

Economy and Enterprise Overview and Scrutiny Committee

19 November 2012



Masterplans for County Durham

Joint Report of Lorraine O'Donnell, Assistant Chief Executive and Ian Thompson, Corporate Director, Regeneration and Economic Development

Purpose of the Report

- 1 To provide Members with background information on the development of masterplans within County Durham prior to receiving the overview presentation.

Background

- 2 Members will recall that the Economy and Enterprise Overview and Scrutiny Committee received an overview presentation in July, 2010 on the current masterplan programme. When the refresh of the Committee's work programme for 2012 - 2014 was considered at the meeting in July, 2012 it was identified by members that an update on the development of the master plan framework would be included within the current work programme 2012 - 2014.
- 3 Cabinet has recently received a series of masterplan reports for principal towns across the County and it was therefore considered timely that the Economy and Enterprise Overview and Scrutiny Committee receives a further update on the development of the various masterplan frameworks within County Durham.
- 4 Masterplans provide the detailed programme of activity that is taking place or is planned by the Council and Partners in principal towns across the County. They provide the strategic context to delivery and seek to establish key principles to co-ordinate and guide regeneration activity and investment decisions.

Current position

- 5 A series of masterplan frameworks have or are in the process of being established across County Durham for the following principal towns:
 - Consett.
 - Stanley.
 - Chester-le-street.
 - Seaham and Murton.
 - Peterlee.
 - Durham.

- Spennymoor.
 - Newton Aycliffe.
 - Bishop Auckland.
 - Shildon.
 - Crook.
 - Barnard Castle.
- 6 The presentation to the Economy and Enterprise Overview and Scrutiny Committee on the 19 November 2012 will provide an overview focusing on the following:
- Strategic context.
 - Developing and delivering masterplans.
 - Coverage of masterplans.
 - Examples of current masterplans.

Strategic context

- 7 Masterplans at a Town centre or settlement level are developed to provide detail on current or proposed activity. They are designed to supplement the information provided through the planning framework and can provide an opportunity to ensure the effective alignment of services or investment by the Council and its partners at a local level. This can include Town Centre improvement Budgets, Highways and Local Transport investment and alignment of the Council's Accommodation and Customer Services approaches.
- 8 The development and adoption of masterplans provides an opportunity to challenge, prioritise and channel resources to the most appropriate locations and ensure that requirements and opportunities are resourced appropriately. This has become particularly relevant given the ongoing pressures on Public finances and the relatively weak private development sector.

Developing and delivering masterplans

- 9 All masterplans produced follow a similar format and are developed using a multi-disciplinary group of staff driven by the Regeneration and Economic Development (RED) service grouping this typically includes Planning, Economic Development, Housing and Transport Colleagues, while dependant on the location other service areas or partner organisations may input throughout the process.
- 10 Once drafted, public consultation on the emerging masterplans is arranged in conjunction with the relevant area action partnerships, many of which have identified or retain task and finish groups looking at the main centres.

Coverage of masterplans

- 11 It is anticipated that coverage of masterplans for the County's main centres will be substantially completed by the end of March 2013. Masterplans for Chester le Street and Spennymoor are currently at an advanced stage, while work on plans for Newton Aycliffe and Shildon has recently commenced. Due to the complexity and the number of sites involved, Masterplanning and site development briefs for Durham City will be concluded at a later stage, while the masterplan for Peterlee is being undertaken in conjunction with the Homes and Communities agency.

Examples of current masterplans

- 12 Through the formal adoption process, coloured copies of masterplans are submitted to the members resource centre for inspection and reference. The accompanying presentation to Economy and Enterprise Overview and Scrutiny Committee will highlight some of the issues and opportunities currently being identified through the Masterplanning process.

Recommendation

- 13 Members of the Economy and Enterprise Overview and Scrutiny Committee are asked to note and comment upon the information provided during the presentation.

Background Paper(s)

Cabinet Report - Masterplan - Seaham and Murton – 18 April 2012.

Cabinet Report - Masterplan - Crook – 18 April 2012.

Cabinet Report – Masterplan – Bishop Auckland – 18 April 2012.

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Appendix 1: Implications

Finance - Each masterplan contains a detailed delivery plan with identified costs across Council services.

Staffing - None

Risk - Detailed risk assessments will be undertaken for each development project.

Equality and Diversity – Each masterplan is subject to an Equality Impact Assessment. Further, more detailed work will be identified and addressed on an individual project basis.

Accommodation - Accommodation issues will be identified on an individual basis.

Crime and Disorder - None

Human Rights - None

Consultation - Appropriate consultation has taken place in relation to the various masterplans within the County, typically utilising Area Action Partnership structures

Procurement - None

Disability Discrimination Act - None

Legal Implications – The masterplan documents will provide evidence to support the County Durham Plan but it will not have any statutory weight in the planning process.