

Strategic Sites Update

Economy & Enterprise Overview and
Scrutiny – 25 February 2025

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Presentation Contents

- Strategic Context
- Strategic Employment Site(s) Overview
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- Next Steps

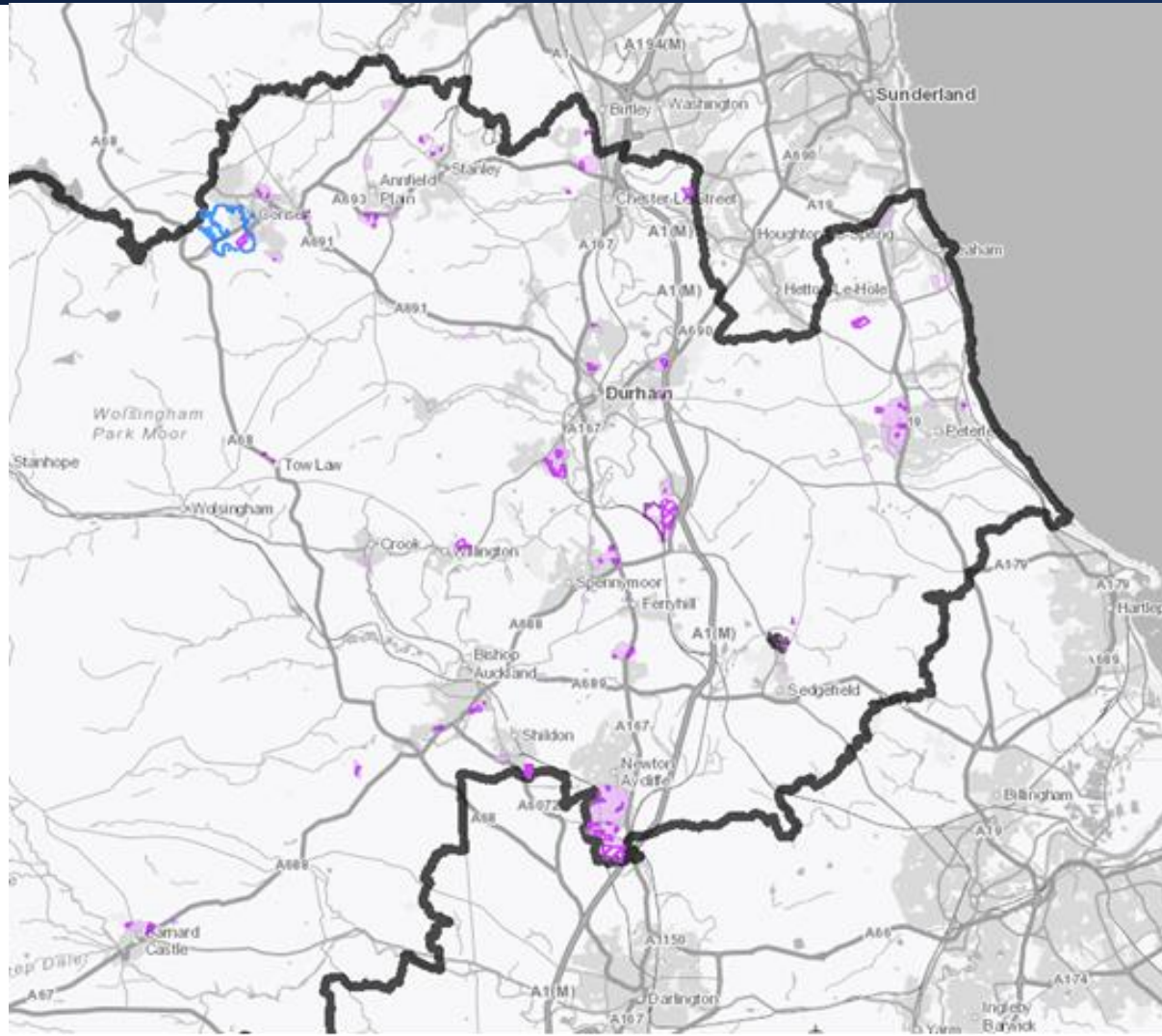
Strategic Context

- **County Durham Vision 2035**
 - *A place where there are more and better jobs, people live long, and independent lives and our communities are well connected and supported.*
- **County Durham's Inclusive Economic Strategy**
 - *County Durham as a sustainable, inclusive economy with a diverse range of jobs to meet all skill levels.*
- **The County Durham Plan**
 - A spatial framework with clear land supply to meet the needs and opportunities of the county.
- Drive economic growth, job and wealth creation

