

Economy and Enterprise

Overview and Scrutiny Committee

3 October 2022



County Durham Employment Land and Strategic Sites Update

Report of Amy Harhoff, Corporate Director of Regeneration, Economy and Growth

Electoral division(s) affected:

Countywide

Purpose of the Report

- 1 This report provides members with an overview of the key strategic employment sites in County Durham, progress on delivery of these sites and the availability of commercial and industrial land and premises across the County in addition to their contribution to job creation.
- 2 This report is set in the wider context of factors that contribute to the overall employment base but is focused on the strategic sites within the county and the overall contribution to our employment and economic outlook.

Executive Summary

- 3 The County Durham Vision for 2035 is that County Durham is a place where there are more and better jobs, people live long and independent lives and our communities are well connected and supportive. The Vision identifies that in order to help people to create more and better jobs we will develop major employment sites across the county to build a strong, competitive and lower carbon economy, establishing the county as a premier place in the North East to do business.
- 4 The availability of suitable sites and property for business is one of the critical drivers in attracting businesses to create jobs in the county, as well as to enable existing businesses to expand and grow. However, a large proportion of industrial space in the county is old and is no longer fit for purpose, and there is a lack of modern quality industrial space.
- 5 Although economic growth is fundamentally delivered by the private sector, the role of the local authority can be vital in enabling developments and ensuring the right conditions for those developments.

Durham County Council supports developers and businesses to create growth in a number of ways currently including:

- To ensure an up-to-date local plan with a clear land supply to meet the needs and opportunities for the county;
- To ensure a relevant economic strategy which identifies clear opportunities to support jobs and growth such as the development of the Inclusive Economic Strategy;
- To support the transport system and accessibility for new sites for example our enhanced support for subsidised bus services;
- To secure funding for, and in some cases administer, skills and development programmes for example UK Prosperity Programmes;
- Apply for central funding and deliver investment to underpin vital infrastructure delivery and within the context of constrained resources also fund essential infrastructure for example Levelling Up Funding;
- To directly support or deliver key sites and property where there is a clear case for investment for example Aykley Heads and NETPark;
- To work in partnership with major institutions to unlock growth for example the Durham County Council and Durham University MoU;
- To provide access to finance to support business growth such as Finance Durham; and
- To market our place as somewhere to live, work and invest for example through Visit County Durham.

6 Whilst the county is becoming more attractive to investors and developers, and there is evidence of increased levels of private sector speculative developments such as at Jade Business Park, there continues to be a key role for the Council in supporting businesses and development in more difficult market areas and to work with viable investments to maximise growth. This can include investing in site infrastructure and sometimes taking a stake in developments in order to make them financially viable to the private sector, with the aim of ensuring there is a portfolio of employment land available to attract investment and businesses, to support the creation of more and better jobs in the county.

- 7 The strategic employment sites that are currently being developed are located in the major employment locations in the County along the A1 Corridor (Forrest Park, NETPark, Integra 61 and Aykley Heads) and the A19 corridor (Jade Business Park). These sites form an important part of our portfolio of employment sites that are set out in the County Durham Plan. Details are set out in Appendix 2.
- 8 The County Durham Plan includes 300 hectares of new land to be developed for business and industry. It has been informed by evidence within the Employment Land Review (ELR) which has identified how much and where land should be allocated, including the strategic sites.
- 9 It is important to highlight the wider ecosystem for jobs and growth for example a significant number of jobs will be accommodated within our identified land and space for employment. There are also a number of wider activities such as construction generated through development including housing where the investment makes a considerable contribution to growth.
- 10 When considering employment, we must also look through the lens of the employment we create, which serves the wider North East as well as the key areas that support Durham's population employment such as major developments in neighbouring areas.
- 11 The wider Inclusive Economic Strategy will address the full economic ecosystem that contributes to employment and growth.

Recommendations

- 12 Members of the Economy and Enterprise Overview and Scrutiny Committee are asked to note and comment on the information provided in this report.

