

Cabinet

9 October 2013

Newton Aycliffe & Peterlee Regeneration Masterplans



Key Decision R&ED/02/13

Report of Corporate Management Team

Ian Thompson, Corporate Director Regeneration and Economic Development

Councillor Neil Foster Cabinet Portfolio Holder for Economic Regeneration

Purpose of the Report

1. The regeneration masterplans for Newton Aycliffe and Peterlee provide a detailed programme of activity that can be undertaken for the towns over the next 3-5 years to ensure future sustainability through investment and marketing of the towns' key development opportunities.
2. They provide the strategic context to delivery and seek to establish key principles to help co-ordinate and guide this activity.

Background

Summaries

3. **Newton Aycliffe** has established itself as a major regional employment centre and an attractive place to live close to its own and other work opportunities. The location of Hitachi in the town and opportunities to feed into both Nissan's 'just in time' supply chain and Tees Valley offshore and process industries have created a regionally significant employment base. Housing has grown from its initial post war new town social housing roots to offer a greater range of private housing. A partnership is working to implement a phased improvement of the town centre.
4. **Peterlee** has also developed from its new town origins both as an employment and residential centre. Good transport links have enabled the growth of the business quarter to the west of the town to grow using employment zone status. Additional housing has broadened the range and size of housing available. The two secondary schools and East Durham College have moved into purpose built new buildings. Further housing growth is allowed for within the County Durham Plan and a current approval will substantially deliver this allocation. There are significant environmental benefits from the maturing new town layout and

close proximity of the Heritage Coast and Castle Eden. Tackling the decline and reuse of the North East Industrial Estate remains a priority. Two supermarket permissions have yet to be taken through to implementation and will impact substantially on the nature of the town centre depending on which options emerge. The town centre itself remains underprovided in relation to range of retail and leisure opportunities, with access needing improvement and issues with attractiveness for users.

5. The masterplans articulate the County Council's desire to stimulate regeneration and economic growth and to help to guide investment focussing on enhancing the development opportunities and the potential of the town.
6. The key drivers for delivery of the masterplans 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 sustainable and vibrant town centres with a focus on deliverability, creating key opportunities for change by redevelopment, development or refurbishment of land and premises;
 - 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.
7. There are a range of development opportunities to be promoted in the towns and to provide the necessary conditions for a sustainable and competitive town centre. Key areas for council support are as follows:

7.1.1. Newton Aycliffe

- Ensuring the successful development for **Hitachi** and **Merchant Place** and seeking to double the number of jobs in the supply chain
- Ensuring strategic land allocation to support **economic growth on Aycliffe Business Park**
- Offering a robust **programme of support for businesses** through Business Durham and Economic Development, in partnership with other key stakeholders.
- Ensuring that allocation for **future housing development** is agreed through the Local Plan including strategic sites;

- Facilitation as land owner and providing business support through partnership to **deliver Aycliffe Shopping Centre Masterplan**. Reviewing delivery of services in the town centre to improve **service delivery**.
- Including the longer term County Durham Plan proposals, the anticipated public investment in the town is £16 million with the potential to generate up to £224 million in private investment over the next 30 years.

7.1.2. Peterlee

- The Council will work with private sector partners to continue to **deliver a vibrant town centre**:
 - **The Council will endeavour to work with existing businesses, potential funders, developers and prospective inward investment companies to ensure that Peterlee enhances its supply of business properties in order to provide for wealth and job creation;**
 - Sites are proposed that would provide residential development. **Additional housing 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 Peterlee requires;** and
 - Key infrastructure support will improve the vitality of the town and increase opportunity for further development. **The council will support the creation of a new railway halt at Horden and work with health providers to encourage improvements in provision in Peterlee and Horden.**
 - Including the longer term County Durham Plan proposals and current and recent projects, the anticipated public investment in the town is £95 million (including recent £72 million for new schools and college buildings) with the potential to generate up to £167 million in private investment over the next 30 years.
8. Consultation on the preparation of this Masterplan has been undertaken with a range of local stakeholders including the AAP Forums and Town and Parish Councils.

Recommendations and reasons

9. The Masterplans for Newton Aycliffe and Peterlee will help plan, co-ordinate, and deliver regeneration activity over the next 3-5 years.

- (a) It is recommended that the report and masterplans be approved by Cabinet.

