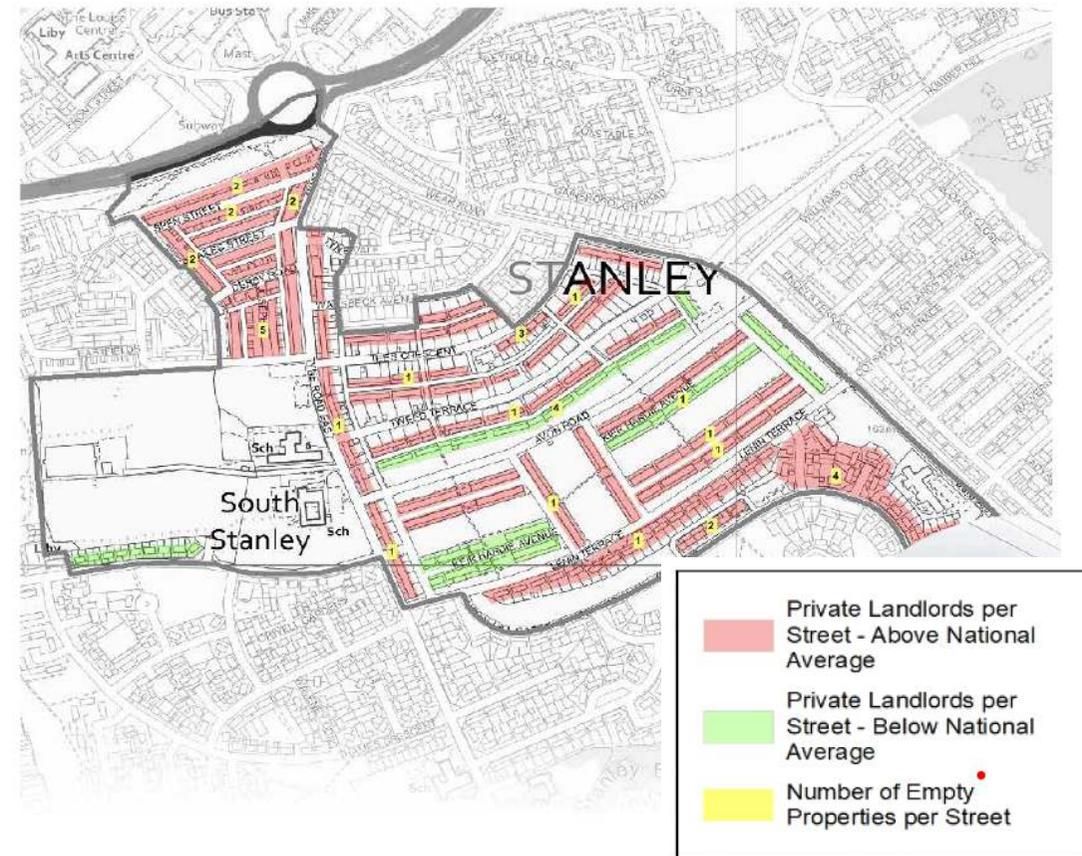
Deneside East TDP

- Evidence base notes issues in respect of:
 - Employment.
 - Income deprivation.
 - Income deprivation affecting children.
 - Health.
- Actions framework:
 - Support and maintain mixed and balance communities.
 - Addressing poverty and the impacts of welfare reform in a housing context.
 - Provide care and support to older and vulnerable people.