Background

- 13 Members will recall that at the meeting of the Economy and Enterprise Overview and Scrutiny Committee held on 20 September 2021 a report and presentation was provided on the key strategic employment sites in County Durham. This report provides an update on progress and also highlights some of the background to why these sites were identified and how we market and deliver these and other employment sites and premises.

Strategic Context

- 14 This report seeks to set out the progress of the delivery of some of the major employment sites in the County to support an overview of activity and progress against the objectives. Some of the sites are within the Council's responsibility to develop and support including attracting end users and a number of others are led by the private sector.
- 15 The County Durham Vision for 2035 is that County Durham is a place where there are more and better jobs, people live long and independent lives and our communities are well connected and supportive. The Vision identifies that in order to help people to create more and better jobs we will develop major employment sites across the county to build a strong, competitive and lower carbon economy, establishing the county as a premier place in the North East to do business.
- 16 The County Durham Vision document outlines six specific objectives to achieve more and better jobs across the whole county, with the first objective being:

We will deliver a range of accessible employment sites across the county

New and expanded employment sites across the county which are accessible to the labour market, will attract new employers, allow expansion of existing businesses and respond to the changing needs of the business sector, as well as being located in areas of the county that offer good opportunities to attract investment, in line with the County Durham Plan.

- 17 The County Durham Plan, which was adopted in 2020, sets out a range of development proposals and planning policies for the county until 2035. To support the continued economic growth of the county and the aim of more and better jobs for residents, the Plan includes 300 hectares of new land to be developed for business and industry. This is in addition to protecting over 1,500 hectares of existing business and industrial land to prevent it being lost to other land uses.

- 18 The Plan was developed using a detailed evidence base, the key study being the Employment Land Review (ELR). The ELR provided a review of the county's current position in terms of employment land supply (in both qualitative and quantitative terms) and an understanding of the anticipated growth trajectory of the county's economy and the implications regarding demand for employment land over the Plan period.
- 19 The ELR provided an analysis of the current stock of employment space and historical trends, considered in the context of provision within the North East. It also looked at the commercial property market signals within the county and providing an overview of the commercial markets, including the relative attractiveness of each and the key drivers of demand. This analysis came from Lambton Smith Hampton, a leading commercial property market agent in the North East.
- 20 The analysis found that locations with good access to the A1(M) or the A19 complement and compete with other locations within Tyne and Wear and Teesside. It found that within these locations, bespoke industrial and warehouse units can be viably developed in periods of sustained growth . It also found that in locations that are more distant from the strategic highway network, rents are lower and private sector industrial development often relies on public sector gap funding or incentives such Enterprise Zones. The ELR therefore found that the county contains two principal market areas:
 - A1 Corridor – the key industrial location (including Durham City – the key office market); and
 - A19 Corridor – secondary industrial and office location
- 21 These findings were also backed up by an assessment of employment land take up which showed that the most significant developments over the past 15 years had taken place within the A1(M) and A19 Corridors.
- 22 Provision in these locations is supported by a number of more localised markets that, with some notable exceptions, primarily serve the needs of the towns and villages in their immediate vicinity. These included Bishop Auckland, Consett, Barnard Castle and surrounding settlements.
- 23 In light of this evidence the ELR concluded that the Plan should concentrate employment land allocations within the two principal markets, whilst maintaining a supply of land within the more localised markets. These conclusions then informed the distribution of all employment land allocations in the County Durham Plan.