Background papers

Newton Aycliffe Masterplan 2013

Peterlee Masterplan 2013

Contact: Peter Coe Tel: 03000 262 042

Appendix 1: Implications

Finance

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

**Appendix 2
Consultation Logs**

**Newton Aycliffe Masterplan Consultation Log
Updated 30/08/13**

Person	Organisation	Representatives	Date	Comment
	Newton Aycliffe Members		13 th June 2012,	No issues, phased plan of existing proposed works forwarded.
Steve Cummings	County Durham & Darlington Rescue Service		27 th July 2012	Accommodation in operation from April 2012, no issues with town centre proposals or increase in economic activity on Aycliffe Business Park
Chris Dixon	Sanderson Weatherall (Managing Agents, Thames Centre)		2012,	E: mail and phone discussions. No issues reported, recently invested in office accommodation, no further plans.
Bryan Haldane	MMapp (Managing agents, Town Centre)		3 rd August 2012	Works progressing – would like to see improvements to Thames Centre
Katy Milne,	Greenfield School of Arts		8 th August 2012	Would like to see more support for creative industries
	Durham Constabulary		05 th Sept 2012	
	Area Action Partnership Board Meeting		25 th Sept 2012	
	Local Community & Business		25 th September	Open consultation sessions on town centre
	Town Centre Redevelopment Partnership		Oct 5 th 2012	

Person	Organisation	Representatives	Date	Comment
Kerina Clark	Centre Manager,	Chris Myers Michael	02/10/12	Update on business community and work of

	Xcel Business Centre	Hurlow		Xcel centre, plus view of N. Aycliffe from resident's perspective
Ian Brown	livin	Michael Hurlow	12/12/12	Review of Livin's general interests in social housing and additional social initiatives.
Colum Goodchild	Nothumbrian Water	M. Hurlow	14/03/13	Re, N Water projects
Kelly Mason	livin	M. Hurlow	18/04/13	Full written response to first draft inc. livin references
Brian Riley (+Adam White)	DCC, Area Action Partnership Co-ordinator GAMP	M. Hurlow Chris Myers	14/02/13	First Draft for comment and prior to meeting
	Pioneering Care Partnership	M. Hurlow	07/03/13	Check on project proposals
Steve Robson	SEDA	M. Hurlow	08/03/13	Review of SEDA's interests and update on N. Aycliffe
Steve Robson	SEDA	M. Hurlow	08/03/13	Review of draft 2 Vs 4
Andrew Bailey	Town Clerk, Great Aycliffe Town Council	M. Hurlow Chris Myers	19/03/13	Review of Council activity and Town issues
Louise Oakley	Environment Agency	M. Hurlow	02/07/13	Drainage/Flood
Cllr Neil Foster	DCC Portfolio Holder		10/07/13	Draft for comment prior to release
	GAMP Board meeting	C. Myers M. Hurlow	16/07/13	Introduction to draft masterplan consultation. Presentation, summary key issues
AAP	GAMP Forum Return date 16/08/13	M. Hurlow	17/07/13	Draft Masterplan Draft 3 Vs 10, sent to AAP for distribution with comments sheet and handout
Andrew Bailey	Town Clerk, Great Aycliffe Town Council Return date 16/08/13	M. Hurlow	17/07/13	Draft Masterplan Draft 3 Vs 10 with comments sheet and handout, sent to Town Clerk for distribution to Town Cllrs
Cllr Eddy Adam; Cllr Jed Hillary; Cllr Kate Hopper; Cllr Mike Dixon; Cllr John Clare; Cllr Joan Gray; Cllr Sarah Iveson	DCC Cllrs, Return date 16/08/13	M. Hurlow	17/07/13	Draft Masterplan Draft 3 Vs 10 with comments sheet and handout,
W. Mellors	Chair Middridge Parish Council, Return date	M. Hurlow	17/07/13	Draft Masterplan Draft 3 Vs 10 with comments sheet and handout, sent to Chair for

	16/08/13			distribution to Town Cllrs
Steve Robson	SDEA	M. Hurlow	26/07/13	Masterplan copy for comment
Kerina Clarke	Excel Centre	M. Hurlow	26/07/13	Masterplan copy for comment, handout and comments sheet
Wendy Benson (DCC)	Town Centre Partnership	M. Hurlow	26/07/13	Masterplan copy for distribution to Pship for comment, handout and comments sheet
Robert Whitehouse (Co-ordinator)	Bishop Line Community Rail Partnership	M. Hurlow	26/07/13	Masterplan copy for comment
Sarah Fay (DCC)	Local Motion	M. Hurlow	26/07/13	Masterplan copy to pass to any ext. organisations for comment
Kelly Mason	livin	M. Hurlow	31/07/13	Comments on housing aspects and socio-economic references
Cllr J. Clare	DCC/Town Council	M. Hurlow	14/08/13	Various references and suggestions
Andrew Bailey	Town Clerk, Great Aycliffe Town Council	M. Hurlow	15/08/13	Various typographical comments and reference to Town and Bus., Estate signage need
Gary hale	Bisham Group	Wendy Benson/M. Hurlow	19/08/13	Need to update plans and aerial shot to show new Aldi development
Robert Whitehouse	Community Rail Officer - The Bishop Line	M. Hurlow	09/08/13	References to Bishop Line and need for Hitachi rail related travel planning