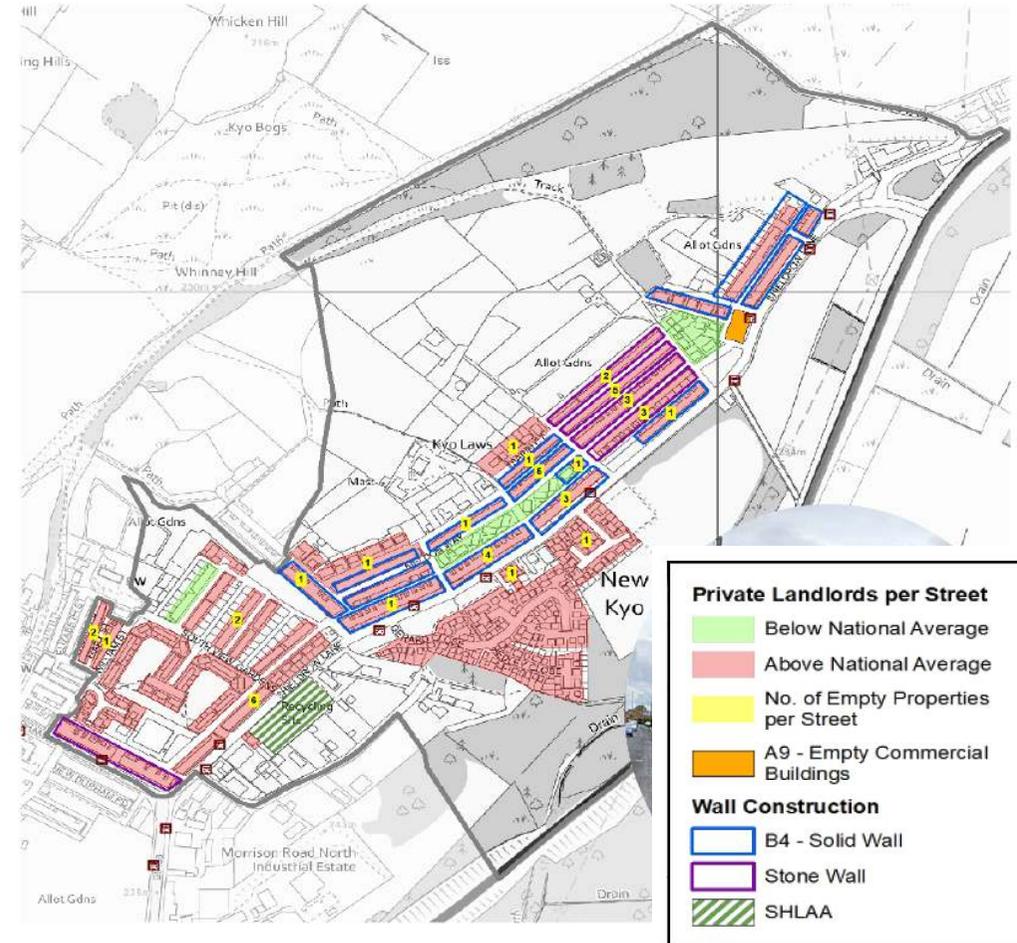
Stanley Hall West TDP

- Evidence base notes issues in respect of:
 - Fuel Poverty.
 - Solid Walls.
 - Employment.
 - Income Deprivation.
 - Income Deprivation affecting children.
 - Health.
- Actions framework:
 - Support and maintain mixed and balance communities.
 - Improve energy efficiency of properties
 - Addressing poverty and the impacts of welfare reform in a housing context.
 - Provide care and support to older and vulnerable people.



New Kyo TDP

- Evidence base notes issues in respect of:
 - Long term empty homes.
 - Fuel Poverty.
 - Solid walls.
 - Crime.
- Actions framework:
 - Support and maintain mixed and bala communities.
 - Improve energy efficiency of propertie
 - Provide care and support to older and vulnerable people.



Delivery underway

- New Kyo and Stanley Hall West
 - ECO energy efficiency / fuel poverty grants promoted via letter drops, door to door promotions and social media
 - To date grants issued for 12 gas boilers, 1 central heating system, 2 homes insulated and 5 hybrid boiler grants
 - Letter drop to all residents offering assistance from DCC's Managing Money Better service on energy tariffs, fuel debts and Warm Homes Discounts
 - Empty Properties – external inspection completed on empty properties
- Deneside East and Blackhall Colliery South
 - Empty Properties – external inspection completed on all empty properties
 - Inspection being prioritised using scoring matrix – low, medium & high to identify level of intervention required
 - Conversations with Housing Providers, Accent & Believe regarding their stock
- Thickley and Coundon Grange
 - Engagement with Livin as a key partner and stakeholder in Thickley – joint working on actions
 - Coundon Grange - review of Accents properties ongoing

Future planned actions include

- New Kyo and Stanley Hall West
 - Solid wall insulation grant project commencing in Jan 2022 to targeted streets in New Kyo and Stanley Hall West
 - Joint working with Stanley Medical Group targeting patients with asthma or COPD to provide warmer homes
 - Community Engagement exercise being planned for November using on line and hard copy resident survey
 - Engagement exercise will inform opportunities for bids to the Towns and Villages Fund
- Deneside East and Blackhall Colliery South
 - Letters to empty homes owners
 - Present at East MAPS – explain role of TDP and engage/network with all services and partners who attend meeting
 - Engagement with community – using various options.
 - Targeted ECO grant promotions will take place over the autumn/winter period
- Thicklely and Coundon Grange
 - Scoping potential insulation measures for Livin's properties in the area
 - Scoping Clean and Green measures and environmental works

TDP monitoring and future programme

- TDP Governance Group established:
 - Oversees emerging projects to ensure alignment with relevant TDP action framework.
 - Monitoring delivery from project inception to completion.
 - TDP Governance Group feeds into Towns and Villages workstream.
 - Annual report and update of TDP action plans to reflect delivery.
- Future programme of TDPs in development - to build on the first six documents and scale up the number and coverage of TDPs across the County.

