



DURHAM INVESTMENT FRAMEWORK

DURHAM COUNTY COUNCIL

Investment Prospectus

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INTRODUCTION

Driving green, inclusive growth across County Durham by tapping into our innovation, entrepreneurialism and creativity

This Investment Prospectus is one of the key delivery mechanisms for the County Durham Inclusive Economic Strategy. The strategy, which was developed through the County Durham Economic Partnership, provides a bold and ambitious long-term vision and a clearly articulated delivery plan for our economy. At the heart of our strategy is the council's ambition and commitment to drive transformative economic growth, building on the thriving innovation ecosystem that has placed County Durham at the centre of the globally significant semi-conductor, space and satellite, and life science sectors.

Our clarity of vision, support networks and natural assets mean County Durham is a fantastic place to invest. Today we are a county of over half a million people with a £9 billion economy. We have cutting-edge science park and world-class research capabilities, specialisms in advanced manufacturing, and a vibrant visitor and cultural scene. And crucially we have the space to grow, with over 300 hectares of new employment land, plans to deliver over 25,000 new homes, and a track record of attracting and delivering significant capital investment.

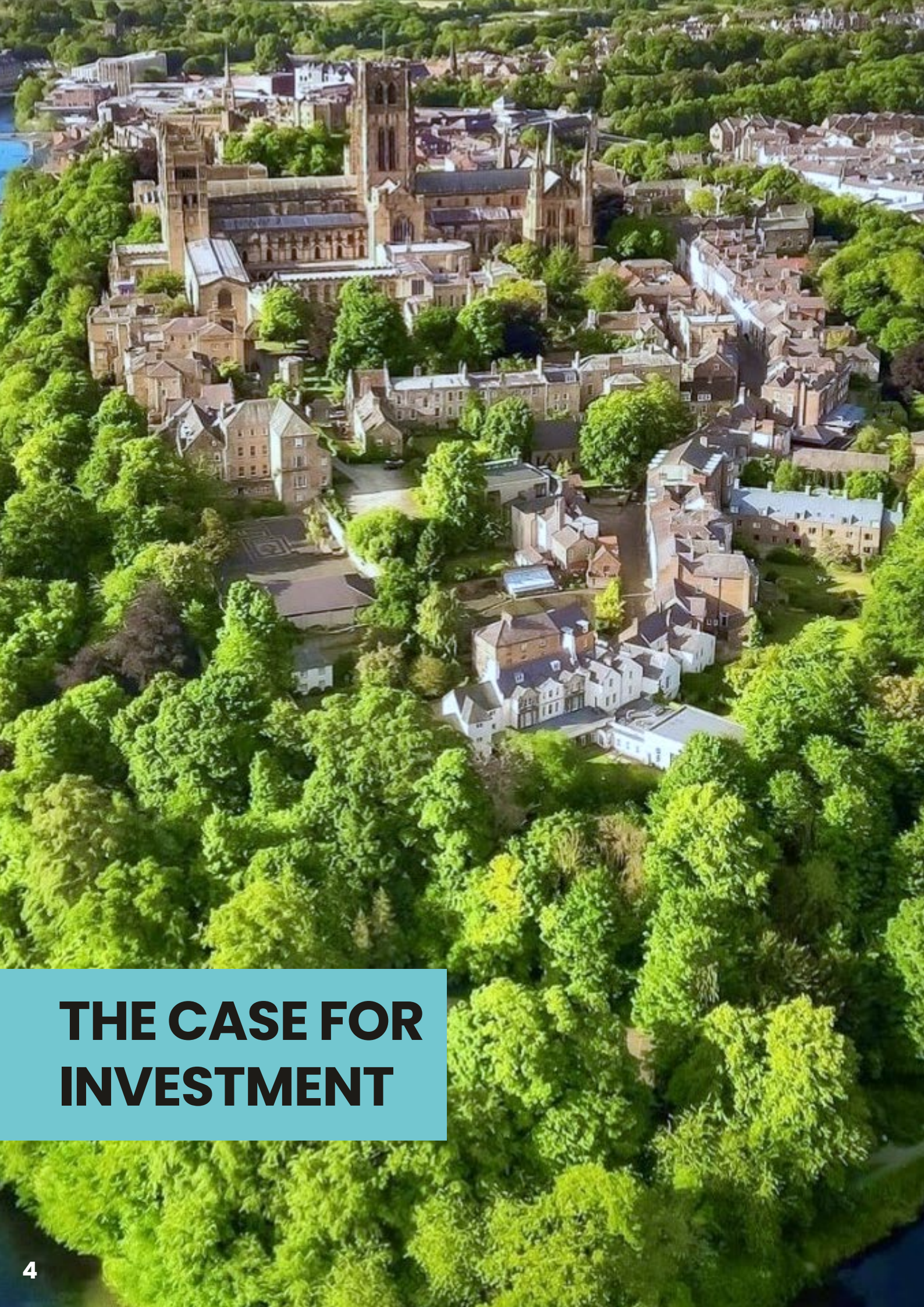
With the recent establishment of the North East Mayoral Combined Authority (NEMCA) as part of the national devolution agenda, Durham's strategic importance as a regional economic powerhouse is set to reach new heights. We are working with partners to use the £1.44bn North East Investment Fund to catalyse growth in strategic sites and drive economic progress.