Strategic Employment Sites Update

- 24 The Council continues to have a key role in enabling the development of the key strategic employment sites in the county, in order to ensure there is a portfolio of employment land available to attract investment and businesses, to support the creation of more and better jobs in the county. The Council's involvement in each site varies, depending upon the ownership of the site and what is needed in terms of public sector support and infrastructure to enable the development to happen.
- 25 Strategic sites by their size and scale are planned to provide land for the County Durham Plan period up to 2035 and beyond, they can therefore take many years to assemble and be developed out. The following provides a summary of the strategic sites and update on their delivery. Full details of these sites can be found in Appendix 2.
- 26 **Forrest Park** is located adjacent to Junction 59 of the A1(M) south of the existing Aycliffe Business Park which has historically been a key location for inward investment and expansion of existing businesses. Forrest Park provides 55ha of land the potential for further expansion of the wider Aycliffe Business Park. The site has the potential provide up to 3,280 jobs.
- 27 Outline planning permission was granted in 2019 for up to 163,450sqm of employment space with supporting ancillary uses. The site has already delivered a new Euro Garages service station, a Greggs and a KFC. A reserved matters application has now been submitted for the erection of 8 industrial units that will deliver 79,419sqm of Class E(g)(ii)(iii), B2 and B8 floorspace with work to start on site later this year. The site will target businesses in the warehousing, logistics and manufacturing sectors.
- 28 **NETPark (North East Technology Park)** is the region's premier science, engineering and technology park developed by the County Council. NETPark, located near Junction 60 of the A1(M) just north of Sedgefield, is home to over 40 companies, including Kromek, Filtronic, IBEX Innovations and Polyphotonix and over 650 employees in specialist R&D, science-based, and high-tech sectors. It also benefits from having two National Catapult Centres on site – the High Value Manufacturing Catapult (managed by CPI) and the North East Centre of Excellence for Satellite Applications (managed by Business Durham) – as well as Durham University's Centre for Advanced Instrumentation and Orbit, the recently opened University Enterprise Zone. As a result there will also be opportunities for businesses to manufacture at scale using the R&D they have undertaken at NETPark.
- 29 The Council has agreed, in principle, to invest in a further phase of NETPark to provide 23,225 sqm of lab, office and production space that could employ a further 1250 people over the next five years, and final

design work for the scheme will be completed shortly, with a view to a start on site in the first half of 2023.

- 30 **Integra61** is a site of significant scale (83 hectares), located adjacent to the A1(M), Junction 61. It is home to Amazon, a 2,000,000 sqft unit (186,00sqm). Phase 2 will see a new business/industrial hub, Evolution@Integra61, being delivered speculatively by Citrus Group to provide up to 23 flexible units in sizes from 112sqm up to 600sqm. As of Summer 2022, work on site has begun on 5 buildings, to be ready for July 2023. The development of the site includes a number ancillary uses with including Costa Coffee and Greggs. There are currently estimated to be 1,000 jobs on site with the potential to create up to 5,000 jobs.
- 31 **Aykley Heads** is located within Durham City in close proximity to the city centre and railway station. It provides an opportunity to develop high quality office space at a successful business location with the potential to create up to 4,000 jobs. Development of the first building on the site at 'Plot C' is nearing completion with a wider vision to attract innovation and knowledge-rich businesses, including those in the fintech and digital sectors.
- 32 **Jade Business Park** is a 19ha site reclaimed from Hawthorn Colliery and Cokeworks, located just off the A19, south of Murton. A first phase of development funded directly by the Council and providing 14,405 sqm of new industrial units is now fully let. This success has provided the developer with the confidence to fund a further phase of 51,115sqm which should be available for March 2024. There are currently 160 jobs on the site and development of the next phase has the potential to generate up to 1000 jobs.

Other Employment Locations

- 33 In addition to the above strategic locations, there are concentrations of employment in more localised markets around Bishop Auckland and Consett and Stanley. Barnard Castle, in the rural west of the county, also contains some large employment sites and employers including GSK. Work is ongoing to continue to modernise both office and industrial space across the county to ensure the provision of business space meets the needs of the many smaller businesses in the county.
- 34 There has been further work at Merchant Park at Newton Aycliffe which is now seeing further significant progress with the development of Station Place, in partnership with the Council, providing 5110sqm of new industrial units under a £5M headlease with units managed by Business Durham ready for October 2022. Further development by

Merchant Anglo could see an additional 27,870 sqm of space available in the next twelve months.