Towns and Villages



Background

Increased recognition of the issues & challenges facing
town centres / retail areas
communities undergoing change

Cabinet reports – 2018, 2020 and 2021

Significant public / private investment across the county and £25 million
allocated through Towns and Villages programme

Includes £210,000 per AAP (2021/22 – 23/24) plus member uplift

Focus on:

1. Supplementing programmes and accelerating delivery
2. Partnership Working
3. Aligning activities and budgets
4. Focus on disadvantaged communities – equitable approach
5. Includes rural communities
6. Five delivery themes

The Five Themes

- Strategic Investments – support for town and neighbourhood centres
- Housing and Community - to support the accelerated delivery of the Housing Strategy, creating resilient communities;
- Environment and Health - to create local opportunities through high quality environment;
- Built Environment - to support regeneration activities within our towns and villages; find innovative solutions to underused / derelict land and buildings; support independent retailers and businesses; and to provide clean and attractive built environments that communities are proud of;
- Transport and Connectivity - to ensure connected communities through excellent connectivity for businesses and the workforce

Housing & Community Theme

Community Housing

- Focuses on
 - supporting the development of small scale residential build / conversion
 - Meeting needs of community groups / communities of interest
- Delivered in conjunction with registered providers.
- Also draws upon affordable housing, s106 and COMF funding.
- 8 schemes under development county wide
 - Looking to support disabled, learning difficulty and veterans groups
- First scheme open at Gilesgate, Durham



Towns and Villages Budget Allocations

Theme	Project	Capital allocation (£)	Revenue allocation (£)	Total
Strategic Investments	Digital High Street	575,000	200,000	775,000
	Retail Hub		300,000	300,000
	Neighbourhood Retail Improvements	2,750,000		2,750,000
	Town and Village Vibrancy		200,000	200,000
Housing and Community	Community Housing	700,000		700,000
	Housing Opportunities Fund	150,000		150,000
	Improving Community Resilience	2,000,000		2,000,000
	Green Homes Fuel Efficiency Programme	850,000		850,000
	Horden Regeneration Programme	4,500,000		4,500,000
	Allotment Improvement Programme	75,000		75,000
Environment and Health	Enhanced Environmental Maintenance	500,000		500,000
Built Environment	Vulnerable Buildings	1,250,000	50,000	1,300,000
	Property Reuse and Conversion	500,000		500,000
	Dean Bank Clearance and Improvement	150,000		150,000
	Easington Colliery Programme	1,000,000	50,000	1,050,000
	South Moor Improvement Programme	200,000		200,000
	Sacriston Workshop Conversion	200,000		200,000
Transport and Connectivity	Walking and Cycling Routes	3,750,000		3,750,000
	Neighbourhood Parking and Circulation	850,000		850,000
Local Programme	AAP Area Improvement Fund	4,200,000		4,200,000
Total:		24,200,000	800,000	25,000,000

Strategic Investments Theme

Digital High Street



Guest Wi-Fi and Smart Footfall Monitor now live in:

Stanley (March 2020)
Bishop Auckland (March 2020)
Seaham (August 2021)
Chester le Street (August 2021)
Barnard castle (August 2021)

Next Areas for deployment:

Durham City
Crook
Consett
Spennymoor

Digital Retail Training Programme

Exploring app opportunities to support independent traders and customer loyalty

Strategic Investments Theme

Neighbourhood Retail Improvements

- **Delivery April – October 2021**
- 15 Retail Businesses supported
- £444,687 Private Sector Investment attracted
- 40 Jobs Created
- £136,207 Grants Awarded
- 5 New Businesses Supported
- 7 Vacant Properties brought back into use

- **Underway**
- 8 schemes on site with works commenced

- **Development**
- 20 applicants working through application process

- **Retail Clients April – October 2021**
- 93 New Clients



Strategic Investments Theme

Neighbourhood Retail Improvements

- **Delivery April – October 2021**
- 7 Retail Businesses supported
- £195,507 Private Sector Investment attracted
- 13 Jobs Created
- £68,693 Grants Awarded
- 2 New Businesses Supported
- 3 Vacant Properties brought back into use



- **Underway**
- 11 on site works commenced



- **Development**
- 22 working through application



Housing & Community Theme

Community Housing

- Focuses on
 - supporting the development of small scale residential build / conversion
 - Meeting needs of community groups / communities of interest
- Delivered in conjunction with registered providers.
- Also draws upon affordable housing, s106 and COMF funding.
- 8 schemes under development county wide
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Awaiting images

