

Cabinet

18 January 2017

Masterplan Updates



Report of Corporate Management Team

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Purpose of the Report

- 1 For Cabinet to consider and agree Masterplan Updates for Peterlee, Seaham, Spennymoor, Shildon, Barnard Castle and Bishop Auckland and to endorse that the Masterplan Updates are taken through the relevant Area Action Partnership (AAP) 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. Therefore updates of the Masterplans have been prepared to ensure that Cabinet and the AAPs are informed of progress and have the opportunity to comment on future proposals.
- 3 The programme for the updates has been carried out in two stages, with the six listed in the first paragraph of this report, included in the second round of documents. Masterplan Updates for Consett, Crook, Newton Aycliffe, Durham City, Chester le Street and Stanley were considered by Cabinet on 14 December 2016.

The Masterplan Updates

- 4 Six Masterplan Updates are attached to this document as follows:
 - Appendix 2 – Peterlee;
 - Appendix 3 – Seaham;
 - Appendix 4 – Spennymoor;
 - Appendix 5 – Shildon;
 - Appendix 6 – Barnard Castle; and
 - Appendix 7 – Bishop Auckland.
- 5 Each document is short and self-contained and includes a profile unique to each location, reflecting the role of the settlement within the County. The

Masterplan Updates highlight and reflect the range of activities that have been undertaken in each location including town centre improvements, highways infrastructure improvements and education facilities. They also identify the development of new businesses, housing development and new community facilities.

- 6 The Masterplan Updates reflect activities undertaken by the Council directly as well as by partners and stakeholders, including the private sector. They also set out actions, programmes and further work to be delivered in the future. The AAPs have set their own priorities in each locality which are reflected in the Masterplan Updates.
- 7 The Masterplan Updates highlight some significant opportunities and past delivery across each of the locations. These include:
 - a. **Peterlee:** Bristol Laboratories has spent £25 million buying, converting and installing new equipment to set up its major manufacturing base for generics drugs. It will employ 347 staff of which 137 will be graduates and post. The Council is actively pursuing the delivery of the former College Site and is working to deliver the new library
 - b. **Seaham** Business Durham has worked closely with 'Great Annual Savings', a firm that moved onto Spectrum Business Park 15 months ago. This firm specialises in helping other firms reduce their running costs in areas like energy use, waste management and insurance. It is hoping to double the number of people it employs to 300 over the next year. In August 2016 the group was named as a finalist in the North East Apprenticeship of the Year Award. The new Cineworld seven screen cinema has opened at Dalton Park.
 - c. **Spennymoor:** Significant investments have previously been made in improving the physical fabric of the town centre. Since 2009, a further £300,000 of the Council's town centre capital programme has been invested in regeneration projects aimed at improving the retail environment and encouraging a diverse range of shopping facilities. This has included supporting 25 businesses across Spennymoor through the Targeted Business Improvement Programme.
 - d. **Shildon:** Locomotion (the National Railway Museum at Shildon) had 436,245 visitors in 2015.
 - e. **Barnard Castle:** GlaxoSmithKline recently announced an investment of £92 million (August 2016) to fund the construction of an aseptic sterile facility supporting the manufacture of existing and new biopharmaceutical drugs. This is expected to safeguard the presence of the company within the town and the many jobs it provides.
 - f. **Bishop Auckland:** Town Centre regeneration including, a £2 million refurbishment of the market place includes realignment of the public highway, creation of new parking spaces, events spaces and market space.
- 8 In respect of future actions, the Masterplan Updates set out future projects and priorities for each locality, including:

- a. **Peterlee:** The new station at Horden Sea View is a Council priority and work is underway to deliver this. The new station will help connect Horden, Peterlee and the surrounding villages with areas of opportunity as well as maximising inward investment opportunities by facilitating access to a wider labour market.
- b. **Seaham:** The Council is working to bring forward the Hawthorn Business Park at Murton. Improvements to Seaham Marina will continue with £1.7 million funding from the Coastal Communities Fund. Works yet to commence include: extension and addition of facilities to the boatyard; extension of the pontoon system for an additional 19 boats and extra power modules to existing pontoons; and the removal of the access road palisade fencing and gates to be replaced by sympathetically designed fences and gates.
- c. **Spennymoor:** The owners of DurhamGate have acquired the former Wellsprings site and it will be developed for mixed use consisting of up to 12,000 sqm. of business/office/light industry, general industrial and storage. It is envisaged that this would be developed in a flexible manner reflecting market demands. It is also intended that a 930 sqm. car showroom, 270 sqm. crèche and 350 sqm. café/restaurant/drive thru be provided.
- d. **Shildon:** Shildon's three decorative arches will remain after local residents voted in favour of their retention. These arches will be refurbished by Durham County Council as part of the continued improvements to the town Centre.
- e. **Barnard Castle:** As a result of the Digital Durham project supported by the Department for Culture, Media, and Sport, British Telecom and the Council most areas in and around Barnard Castle should experience an improvement in the quality and speed of Broadband services through the roll out of fibre services.
- f. **Bishop Auckland:** The completion of the Auckland Castle projects such as the Walled Garden, Welcome Tower, Scottish Wing, restaurant and hotels. A Regeneration Partnership body will be established for Bishop Auckland to develop a coordinated land use framework for the town.

Conclusion

- 9 Preparing 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. Further updates will be given to Cabinet and the AAPs in the future.

Recommendations and Reasons

- 10 That the Masterplan Updates for Peterlee, Seaham, Spennymoor, Shildon, Barnard Castle and Bishop Auckland (attached at Appendices 2 to 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

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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 level.

Legal Implications –

None identified.