- 35 There is also the proposed development of 4180sqm of small industrial units at South Church Enterprise Park, funded by the Council with grant support under the Stronger Towns fund for Bishop Auckland. The units will be available in 2024 as part of a project with the South Durham Enterprise Agency, to support new businesses in the area.

Potential for Other Strategic Employment Sites

- 36 The Employment Land Review (ELR) provides the existing evidence base for the County Durham Plan and made recommendations regarding the location of strategic employment sites and other employment land. Some areas that the ELR considered included north and north west Durham.
- 37 The north of the county includes areas within the A1 Corridor, most notably around junction 63 and Chester-le-Street. Drum Industrial Estate is located just north of Chester-le-Street and has been a popular location for businesses, given its good access onto the A1(M) via Junction 63. The site has developed significantly over the past 20 years and only 4.5ha of land remains undeveloped that will provide future opportunities for investment. Funding is understood to be in place for 6 industrial units on the site which are due to be complete in summer 2023.
- 38 The Council have previously explored the potential to further extend Drum Industrial Estate, given its prominent position within the A1 Corridor and its popularity to the market however it is constrained by Green Belt. Other locations in proximity to Chester-le-Street are also constrained by Green Belt and also flood risk. Whilst a strategic site within this location would no doubt be successful, existing constraints mean this is unlikely.
- 39 North West Durham's industrial and office market is focused primarily in and around the towns of Consett and Stanley. The ELR found that the area largely serves a local occupier need partly as a result of its distance from the strategic road network. The most significant area of land allocated is at Hownsgill Industrial Estate in Consett which has seen recent investment including recent speculative development at Bessemer Court providing 14 units and 3,872 sqm of industrial floorspace.
- 40 Elsewhere, land exists on Greencroft Industrial Park and the industrial estates at Tanfield Lea where there are undeveloped plots rather than a single large site. The Plan's employment land allocations reflect these and the land allocated within this area is above the future land

requirements recommended within the ELR. The recent success of Hownsgill may however justify a need to consider further land allocations through a future review of the County Durham Plan.

- 41 It is acknowledged that the ELR was completed in 2018 and that the picture regarding the supply and demand for employment land will have evolved, reflecting land take up and more recent market conditions. A revised ELR will therefore be required to inform a future review of the County Durham Plan and will guide the identification of any additional strategic employment sites and employment land allocations.

Attraction and Barriers to Attracting Investment

- 42 Land and premises opportunities are key to attracting investment and businesses. Other key themes are people and skills, a cost-effective location, a strong business base and supply chain opportunities in key sectors, transport and connectivity and lifestyle.

- 43 Key sectors we aim to attract include:

- Advanced Manufacturing and Precision Engineering;
- Advanced Material Electronics;
- Space and Sat Apps;
- Life Sciences and Healthcare;
- Electrification; and
- Digital and Fintech.

- 44 The green economy and technology are increasingly important to the development of the County's economy and society but are not sectors in their own right but instead cut cross all sectors. Further details of these sectors future contributions to the County's economy are included in the emerging Inclusive Economic Strategy and will be subject of a future report to Economy and Enterprise Overview and Scrutiny Committee.

Availability of Land and Premises to Attract New Businesses

- 45 The availability of suitable sites and property for business is one of the critical drivers in attracting businesses to create jobs in the county, as well as to enable existing businesses to expand and grow. However, a large proportion of industrial space in the county is old and is no longer fit for purpose, and there is a lack of modern quality industrial space. In

addition to this occupancy rates are now extremely high with few premises available. It is understood that the premises managed by Business Durham are 96% occupied.

