

Cabinet

18th September 2013

Durham City Regeneration Masterplan



Key Decision R&ED/07/13

Report of Corporate Management Team

Ian Thompson, Corporate Director Regeneration and Economic Development

Cllr. Neil Foster, Cabinet Portfolio Holder for Economic Regeneration

Purpose of the Report

1. This masterplan (with its accompanying delivery plan) aims to express the council's regeneration priorities for Durham over the forthcoming 5 year period. It is recognised that several of the major infrastructure projects and key development sites will not come forward until later in the County Durham Plan period.
2. The masterplan supports the principles underlying the delivery of those major projects and indicates the general criteria that the council will employ in determining support for new projects and investments. The masterplan will be subject to ongoing review.
3. The plan identifies key public sector activity and investment for major projects of circa £130 million that has the capacity to generate an estimated £850 million from the private sector.

4. Background

4.1. Durham City is an attractive place, to live, work and visit. The range of housing and employment, the quality of the environment and its unrivalled heritage have prompted some to describe it as the perfect city, a must see destination and one of Britain's most romantic cities.

But from an economic point of view, the real beauty of Durham is its potential. With strategic investment and sensitive planning, Durham can become one of the most important centres for economic growth in the north east.

To realise that potential, this masterplan has been produced to outline the strategic context for how the city is seen as developing, the principles which

should guide investment and the current programmes of regeneration and investment activity which are underway or planned.

The main aims of the masterplan are to:

- help focus and co-ordinate regeneration activity and projects in Durham and to enable their delivery;
- contribute to the delivery of the emerging County Durham Plan and Community Infrastructure Plan;
- inform consultation with partners, stakeholders and the community;
- help to progress proposals with investors, developers and landowners; and,
- raise Durham's profile in order to attract and stimulate further investment in the city.

4.2. Durham City

Durham is one of the most historic cities in northern England. It has many advantages which stem from the international significance of its cathedral and university and from the quality of the built environment around the World Heritage Site, historic core and surrounding urban area.

The city is also a significant administrative and cultural centre and has a beautiful natural setting and excellent communication links regionally, nationally and internationally.

As a place, Durham has always been important to the wider county, but its wider significance and potential have tended to be understated and underdeveloped in the past.

However, through a new approach to regeneration and spatial planning, the city is now being given the opportunity to grow significantly, to capture emerging business growth sectors, meet demand for new homes and to expand and enhance its leisure offer to visitors and tourists.

Achieving this major step-change relies upon carefully planned growth and preserving and enhancing the city's historic assets, which make Durham such a unique place, of global significance.

5. The Vision

Certain assets within Durham – the World Heritage Site and the university – are “world class”. The vision is to see other, major components enhanced, so that Durham becomes a world class location for commerce, for living and for visiting. In short, Durham can become world class on every level.

6. Strategic Context

The masterplan has a clear focus on the city centre. It is shaped by recent and emerging strategies, specifically the County Durham Plan, underpinned by robust

evidence on growth sectors and population predictions and driven by the desire to broaden Durham's appeal in order to realise its potential.

It highlights the strategic links and the priority projects which can be delivered. Looking further ahead, it also identifies the types of project which could assist in sustaining a controlled and cohesive approach to growth in the city.

7. The Approach to Delivery

The intention is to secure a "thriving Durham City" with an emphasis upon enhancing the vitality of the city centre in order to maximise economic benefits and to complement market strengths. Though the County Durham and its actions the council will harness private capital in order to ensure delivery, with the council acting as facilitator with partners to secure infrastructure, create opportunities and assist with sources of finance.

The masterplan is based upon a three strand approach to achieving growth for Durham:

- **Establishing a central business quarter** - to attract emerging high growth sectors and to increase private sector employment to create a more balanced economy.
- **Releasing land for new homes** – to support the needs of a growing population.
- **Developing Durham's leisure tourism offer** – broadening what Durham has to offer to a broader range of tourists including young people and families, in order to make it a genuine '48 hour stay' visitor destination.

The masterplan outlines a framework for how the council will work with key partners and potential investors to deliver the three strands while protecting heritage assets and ensuring that the necessary supporting infrastructure is put in place.

