

## Cabinet

18 September 2013

## Spennymoor Masterplan

## Key Decision R&ED/11/13



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### Report of Corporate Management Team Ian Thompson, Corporate Director Regeneration and Economic Development Cllr. Neil Foster, Cabinet Portfolio Holder for Economic Regeneration

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#### Purpose of the Report

- 1 The development masterplan for Spennymoor provides a detailed programme of activity that can be undertaken for the town over the next 3-5 years to ensure future sustainability through investment and marketing of the town's key development opportunities.
- 2 The document provides the strategic context to delivery and seeks to establish key principles to help co-ordinate and guide this activity.
- 3 The plan identifies key public sector activity and investment of £37 million that can generate £276 million from the private sector.

#### Background

- 4 **Summary** - Spennymoor has emerged from a heavy industrial past to become a successful residential and commuter centre close to other major employment areas. The town centre is an important service hub. It provides important employment opportunities and more is allowed for at Green Lane Industrial Estate and proposed through the major regeneration initiative at Durhamgate. This project and others have increased the town's residential offer. New housing expansion on the former Merrington Lane factory sites is a substantial opportunity. The Festival Walk centre is major opportunity in the retail heart of the town that DCC is pursuing with private sector owners.
- 5 Good public transport and road links to and from Spennymoor make this town an excellent location from which to travel to work. It is an attractive locality offering a range of housing that has grown around a town centre that provides good retail and other services. It is a town with potential to increase in size with opportunities for the town centre to benefit economically from this growth.

- 6 Substantial employers now include the Thorn Lighting Academy and Headquarters and Black and Decker's research and repair facilities.
- 7 There are a number of major projects currently underway throughout the town. These include Durhamgate and also private housing at Whitworth Park and Merrington Lane. The completion of the new combined Whitworth secondary school will substantially change educational provision for the town. Recent and current investment by the county council of £3.5 million in Spennymoor includes new access works at Durhamgate but also the leisure centre, and for targeted business support in the town centre.
- 8 There are opportunities at Durhamgate through the mixed use development generating a potential £100 million investment led by the Carillion Developments and Arlington Estates consortium (CAST). This strategic 25ha development will potentially create up to 2000 jobs and 400 houses. It has started with substantial access improvements, the location of 'livin' to new headquarters, a public house and new housing by Taylor Wimpey.
- 9 This masterplan articulates the County Council's desire to stimulate regeneration and economic growth and to help to guide investment in Spennymoor focussing on enhancing the environment and development opportunities and the potential of the town.
- 10 The key drivers for delivery of this masterplan are:
  - Establishing a clear set of priority projects together with a realistic delivery plan which reflects both market demand, investor appetite and availability of sources of finance;
  - Promoting the diversification of the local economy and employment growth, led by the private sector;
  - Providing a sustainable and vibrant town centre with a focus on deliverability, creating key opportunities for change by redevelopment, development or refurbishment of land and premises including resolution of the future of Festival Walk;
  - Consolidating the population base and improving the balance and mix of the housing offer which will in turn help to underpin a sustainable local economy, retaining young people whilst providing for an increasing proportion of elderly residents.
- 11 There are a range of development opportunities to be promoted in Spennymoor and provide the necessary conditions for a sustainable and competitive town centre. Key areas for council support are as follows:
  - The Council will work with regeneration partnerships and private sector partners to continue to **deliver a vibrant town centre**;
  - Spennymoor has been successful in attracting and retaining numerous small and medium-sized businesses within the town centre. **The Council will work with existing businesses,**

**potential funders, developers and prospective inward investment companies to ensure that Spennymoor enhances its supply of business properties in order to provide for wealth and job creation including Green Lane.**

- There are a number of sites that could provide residential development for sale, intermediate tenure and rent. **Additional housing close to the centre will help the vitality and viability of the town and the Council will continue to work with the development industry, Registered Providers and other interested parties to deliver the new homes that Spennymoor requires.**
- 12 The key opportunities for the town centre focus on how to create a sustainable future for the town. The completion of Durhamgate and ensuring a successful future for Festival Walk are major areas for action.
- 13 Through the emerging County Durham Plan there is significant opportunity for the town to achieve new housing development and the Local Plan identifies a housing allocation of 1695 units along with 14.5ha employment land at Green Lane available for the next 20 years. These will improve the economic standing of Spennymoor as they progress. Over two hectares of land at Festival Walk are allocated in order to meet retail needs and represent a retail investment opportunity. A further 5ha is safeguarded south of Green Lane to ensure potential for future employment growth when the plan allocation is fully used.
- 14 Consultation on the preparation of this Masterplan has been undertaken with a range of local stakeholders including the Town Council.