- 46 Over the last two years inward investment has increased as economic activity rose on the back of two main trends: the declining impact of covid; and as the Brexit uncertainty was replaced with certainty. Businesses have felt increasingly confident to expand and this led to several enquiries which translated into 26 successful projects, with 69% of these coming last year, generating 742 jobs. Particularly significant projects in terms of scale, value and importance to key sectors were Power Roll, Corehaus and CCN.
- 47 This momentum has continued, and we are now expecting an upsurge in speculative property development on the strategic sites in the county, which will provide a fillip to inward investment activity from the latter part of 2023. Four sites (Drum Business Park, Integra 61, Jade, and Forrest Park) have plans that are in varying stages of development to build circa 2.3m sqft (214,000 sqm) of industrial and warehousing/logistics space which could accommodate up to 3000 jobs. Most of the space will be in a relatively small number of large warehousing/logistics units but there will be units from 20,000 sqft that will be suitable for modern manufacturing. This will create good conditions for inward investment and the expansion of existing businesses based in the County.
- 48 In practical terms no enquiry will make progress without appropriate land and premises and the number of investors wanting a building ready to move into far outstrips those wanting a bespoke unit building with the consequent impact on timescales. It is important therefore to have a stock of suitable buildings available and a good relationship with landlords, developers and agents who know that Business Durham can add value to enquiries they receive. A good example of this approach is the success at Jade Business Park which let all 7 units in a year with occupants receiving support from Business Durham and most accessing financial support from Finance Durham and/or the County Durham Growth Fund grant. Some enquiries came direct to Business Durham and some came to the Developer and Agents but all received support from Business Durham, bringing in other DCC departments to support, for example with access to employment and skills as appropriate.
- 49 The County Durham Plan allocates land which is based on the evidence in the ELR and evidence of historical take up rates. The Plan also includes an element of flexibility and therefore allocates 300 hectares of employment land across the County, above the ELR recommended figure of 190–260 hectares. Allocating further land above and beyond

what the plan allocates provides a risk of non-employment uses such as housing, coming forward on our valuable employment sites.

50 It is considered that there is sufficient land availability in the short and medium term including at the key strategic sites across the county with a pipeline of approximately 2.3m sqft of development currently seeking financing. In the medium term we will need to look at land availability (this will involve new sites and repurposing sites that have old, tired buildings developed in the 1970s and 80s) for the next iteration of the Employment Land Review.

51 Whilst it is acknowledged that the site allocations will provide the main locations for new business and industrial development, other policies within the Plan do however provide further flexibility for employment uses to come forward through the Employment Site Exceptions Policy. Further to this there are other policies within the Plan that would allow employment proposals to come forward on unallocated sites.

How do we Promote Land and Premises

52 Key objectives of Durham County Council's inward investment activity are:

- To promote and drive interest in the key sectors to intermediaries and potential occupiers; and
- To raise the profile of County Durham nationally
- To support applications through processes and provide guidance such as planning
- To support and navigate funding and finance options
- To offer skills and support programmes

53 To ensure a clear and dedicated resource to support inward investment, the County Council takes an activity and proactive approach. The Council delivers a targeted inward Investment function through its Business Durham service which acts as a gateway across a range of council services and wider partners to support investment. In terms of attraction of enquiries, it works with Invest North East and DIT (Department for International Trade) taking a sector based approach and pitches for footloose enquiries that result. Firm enquiries that result, are then dealt with on a bespoke fashion with a plan tailored to the needs and drivers of each enquirer. All enquiries have different needs, but common requirements tend to revolve around land and premises; finance; skills; supply chain; and legal requirements e.g. planning and permits.

- 54 DCC including a number of teams and services attended a major development showcase this year to promote the County and its sites at UKREiiF¹ and has worked with Invest North East in previous years promoting at the MIPIM London (and on one occasion Cannes) events. In 2022 a new property event was introduced as a competitor to MIPIM Cannes. UKREiiF, a 3-day real estate and infrastructure event, took place at the Royal Armouries, Leeds, between 17th-19th May 2022.
- 55 The following objectives were agreed with REG MT in advance of the event;
- To raise the profile of County Durham and showcase the scale of opportunities and ambition; and
 - To grow the number of developers that are aware of the opportunities in the County.
- 56 The event attracted in the region of 4,000 delegates over the course of three days. The Council's stand was well positioned to capture passing footfall and there was a regular flow of visitors throughout the event. The team received in the region of 50 direct enquiries and collected business cards from a number of other delegates who visited the stand but didn't have specific requirements.
- 57 Finance Durham has invested in value adding businesses in its first 5 years with 33 investments made totalling £10.2 million, into 21 companies. Eight were inward investors.