To ensure we continue to attract the levels of investment needed to realise our ambitions we have developed the County Durham Investment Framework. The framework provides a model to secure and leverage private and public investment to maximise strategic impact.

This Investment Prospectus is a product of this Framework, providing a clearly articulated proposition of the scope and scale of our investment opportunities. It features a diverse range of capital projects in economic, cultural, placemaking, transport, and renewable energy sectors. These prospects combine to showcase County Durham as a compelling place to invest, and how that investment can deliver transformative and inclusive economic growth for County Durham and the North East.

We invite potential investment partners to join us on this journey, capitalising on our robust project pipeline and propelling Durham forward into a prosperous future.





THE CASE FOR INVESTMENT

OUR VISION FOR AN INCLUSIVE, GREEN ECONOMY

The Council's and its Economic Development Partners' vision for 2035 is that:

County Durham is a place where there are more and better jobs, people live long, healthy and independent lives, and our communities are well connected and supportive.

By 2035 County Durham will be a sustainable, inclusive economy with a diverse range of jobs to meet all skill levels, with targeted training and learning programmes tailored to our employment specialisms and the needs of business. **Our Inclusive Economic Strategy and five Ps framework sets out how we want Durham to evolve over the next decade:**

People

Supporting people into education, training and jobs

Places

Improving places and infrastructure and access to opportunities

Planet

Reach net zero by 2045 via transition creating good jobs

Productivity

Supporting innovation, growth and higher productivity

Promotion

Promote our county, cultural assets and visitor offer

County Durham's aim is to produce the fuel, power and materials that drive the next industrial revolution. Our economy will continue to adapt and evolve. As a leader in **advanced manufacturing, space and satellite applications**, County Durham is set to become the **innovation engine for the whole North East region**.

Our **world-leading university** will continue to attract international research and development, headquarters and talent to the county. We will also support our businesses to harness our proud industrial heritage, skills, and strategic employment sites to benefit from the spillovers and opportunities our innovative clusters offer.

Our **celebrated heritage, natural beauty, high quality tourist attractions**, and innovative housing and **placemaking projects** will continue to attract investment for growth in the local economy. Building on our unique assets and history, this will catalyse recovery and renewal rooted in our place to reconnect people, places, history, culture, and land.

We are embracing **green technology** and using **our mining past** to provide new sustainable geothermal energy to power our future growth. Projects such as Seaham Garden Village are exemplars of local renewable energy use in placemaking.