Strategic Employment Sites Overview

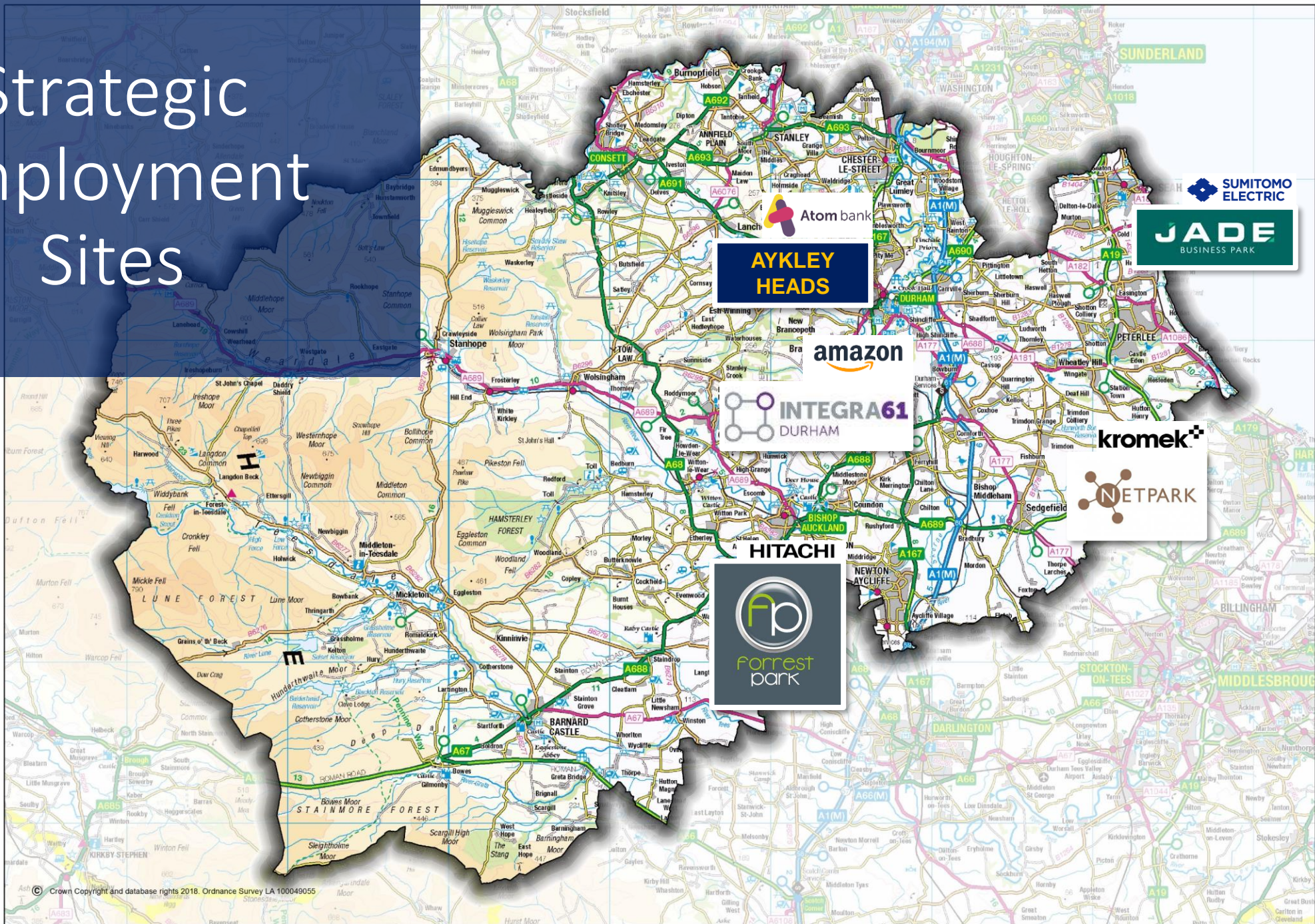


Distribution of Employment Land



300,000 ha new employment land across the county
6.9m ft² commercial development
17,000+ jobs

Strategic Employment Sites



Jade Business Park, Murton



Jade Business Park



- 18.85 ha
- Located in close proximity to the A19, south of Murton
- Enterprise Zone status
- 655,000 ft² industrial accommodation
- Advanced manufacturing, technology & distribution sectors

Jade Business Park



Phase 1

- 2021 – x7 Speculative units
- Total floorspace - 155,000 ft²
- Units ranging from 11,000 ft² to 51,000 ft²

Phase 2

- 2022 – Outline planning
- Total floorspace - 550,000 ft²
- Eastern Green Link 1 (EGL1)
 - 2GW high voltage connection
- Movern Wind Farm
 - On-land sub-station & underground cabling

NETPark, Sedgefield

NETPark – Phases 1 & 2



- Region's premier science & technology park
 - High level partnership with CPI and Durham University
 - Phases 1 & 2 fully occupied
- Three national innovation centres
- Three National Catapult Centres of excellence
- Home to 40 companies, employing over 700 people
- Operating in high value manufacturing, research & development across science and technology industries

NETPark – Phase 3



2023

- Council agreed to invest £48m in Zones 2 and 3
- £62.6m scheme
- Generating a total of 232,150 ft² of high specification floorspace
- The NE LEP provided £3.9m of funding for infrastructure works
- £10.7m of devolution regeneration funding from NECA
- Construction commenced

NETPark – Phase 3 Continued



Phase 3 – Zones 2 & 3

- 11 units ranging from 11,000 ft² to 35,000 ft²
- 46% of units are reserved
- Completion by April 2025
- Creation of 1,250 high-value jobs
- 1st tenant confirmed - Filtronic