How do Businesses Identify Available Land and Premises

- 58 The Council's Business Durham service runs a property search function (subcontracted) which keeps an up to date picture of land and premises available searchable using the following attributes: freehold and leasehold; office and manufacturing/warehousing; by size; by location. This is used by Business Durham staff to help local and inward investment enquiries and is also available for use by enquirers themselves.
- 59 The County Council's Regeneration Economy and Growth Directorate works proactively with a range of developers and agents across the County to address the shortage of industrial buildings. This can include large scale developments funded by the Council such as Jade Phase 1 (14,400sqm) which having let successfully has provided confidence to the developer to raise private finance for Jade Phase 2 (51,100 sqm) or ensuring gap funding is in place from NELEP at sites such as Drum

¹ In 2022 a new property event was introduced as a competitor to MIPIM Cannes. UKREiiF, a 3-day real estate and infrastructure event, took place at the Royal Armouries, Leeds, between 17th-19th May 2022

Industrial Estate, Chester-le-Street, (14,500 sqm) where poor ground conditions were preventing a scheme progressing with additional public sector funding. Station Place and South Church Enterprise Park are two smaller schemes which the Council is supporting by taking on a headlease to underwrite private investment or funding a scheme directly that would otherwise not go ahead due to market failure.

- 60 Jade Phase 2 is also a good example of how the Council has successfully worked internally to support a scheme which although on land owned by the Council, has required close working between planning, ecology, transport, CPAL and Economic Development. A multi-disciplinary project board chaired by Business Durham was established meeting every four weeks to map progress against all inter-dependencies ensuring all parties were aware of the economic development objectives. Each internal service was also clearly identified as working with external partners including the private developer, national Highways and the North East LEP.

Job Creation in Non-Strategic Locations

- 61 The majority of the high volume jobs created are achieved across the strategic employment sites set out above. However, additional targeted activity provides additional job creation opportunities across the County. This includes direct support for the growing visitor economy which currently accounts for 10,063 jobs county wide up by 48.1% on 2020 and wide-ranging town centre focussed activity diversifying uses and seeking to replace changes in retailing where 1375 jobs were lost between 2015-2020.

Conclusion

- 62 This report makes Members aware of the strategic employment sites that are being developed in the county and the role of the Council in enabling these developments. This ensures there is a portfolio of employment land available to attract investment and businesses, supporting the creation of more and better jobs in the county. The report highlights their justification through previous work that was done in producing the County Durham Plan, and also how further work in review the Plan may shape how new sites can come forward. It also highlights the work in promoting these are other sites across the County.

Background papers:

- [County Durham Plan](#)
- [County Durham Vision](#)

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Appendix 1: Implications

Legal Implications

None.

Finance

None.

Consultation

None.

Equality and Diversity / Public Sector Equality Duty

None.

Human Rights

None.

Climate Change

None.

Crime and Disorder

None.

Staffing

None.

Accommodation

None.

Risk

None.

Procurement

None.