OUR ECONOMIC STRENGTHS

Our Industrial Heritage and Innovation Ecosystem

Durham's economic strengths are rooted in our unique innovation and research assets, our industrial heritage and our place. We benefit from plentiful natural resources, a strategically advantageous geographic location, a robust innovation and manufacturing ecosystem, and an attractive yet affordable quality of life.

The economy is fuelled by our people and the county's good quality schools where educational attainment is above the national average at Key Stage 4.

Advanced Manufacturing



County Durham has over 1,000 businesses in advanced manufacturing, the most in the North East

We have a high concentration of manufacturing of pharmaceuticals, chemicals, metals and equipment, relative to the Great Britain average. Our innovation excellence features **CPI**, an innovation catalyst for the adoption of advanced tech and manufacturing solutions, and **Pragmatic**, the world leader in semiconductor innovation.

County Durham is 84% more specialised than the GB average in financial services



Fintech & Software

Durham is home to **Atom Bank**, one of the best-known challenger banks and pioneers of the world's first digital mortgage.

Space & Satellites



Space North East England Cluster is set to generate 10,000 new jobs by 2030

We specialise in aerospace. Our space sector features the **Responsible Space Innovation Centre, North East Satellite Applications Centre of Excellence**.

NETPark employs over 700 people in specialist sectors, hosts 3 National Catapult Centres, and 3 innovation centres



Research & Innovation

We have an abundance of employment land and over ten high quality business parks and innovation centres.

Green Energy



Almost 500 small businesses have been supported to cut carbon emissions saving 2,500+ tonnes CO2

Our assets include major opportunities around geothermal energy and district heating. The County hosts **Durham Energy Institute**, leading hydrogen, offshore, smart energy and regulatory research. Durham's natural assets also include lithium extraction, supporting the energy transition and electric vehicle ambitions in the UK.

OUR UNIQUE ASSETS

Pride in our Place, Culture and People

We believe our culture, geography and people set us apart from elsewhere in the country. Our blend of rich medieval and industrial history, stunning natural landscapes, world class festivals, prestigious educational institutions, and extensive set of visitor attractions, are what makes County Durham unique. We are supremely proud of these strengths and aim to harness these to elevate our place brand as a premier destination for years to come.

County Durham is the largest council in the North East covering 862 square miles



Gateway to the North East

County Durham has a population of 530,000. The county ties the link between over 2.5 million people in the North East to the rest of the country through crucial road and rail links. Several ports are within easy reach (Port of Tyne, Port of Sunderland, Teesport), and Newcastle Airport and Teesside Airport are within a 60 minute drive.

World Leading Education



Durham University is world-renowned for its premium talent and research impact. Our Further Education offer is very strong too, with the North East Institute of Technology and several other providers offering specialist training in engineering, manufacturing and digital.

Durham University has 44 specialist research centres and 10 research institutes, its geography research is ranked best in the UK and archaeology and education research both ranked 2nd

Over the last decade the arts and recreation sector grew more than twice as fast than the North East average.



Heritage & Culture

Home to **Durham Cathedral and Castle**, one of the most beautiful and recognisable UNESCO world heritage sites in Europe, stunning unspoilt landscapes, and **Lumiere** the UK's largest Light Art Festival. This is where the modern railway was born in 1825 and we'll celebrate its **200th anniversary** with the same ingenuity that created it. We're now transforming our rich cultural heritage into an exciting contemporary visitor offer, expanding our range of festivals and experiences all over the county.

Quality of Life



18m visitors and £1bn tourism spend in 2022

The county boasts the **North Pennines Area of Outstanding Natural Beauty**, over **20 miles of coastline**, **affordable cost of living** with a variety of housing options, easy trips to York, Edinburgh and Leeds, and well-known North Eastern friendliness and charm.

OUR SUCCESS IN INVESTING IN GROWTH

Durham County Council has a proven track record of handling major funding for capital projects, now boasting a strong portfolio of employment sites and close working relationships with our key private-sector investors, aligned with Government funding streams.