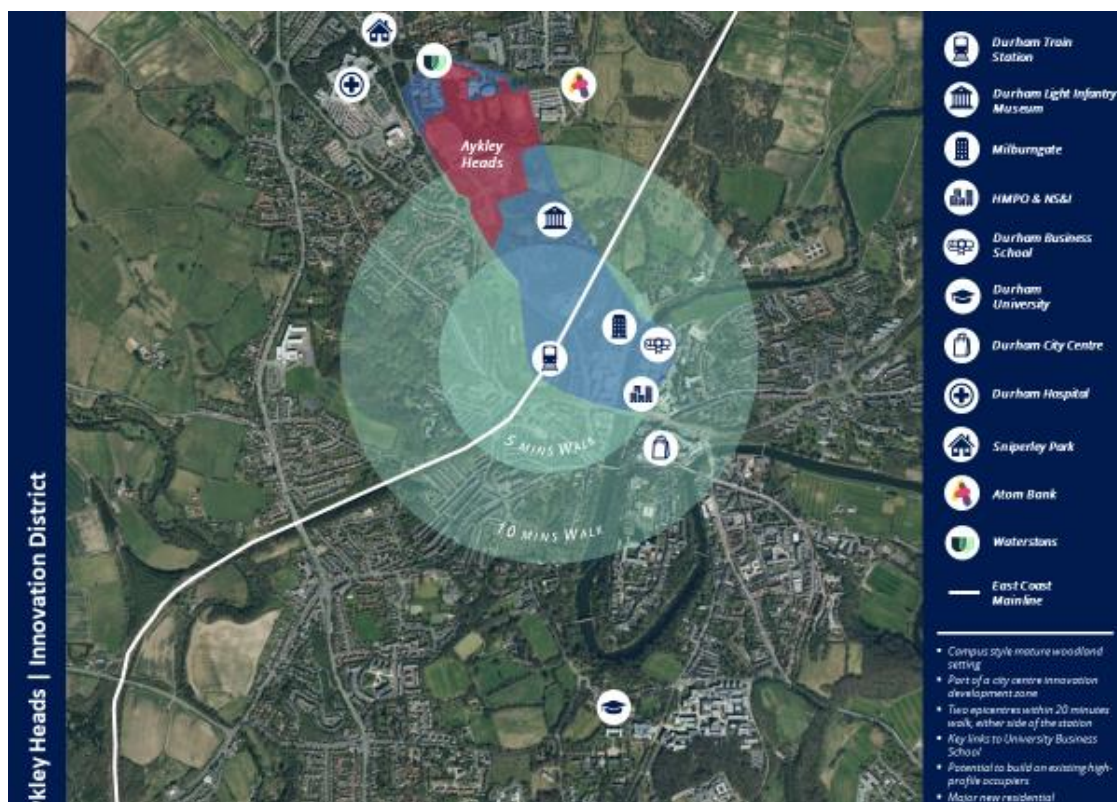
Phase 3 – Zone 1

- Leveraged £11.3m Investment Zone monies
- First development – 54,000 ft²

Aykley Heads, Durham City



Aykley Heads



- New 62 ha Innovation District partnering with Durham University to create a triple-helix approach
- Centred around Durham railway station, with excellent north/south and cross-country connectivity
- Capacity for 414,000 ft² commercial development
- Focused on key capabilities in data science, fin-tech and geo-thermal
- Support the creation of 3,700 jobs

Aykley Heads



2024 – Plot C

- Delivery of Corten House
- Total floorspace of 38,000 ft²
- Supports decommissioning of County Hall

2025 – Plot D

- Planning permission granted for a Durham University Supercomputer
- World class skills & expertise
- Catalyst for knowledge-intensive and data driven businesses

- Cabinet - Recommendation to appoint a JV partner
- Potential to become an AI Growth Zone

Integra 61, Bowburn

Integra 61



- The largest of all County Durham's strategic employment sites
- 83 ha of land
- Strategically located adjacent to the A1(M)
- Home to Amazon's 2m ft² fulfilment centre, employing 1,000 people
- Suitable for warehousing and distribution, and light industrial operations
- Ancillary uses: Costa Coffee, Greggs KFC and a Tesla charging station

Integra 61



2023

- 5 new speculative industrial units
- Totalling 640,000 ft² floorspace
- Ranging from 43,000 ft² to 298,000 ft²

2024

- Re-store – 84,000 ft²
- Under offer – 43,000 ft²
- Under offer – 298,000 ft²
- Ancillary uses under discussion include a petrol filling station and self-storage facility

Integra 61 – Future Development



Evolution

- Total floorspace of 52,000 ft²
- Start-up and early-stage businesses
- Outline planning secured

Optima

- Total floorspace 88,000 ft²
- Scaling up and growing businesses

- An additional 300,000 ft² of development capacity on Phase 1
- 42.64 ha of additional land, south of the site