### **Recommendations and reasons**

- 15 The Spennymoor Masterplan will help plan, co-ordinate, and deliver regeneration activity in Spennymoor over the coming years.
- (a) It is recommended that the report and masterplan be approved by Cabinet.

### **Background papers**

Spennymoor Masterplan 2013

EqIA – Equalities Impact Assessment 2013

Spennymoor Masterplan, Consultation log 2013 - Attached as Appendix 2

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## **Appendix 1: Implications**

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### **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**

EqIA 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.

**Appendix 2  
Spennymoor Masterplan 2012-13  
Consultation Log**

<b>Person</b>	<b>Organisation</b>	<b>Representatives</b>	<b>Date 2012 or by date</b>	<b>Comment</b>
Karina Dare,	Capital Projects Manager, PCT	WB	February	Significant investment made in Spennymoor, not looking at anything else medium term
Andrew Coles & John King,	Co-operative Estates & Properties	WB	March	No requirements, happy with location of store within Spennymoor
	Spennymoor Area Action Partnership	JD	April & June	April : information gathering June: draft for circulation and comments
Cllr Neil Foster & Barbara Graham	Spennymoor Members:	WB	August	
Pauline Waterson	Town Clerk, Spennymoor Town Council	JD	June	Only town centre project is war memorial refurbishment.
	Durham Constabulary	WB	July	Recent change in use (Road Policing Unit) means more personnel working from site, would like to see more service provision – not specific, but no plans for their building/site.
	Cordatus, Festival Walk Agents on behalf of Administering Bank	WB	July	Happy that DCC options are in line with theirs for proposed future development of site. Wish to keep communication channels open and possibility of joint working on how to progress.
Barry Taylor,	Local Business	WB	July	No issues, happy with trade at Cheapside but would like to see Festival Walk issue resolved, but appreciates current economic climate.
Colin Wilby,	Land Owner (vacant plot on Cheapside)	WB	July	Aspirations to build out site eventually, he interested in what is happening with Library site.
Neil McMillan	CAST	WB	July	

Ian Brown	Livin	Michael Hurlow	12/12/12	Review of Livin's general interests in social housing and additional social initiatives.
Michael Wilkes	DCC, Spennymoor AAP –	Michael Hurlow Chris Myers	30/11/12	General update on AAP, issues and background information for

	Coordinator			Spennymoor
<b>Person</b>	<b>Organisation</b>	<b>Representatives</b>	<b>Date</b>	<b>Comment</b>
Paul Gillis Headteacher	Whitworth Park School & Sixth Form College Spennymoor DL16 7LN Tel: 01388 824800	M. Hurlow	26/02/13 & 01/03/13	References to School community use and educational profile
Michael Wilkes	DCC, Spennymoor AAP – Coordinator	Michael Hurlow	20/03/13	Comments on Draft 2 Vs 8
Pauline Waterson	Spennymoor Town Council	Michael Hurlow , Chris Myers	16/04/13	General update on Town Council issues and background information for Spennymoor
Cllr Neil Foster	DCC Portfolio Holder		26/06/13	Draft for comment prior to release
Louise Oakley	Environment Agency	M. Hurlow	02/07/13	Drainage/Flood
Cllr Ian Geldard; Cllr Kevin Thompson; Cllr Pat Lawton; Cllr Neil Foster; Cllr Barbara Graham	DCC Cllrs, Return date 06/08/13	M. Hurlow	18/07/13	Distributed Draft Masterplan Draft 3 Vs 13 with comments sheet
Pauline Waterson	Spennymoor Town Council, Return date 06/08/13	M. Hurlow	18/07/13	Draft Masterplan Draft 3 Vs 13 with comments sheet for distribution to town councillors
Steve Robson	SDEA	M. Hurlow	26/07/13	Masterplan copy for comment
Kelly Mason	livin	M. Hurlow	31/07/13	Comments on housing aspects and socio-economic references
Cllr Barbara Graham	DCC	Michael Hurlow	08/08/13	Review key local issues –