

Cabinet

14 December 2016



Masterplan Updates

Report of Corporate Management Team

Ian Thompson, Corporate Director of Regeneration and Local Services

Councillor Neil Foster, Cabinet Portfolio Economic Regeneration

Purpose of the Report

- 1 For Cabinet to consider and agree Masterplan Updates for Consett, Crook, Newton Aycliffe, Durham City, Chester le Street and Stanley and to endorse that the Masterplan Updates are taken through the relevant Area Action Partnership meetings for discussion.

Background

- 2 Masterplans / Regeneration Frameworks have been prepared for 12 of the County's main towns over recent years. It is important that these documents are monitored and kept under review. There has been considerable activity and investment across the County, with more planned. To ensure Cabinet and the Area Action Partnerships (AAPs) are informed of progress and have the opportunity to comment on future proposals it is intended to bring masterplan updates to Cabinet. This report of the first of these updates.
- 3 The programme for the updates will be carried out in two batches, with the six listed in paragraph 1 of this report in the first batch, and Master Plan Updates for Peterlee, Seaham, Spennymoor, Shildon, Barnard Castle and Bishop Auckland to follow being programmed to be taken to Cabinet on the 18th January 2017.

The Masterplan Updates

- 4 The six Masterplan Updates are attached to this document as follows:
 - Appendix 2 – Consett;
 - Appendix 3 – Crook;
 - Appendix 4 – Newton Aycliffe;
 - Appendix 5 – Durham City;
 - Appendix 6 – Chester le Street; and
 - Appendix 7 – Stanley.
- 5 Each document is short and self-contained. The Masterplan Updates include a profile unique to each location, which reflects upon the role of the settlement within the County. The documents provide a high level overview of what has

recently been delivered in the town and a section highlighting actions and further work to be delivered in the future.

- 6 The Masterplan Updates highlight and reflect the range of activities that have been undertaken in each location including town centre improvements, highways infrastructure improvements, education facilities, health and social wellbeing provision. They also identify the development of new businesses, housing development and new community facilities.
- 7 The Masterplan Updates reflect activities undertaken by the Council directly as well as partners and stakeholders including the private sector and sets out actions and future programmes for activities identified by the AAPs. The AAPs have set their own priorities in each locality which is reflected in past and future actions as set out in Masterplan Updates.
- 8 The Masterplan Updates highlight some significant opportunities across each of the locations. This includes:
 - a. **Consett:** Over £600,000 of public realm improvements have been delivered in the Town Centre to improve the visual quality of the shopping environment.
 - b. **Crook:** Improvements have been delivered to the Town Centre environment including, targeted business improvements and works to the pedestrian areas supporting the development of two new supermarkets both due to open next year .
 - c. **Newton Aycliffe:** Hitachi Rail Europe has delivered an £82m vehicle manufacturing facility at Newton Aycliffe.
 - d. **Durham City:** The successful relocation of the Passport Office and NS&I into new offices at Freeman's Reach, retaining these jobs in the city and at the same time freeing up the Millburngate House site for redevelopment. This will see the west side of the river completely redeveloped alongside investment into the Gates shopping centre bringing cinemas, housing and more restaurants into the centre.
 - e. **Chester le Street:** As part of the National Pinch Point Fund, improvements have been delivered to Junction 63 on the A1(M). In addition, two further improvements were brought forward under the County Durham Local Transport Plan at A693 Drum Industrial Estate roundabout, and A167 / A693 Northlands Roundabout. All schemes were designed to improve the flows of traffic at these junctions and reduce congestion – with the added benefit of reducing air pollution from static vehicles.
 - f. **Stanley:** The Council has led on a Targeted Building Improvements programme in the town centre, which is focused on supporting town centre businesses, targeting derelict and underused premises, new business enterprise and private sector investment. The Council invested just over £143,000 in the project which generated around £246,000 in private investment between 2012 and 2016, supporting 23 business units and bringing 3 empty units back into use. Proposals to regenerate the top end of the town centre also continue with a proposal for a new supermarket.

- 9 In respect of future actions, the Masterplan Updates set out future projects and priorities for each locality, including:
- a. **Consett:** Dunlop BTL, which is based in Ashford, Kent, has been awarded a £250,000 'Let's Grow' grant to allow it to expand into the former KP crisps factory in Consett creating around 60 new jobs. The company, which manufactures and distributes bearings, power transmission and motion transfer linkage products, is expanding into the North East following a £2.2m investment.
 - b. **Crook:** Works to replace windows, the boiler and heating distribution system at Crook Primary school are programmed in summer 2017 at a cost of approximately £935,000.
 - c. **Newton Aycliffe:** Durham County Council have secured £13 million funding from the Local Enterprise Partnership and is undertaking work to prepare the 52 hectare Forrest Park (at Aycliffe Business Park), on land adjacent to the Hitachi Rail site.
 - d. **Durham City:** A new bus station is to be delivered on the site of the existing A690 roundabout and adjacent buildings. The relocation will free up the unattractive site for redevelopment to support the regeneration of North Road.
 - e. **Chester le Street:** Targeted business improvements to support town centre businesses focused on improving shop frontages and making Chester-le Street a more attractive place to shop or visit. A new war memorial was also unveiled in 2014.
 - f. **Stanley:** Projects in the South Moor and Craghead area focus on bringing more empty properties back into use, as well as implementing a landlord accreditation programme to ensure better quality housing for tenants.

Conclusion

- 10 The intention of proposing Masterplans for our larger Towns was to ensure that the Council had a way of communicating its ambition and financial commitment to delivering on local priorities. We have seen other investments come as a result of this more joined up approach which also provides confidence to businesses in making investment choices going forward. The Masterplan Updates tell the story so far and highlight some of the major areas of spend in the near future. The intention is that Cabinet and the AAPs will receive further updates in the future.

Recommendations and reasons

- 11 That the Masterplan Updates for Consett, Crook, Newton Aycliffe, Durham City, Chester le Street and Stanley (attached at Appendix 2 – 7 of this report respectively)
- a. be approved to provide an update on activity in the Towns for the community; and

- b. that the Masterplan Updates are taken through the relevant Area Action Partnership meetings for discussion.

Background papers

None

Contact: Graeme Smith Tel: 03000 263610

Appendix 1: Implications

Finance –

There are no financial implications associated with the Masterplan Updates. The funding to deliver projects as set out at the documents is confirmed at a project stage. The Masterplan Updates reflect projects that form part of a range of programmes, each will have been subject to its own financial approval process.

Staffing –

The Masterplan Update documents contain a range of actions which will be delivered by the Council and its partners.

Risk –

The Masterplan Updates contain an overview of future projects to be delivered. Where necessary, risk assessments have been undertaken at the project stage associated with each of the actions identified within the masterplans.

Equality and Diversity / Public Sector Equality Duty –

None identified. The projects referred to in the documents have been subject to EQIA as part their development where necessary.

Accommodation –

None identified.

Crime and Disorder –

None identified.

Human Rights –

None identified.

Consultation –

The projects and activities set out in the Masterplan Updates have been subject to consultation as part of their development where appropriate. The report recommends that the Masterplan Updates are taken through the relevant Area Action Partnership meetings for comment.

Procurement –

Some of the projects reflected in the Masterplan Updates will have procurement implications. Any procurement will be undertaken at a project level and is independent of the Masterplan Updates.

Disability Issues –

There are no disability issues associated with the Masterplan Updates. Disability issues are considered at a project.

Legal Implications –

None identified.