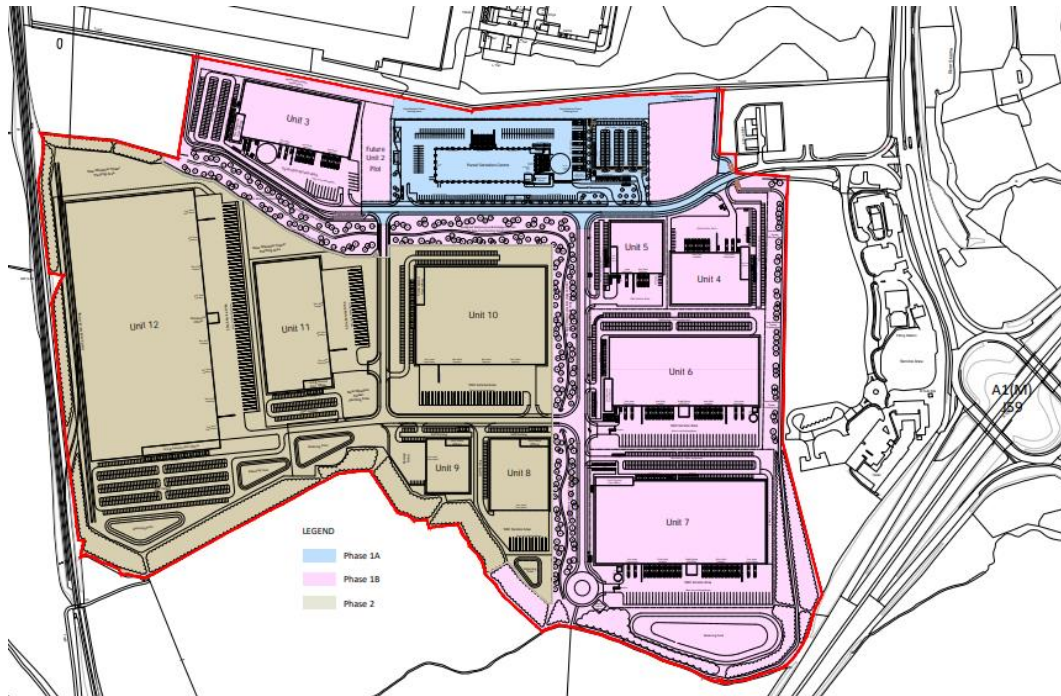
Forrest Park, Aycliffe

Forrest Park



- 55 ha of land
- Adjacent to the A1(M)
- Planning consent for 1.75m ft² of industrial accommodation in 2019
- Suitable for warehousing, distribution and manufacturing uses
- £13m of funding secured from the NE LEP for enabling infrastructure works:
 - Signalised junction
 - Electricity sub-station

Forrest Park



Phase 1 a

- Unit 1 – Commitment by DPD to lease a 63,000 ft² unit, creating 250 jobs

Phase 1 b

- 5 units - ranging from 46,250 ft² to 243,200 ft²
- Plus, an additional unit, which could accommodate on site growth

Phase 2

- 5 units - ranging from 40,000 ft² to 573,500 ft²
- Total floorspace of 1,762,550 ft²

Business Growth

- All businesses are integral to Durham's economy
- Smaller employment locations continue to remain important
- Business Durham has an integrated business support model for all businesses, including:
 - Business engagement & account management
 - Business support & thematic workshops
 - Networking & collaboration opportunities
 - Property search & site selection
 - Land owner and developer engagement
 - Access to funding & finance
 - Supply chain development
 - Skills & support programmes

Inward Investment

- Strategic employment sites drive inward investment
- Place-based and sectoral focus
- Strategic site narrative and propositions will set out:
 - Current and intended pipeline of opportunity
 - Intended sectoral focus & appeal
 - Wider infrastructure that supports business success
 - Its position in the regional and national landscape
- The refreshed narrative underpins engagement with intermediaries, agents and developers and underpins proactive marketing campaigns.

Next Steps

Identify Future Employment Land

- Employment Land Review and CD Plan Refresh
- Longer-term requirements
- Intelligence gathering and dissemination

Opportunity Sectors & Inward Investment

- Raise the profile as an inward investment location
- Opportunity growth sector plans to underpin the marketing of sites
- Place branding to be interwoven to promote County Durham as a place to live, work and visit
- Continued engagement with the development community

Any Questions