Strategic Site	Description	Owner/Developer	Public sector role	Timescale	Sector/Industry	Jobs
A1 Corridor						
<p>Forrest Park</p> <p><u>Location:</u> Off Junction 59 of the A1(M) at Aycliffe Business Park</p> <p><u>Website</u> https://forrestpark.co.uk/</p>	<p>A 55 hectare site with planning consent for more than 1.75 million sq. ft of industrial/distribution accommodation.</p> <p>This will comprise 11 Industrial Units ranging in size from 46,000 – 575,000 sq ft, a 50,000 sq ft trade park of 7units ranging in size from 5,000 -10,000 sq ft, and a 60 bed Hotel & Pub development</p> <p>It forms an extension to Aycliffe Business Park, creating the largest industrial estate in the North East region.</p>	<p>A Joint venture – Forrest Park (Newton Aycliffe) Ltd – between DCC and the Forrest Family.</p> <p>Development Partner is Richardson Barberry</p>	<p>DCC and NELEP funded £13m infrastructure works to create a new signalised junction and electricity substation, in order to open up the site for development.</p>	<p>10-15 Year Development Programme</p> <p>Outline planning permission granted for 1.75m sq ft buildings on the site mostly for general industrial, storage and distribution uses, with some roadside retail, food and trade counter use at the site entrance.</p> <p>A reserved matters application has now been submitted (summer 2022) for the erection of 8 industrial units that will deliver 79,419sqm of Class E(g)(ii)(iii), B2 and B8 floorspace. Work on site will start late 2022.</p>	<p>Aimed at businesses in the warehousing, logistics and manufacturing sectors.</p> <p>Front Plot – Petrol Filling Station, retail units and KFC drive thru restaurant</p>	<p>Target 3,200 jobs</p>

Strategic Site	Description	Owner/Developer	Public sector role	Timescale	Sector/Industry	Jobs
A1 Corridor (continued)						
<p>NETPark Phase 3</p> <p><u>Location:</u> Just off the A177 at Sedgefield</p> <p><u>Website</u> https://www.northeasttechnologypark.com/</p>	<p>A 26 hectare site to expand the existing science park, with 13 hectares of serviced land available for the next phase of development.</p> <p>250,000 sqft of new laboratory, office, production and storage space proposed to facilitate the growth of existing NETPark tenants and attract new inward investment.</p>	<p>DCC owns the land and the existing buildings at NETPark are managed by Business Durham.</p> <p>DCC Cabinet on 15th September 2021 agreed in principle, to consider £49.6m investment to develop Phase 3.</p>	<p>The NETPark site has been developed by DCC over 15 years with European funding support and funding from the NELEP Local Growth Fund.</p> <p>NELEP provided £5.1m funding to put in a road and site servicing to open up the land for the Phase 3 development.</p>	<p>Funding approved in principle by Cabinet on September 2021 final design work for development of Phase 3 almost complete. Subject to approval of final contract price, construction due to commence in Spring 2023, with completion from Summer 2024 onwards.</p>	<p>Science and technology businesses, including in the semi-conductor, advanced electronics, space and satellite, and health and life sciences sectors.</p> <p>Tenants to date (Phases 1& 2): 40 businesses including Kromek, Filtronic, Ibex Innovations, Polyphotonix, PragmatlC, Wootzano, Evinco Technology, Redditch Medical, Northumbria Pharma.</p> <p>Interest from 7 tenants in taking new facilities on Phase 3 to scale up their manufacture.</p>	<p>Target (1,250 jobs (Phase 3))</p> <p><u>To date:</u> 600 jobs</p>