8. County Durham Plan

The masterplan draws upon the spatial approach that reinforces Durham City as a key location for new development in County Durham and identifies approximately 23 hectares of employment land, 5200 houses and 5800sqm of new convenience retail floorspace. The Plan, as it moves through its approval stages, has identified that it will:

- **Stimulate private investment in the City**
- **Support the vitality and viability of the City Centre;**
- **Help realise the potential of the City for tourism, retailing and leisure;**

This will be achieved by;

- Prioritising the redevelopment of land and buildings around the historic core of the City which support its key role as an employment, housing, retail and tourism centre;

- Respecting the special character of the historic centre and World Heritage Site;
- Accommodating the future aspirations of Durham University;
- Identify Aykley Heads as a Strategic Employment Site, predominately for office development alongside a mix of other uses including housing;
- Identifying Sniperley Park, North of Arnison, and Sherburn Road as Strategic Housing Sites;
- Identifying North of Arnison as a key location for new convenience retail floorspace;
- Identifying North Road and Claypath as Regeneration Areas; and
- Providing for the delivery of the Western Relief Road early in the Plan period and the Northern Relief Road later in the Plan period to relieve congestion and enhance the employment, tourist and shopping potential of the City.

9. Major Projects

The three delivery strands suite of major projects and identified opportunities will make a real difference to the city and achieve the desired levels of growth for the wider area. They are:

<i>STRAND</i>	<i>PROJECT(S)</i>	<i>IMPACT</i>
Central Business Quarter	Redevelopment of Aykley Heads as a major prestige business park. Supported by redevelopment of Milburngate House .	Creation of significant new employment space, mixed-use space, housing and 5,000 to 7,500 jobs within the city centre. Economic growth linking to wider county.
Land for New Homes	Bringing forward land, currently within the greenbelt at Sniperley, Sherburn Road and land North of Arnison together with sites within the existing urban area.	Expanding the housing stock by 5,120 new homes to accommodate rising population.
Developing Durham's leisure tourism offer	A new visitor attraction with national profile. Conference and meeting venues. Building on the programme of events Using the river to its full potential	More visitors, staying longer and spending more in Durham. Linking with other tourism assets across the county.

10. In addition, the masterplan provides a summary of other regeneration projects and opportunities which support the three strands, including:

- **Retail** – Major redevelopment opportunities at North Road and Claypath areas;
- **Infrastructure** – Western and Northern Relief Roads;
- **the University** – a strategy for growth, particularly for post-graduate and overseas students;
- **City centre housing** – via Durham City Homes and the private sector;
- **Culture and events** – building upon the success of the Lindisfarne Gospels, cycling and international cricket.

11. Delivery Plan

As the County Durham Plan will identify, development will be phased into cohesive and financially viable packages in order to maximise positive impact.

12. Consultation

Baseline information gathering has been undertaken with key stakeholders and consultation on the draft masterplan with the Durham City Board of the County Durham Economic Partnership. Consultation with targeted stakeholders and organisations will be undertaken following consideration by Cabinet.

Recommendations and reasons

13. The Durham City Regeneration Masterplan will help plan, co-ordinate, and deliver regeneration activity in the City over the coming years.

(a) It is recommended that the report and masterplan be approved by Cabinet for wider consultation with other partners, businesses and interest groups.

Background papers

9th Draft Durham City Masterplan Aug 2013
EqIA – Equalities Impact Assessment 2013

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Appendix 1: Implications

Finance

The document contains a delivery plan with possible partners and costs identified. The opportunities can be resourced through a combination of DCC capital programme, Section 106, CIL, asset backed regeneration vehicle, private sector, and developer contributions.

Staffing - None

Risk

Detailed Risk Assessments will be undertaken for each project/development

Equality and Diversity / Public Sector Equality Duty

EqlA completed

Accommodation - none

Crime and Disorder - none

Human Rights - None

Consultation

Consultation has been undertaken with stakeholders, a summary log is attached.

Procurement - None

Disability Issues - None

Legal Implications

The masterplan will provide evidence to help support the County Durham Plan but will not have any statutory weight in the planning process.