Housing & Community Theme

Green Homes Fuel Efficiency Programme

Towns and Villages External Wall Insulation Schemes

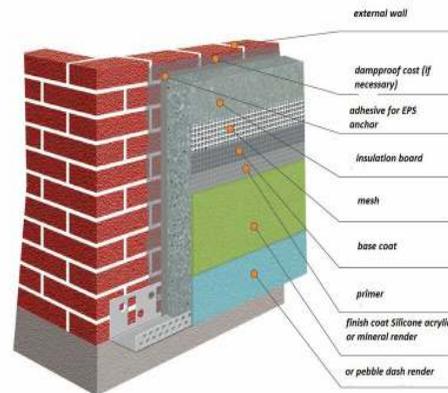
Saving Carbon, reducing energy bills , improving whole streets and communities

- **Villages**

- Dean Bank – Newton, Watt, Stephenson Faraday, Bessemer Streets
- Chilton – West Chilton Tce, Denebridge Row
- Coundon Grange – Front Row, Kimberley St
- New Kyo – Woodbine, Catherine, Prospect Tce

- **Match Funding**

- BEIS LAD Phase 1a, 1b, 2 - £8M
- Chilton Energy CIC - £250K
- Warm Homes Fund - £240K
- Towns and Villages Fund - £850K



Environment & Health Theme

Enhanced Environmental Maintenance



Staindrop - recently completed a number of improvements in the village and the surrounding areas. This has included development of a 'social seating area', aimed at encouraging residents to get out and socialise, whilst doing so in a safe and distant manner. Other works included installation of 12 benches, a number of new litter bins and a heritage wayfinder.

Built Environment Theme

Vulnerable Buildings

- Significant focus on impacts from vacant, abandoned and unmanaged property
- Approx 50 buildings currently under review.
- Co-ordinated use of planning, environmental health and housing powers alongside advice and support to achieve improvements
- Buildings demolished in
 - Easington
 - Seaham (x2)
 - Sacriston



Built Environment Theme Property Reuse & Conversion



Focus on reuse of empty &
vulnerable buildings
Four Loans Issued
Air BnB Picture featured
One applicant under consideration

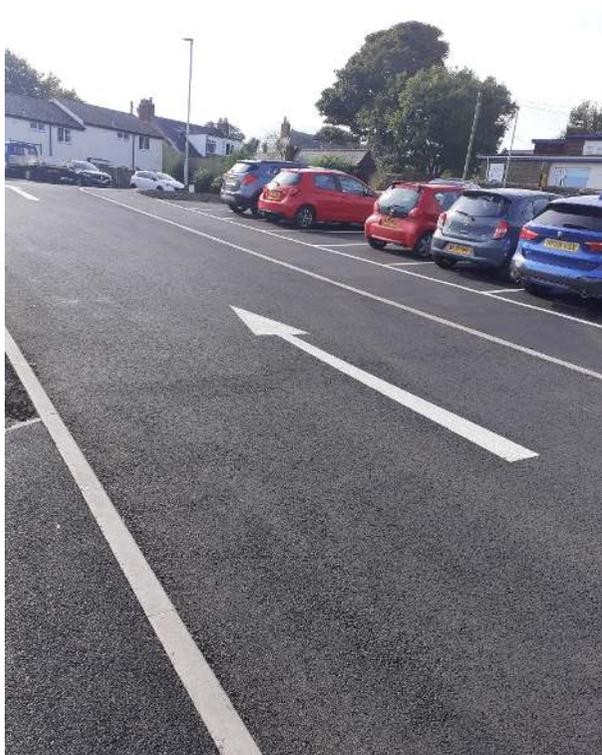
Built Environment Theme

Sacriston Workshop Conversion



Transport & Connectivity Theme

Neighbourhood Parking and Circulation



Rosemary Lane Nursery School & Resident Parking

One way access road created to aid drop off and collection

16 new car parking bays created

New footway to support safe pedestrian access to school



Strategic Investments Theme

Aligned Delivery in Town Centres

Spennymoor Market Place

- Work will start in early 2022 to improve the Market Place area
- The proposed demolition of the bandstand will create a more flexible space for events
- Construction of new, wider steps will improve access to the newly refurbished retail units on Festival Walk
- Improvements will enhance the development of Festival Walk and the newly constructed Town Centre car park



Seaham Townscape Heritage Project – Underway Public Realm Improvements



Before



After

Seaham Townscape Heritage Project – Planner Public Realm Improvements



Existing



Artists Impression

Bishop Auckland Regeneration Programme – Public Realm



- DCC investment in public realm and recent refurbishment of Bishop Auckland Town Hall in line with masterplan priorities.
- Masterplan provides the backdrop to Future High Street and Stronger Towns funding awards.
- Public and Private investment being delivered across the town including recently opened Spanish Art Gallery
- DCC support through the Future high Street Fund to provide improved external environment / spill out space / public safety features aligns with enhanced Environmental maintenance and property reuse priorities.

Towns and Villages

Questions?