Peterlee Regeneration Masterplan Consultation Log – Updated 15/08/13

Person	Organisation	Representatives	Date	Comment
Gill Hay	Homes and Communities Agency	Glenn Martin Chris Myers Michael Hurlow William Hill	13/11/12	<ul style="list-style-type: none"> • Planning permission for two supermarkets in Peterlee and one at Dalton Park • Regeneration of North East Industrial Estate • High numbers of vacant commercial properties • Need for higher quality housing
Business Breakfast	Eden Farm Ltd, Gliderol, Global Management Platform, Helphire, Kookaburra, NPower Gas Ltd, Quality Hospital Solutions, Reynolds Food Packaging, Sotech Ltd, Thermal Transfer Technology Ltd	Glenn Martin Stuart Timmiss	20/11/12	<ul style="list-style-type: none"> • Complexities involved with moving businesses off North East Industrial Estate • Opportunities to develop unique strengths (e.g. carbon neutrality) in industrial estates and business parks to west of A19 • Low attainment in science subjects, problems of low aspirations, too few people suitable for management positions, need to focus on improving adult education and healthier lifestyles • Town centre regeneration needed
Paul Mains (Interim Chief Executive)	East Durham Home	Glenn Martin	26/4/13	<ul style="list-style-type: none"> • Decent homes programme coming to an end and focus shifting to re-development and development of new social housing in and around Peterlee in line with EDH 30 year plan • Overview of outcomes, local employability schemes, and community partnership activities given • Ongoing Stock Option Appraisal Process likely to change the way EDH is operated in the future and possibly, priorities
Kay Tweddle (Deputy Town Clerk) William Jeffrey (Leader) James Alvey (Deputy Leader)	Peterlee Town Council	Glenn Martin	26/4/13	<ul style="list-style-type: none"> • Overview of recent activities across Peterlee • Need for an additional supermarket • Issues over multiple ownership of town centre • Need for new school places in line with new housing • Need for renewal and addition of community and play facilities in some parts of Peterlee • Parking issues

Person	Organisation	Representatives	Date	Comment
Louise Oakley	Environment Agency	M. Hurlow	02/07/13	Drainage/Flood
CLlr Harry Bennett; CLlr Audrey Laing; CLlr Jimmy Alvey; CLlr Jan Measor; CLlr Eunice Huntington; CLlr Robin Todd	DCC Cllrs, Return date 16/08/13	M. Hurlow	18/07/13	Draft Masterplan Draft 3 Vs 4 with comments sheet
Shealagh Pearce	East Durham AAP Forum Return date 16/08/13	M. Hurlow	18/07/13	Draft Masterplan Draft 3 Vs 4, sent to AAP for distribution with comments sheet
Kay Tweddle	Peterlee Town Council, Return date 16/08/13 Council mtg. 19th August	M. Hurlow	18/07/13	Draft Masterplan Draft 3 Vs 4 with comments sheet for distribution to town councillors
CLlr Neil Foster	DCC Portfolio Holder	M. Hurlow	24/07/13	Draft for comment
Paul Davison (Clerk)	Horden Parish Council Return date 16/08/13	M. Hurlow	18/07/13	Draft Masterplan Draft 3 Vs 4 with comments sheet for distribution to parish councillors
Stuart Wardle (Clerk)	Shotton Parish Council Return date 16/08/13 Parish Council meeting 29 ^{07/13}	M. Hurlow	18/07/13 24/07/13 Printed copies for mtg.	Draft Masterplan Draft 3 Vs 4 with comments sheet for distribution to parish councillors
CLlr Joan Maslin	DCC Cllr, Return date 16/08/13	M. Hurlow	24/07/13	Draft Masterplan Draft 3 Vs 4 with comments sheet
Paul Davison (Clerk)	Horden Parish Council	M. Hurlow	16/08/13	Draft Masterplan Draft 3 Vs 4 comments sheet f
Kay Tweddle	Peterlee Town Council	M. Hurlow	20/08/13	Draft Masterplan Draft 3 Vs 4 comments sheet f