Strategic Site	Description	Owner/Developer	Public sector role	Timescale	Sector/Industry	Jobs
A1 Corridor (continued)						
<p>Integra 61</p> <p><u>Location:</u> Bowburn at Junction 61 off the A1 and opposite Durham Services</p> <p><u>Website:</u> https://integra61.co.uk/</p>	<p>83 hectare mixed use site adjacent to the A1(M).</p> <p>£300m mixed use development will provide a total of three million sq ft of industrial and logistics space, 300 new homes and 50,000ft² of roadside opportunities, including a family pub/restaurant, hotel, drive-thru, trade counter units, car showrooms, a care home and a nursery.</p>	<p>Citrus Group is the owner and developer of the site, supported by agents Avison Young and Colliers.</p>	<p>NELEP and DCC funded £7m infrastructure works to improve access to the site and address congestion and safety issues.</p>	<p>Phase 1 recently completed with Amazon taking 2,000,000 sq ft at a cost of circa £150m.</p> <p>Phase 2 will see a new business/industrial hub, Evolution@Integra 61, being delivered speculatively by Citrus Group to provide up to 23 flexible units in sizes from 1,205 sq ft up to 6,480 sq ft.</p> <p>As of Summer 2022, work on site has begun on 5 buildings, ready for July 2023.</p>	<p>Aimed at being a premier industrial and logistics hub.</p> <p><u>Tenants to date:</u> Amazon has located its second robotics fulfilment centre in the North East at the site, one of the largest distribution centres in the UK, creating around 1,000 jobs.</p>	<p>Target 5,000 jobs</p> <p><u>To date:</u> 1000+ jobs</p>

Strategic Site	Description	Owner/Developer	Public sector role	Timescale	Sector/Industry	Jobs
A1 Corridor (continued)						
<p>Aykley Heads</p> <p><u>Location:</u> Durham City</p>	<p>A 56 hectare site that would be made available for development by the relocation of the council from the site.</p> <p>Opportunity to develop high quality office space at a successful business location, home to existing occupiers including Atom Bank, Honcho, Waterstons, Durham Constabulary and the North East Chamber of Commerce, amongst others.</p>	<p>Site owned by DCC.</p> <p>Durham University are interested in being a key partner.</p> <p>A market exercise is to be undertaken in early 2022 to identify a suitable development partner for the site.</p>	<p>Development of the first building on the site 'Plot C' is being funded by DCC with £6m from the Getting Building Fund managed by NELEP.</p>	<p>Work began on Plot C in March 2021 and is now nearing completion.</p>	<p>Vision is to attract innovation and knowledge-rich businesses, including those in the fintech and digital sectors.</p>	<p>Target up to 4,000 jobs (phases 1 and 2)</p>

Strategic Site	Description	Owner/Developer	Public sector role	Timescale	Sector/Industry	Jobs
A19 Corridor						
<p>Jade Business Park</p> <p><u>Location:</u> Murton next to Dalton Park retail outlet off the A19</p> <p><u>Website:</u> http://www.jadepark.co.uk/</p>	<p>19 hectare site reclaimed from Hawthorn colliery and cokeworks.</p> <p><u>Phase 1:</u> 7 new industrial units, totalling 155,000 sq.ft Tenants benefit from Enterprise Zone (EZ) status (5 years business rates discount)</p> <p><u>Phase 2:</u> Capacity to deliver a further 550,000 sq ft of industrial space</p>	<p>DCC owns the freehold and funded the speculative development of Phase 1.</p> <p>Units built by Highbridge Developments, which has an option agreement on the land; supported by Regional agent HTA and National agent CBRE.</p>	<p>As one of the Enterprise Zone (EZ) sites in the region, NELEP funded £11m infrastructure works.</p> <p>DCC funded the £14m development of the Phase 1 units, which are managed by Business Durham.</p> <p>Phase 2 developed directly by Highbridge Developments with 10% gap funding from DCC and NELEP</p>	<p>Phase 1 units completed August 2020 and now fully let.</p> <p>Outline planning permission for Phase 2 to be considered October 2022.</p> <p>Buildings to be available from March 2024.</p>	<p>Aimed at businesses in the advanced manufacturing, technology and distribution sectors.</p> <p><u>Tenants to date:</u> Sumitomo Electric Wiring Systems Europe (SEWS-E) – <i>manufacture of wiring components for the automotive sector</i> CoreHaus – <i>manufacture of innovative modular housing solutions</i> Power Roll – <i>manufacture of lightweight, low-cost solar film for renewable energy generation</i> ARGLA – <i>design and manufacture of bespoke architectural glass</i></p>	<p>Target 1,000 jobs</p> <p><u>To date:</u> 160 jobs</p>