This is complemented by an extensive **£500m county capital investment programme** in 2023/24, including a £62m expansion of The North East Technology Park (NETPark).

Durham's recent investment successes have been rooted in a collective approach aimed at advancing **place-based Social Value** and forged through **strong partnerships**. A notable example is the Memorandum of Understanding signed with Durham University in 2017, affirming mutual commitments to shared priorities in economic development, research, culture, and heritage.

ATTRACTING PLACE INVESTMENT FROM OUR MAJOR BUSINESS PLAYERS



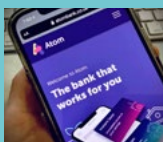
£82m Hitachi Rail (2015)
Vehicle Manufacturing Facility



£90m GlaxoSmithKline (2020)
Smart manufacturing facility



£150m Amazon (2020)
occupying a 2.1million sq. ft unit at Integra 61 Phase 1



£100m Atom Bank (2023)
UK's first app-based bank, ranked as the UK's 2nd best fintech startup



£182m Pragmatic Semiconductor (2023)
M&G and UK Infrastructure Bank to support the expansion of manufacturing flexible integrated circuits

SECURING EXTERNAL FUNDING FOR OUR PLACES AND INITIATIVES



£73m Government Local Transport Fund (to 2027) plus £800m public sector investment in transport planned over the next 5 years



£72m Levelling Up Fund, Towns Fund, and Future High Streets Fund to **Bishop Auckland** (2021-22)



£20m Government Town Fund to **Spennymoor Town Centre** (2023)



£25m Towns and Villages Investment Programme



£20m devolution funding for the expansion of **NETPark and Durham Innovation District**

COMPLEMENTED WITH A **£500M COUNTY CAPITAL INVESTMENT PROGRAMME** IN 2023/24

INVESTMENT THEMES

We are collaborating closely with strategic partners to advance a diverse portfolio of projects encompassing economic, social, environmental, and cultural dimensions, aligning with our collective vision for inclusive growth.

We are clear on what we intend to achieve. By focusing investment towards ensuring the creation of more and better jobs that are accessible to all, facilitating a green transition, backed up by improved skills and places, we can successfully grow the economy in line with our inclusive principles.



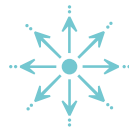
Creating Compelling Places to Work, Live and Visit

Durham has several high-quality business parks and innovation cluster schemes in the pipeline. These range from urban university-oriented research hubs to green manufacturing facilities, science park, and industrial and warehousing options. Innovation underpins the growth in Durham's sector specialisms, with new investment opportunities poised to further catalyse ground-breaking work in advanced manufacturing, energy production, software and fintech.



Driving Durham's Innovation and Business Ecosystem

New funding and investment are primed to power up culture-driven growth opportunities and place-making. Diverse and extensive housing developments accommodate a growing population and new talent attraction, fostering inclusivity and accessibility. Our approach to placemaking embraces the diverse needs of our residents, the aspirations of our workforce and the curiosity of our visitors, underpinned by a uniquely rich blend of heritage, innovation, and natural beauty.



Connecting our Towns and Communities

Durham is bolstering connectivity across the County through strategic investments in transportation, aiming to enhance accessibility, promote social inclusion, interlink tourist destinations, and drive economic development across towns and villages. Strengthening and building on existing rail links will enable residents to access opportunities within and beyond the county, simultaneously mitigating the environmental footprint.



Contributing to Net Zero

Centred around a vision for a Carbon Neutral County, Durham's Climate Emergency Response Plan outlines ambitious goals to transition to renewable energy, revolutionise transportation, and nurture a thriving natural environment. Durham is at the forefront in pioneering innovative energy solutions such as lithium extraction and the adaptation of mine water heat into geothermal energy to heat our towns and villages.



INVESTMENT OPPORTUNITIES

THE SCALE OF DEVELOPMENT OPPORTUNITY

Durham County Council has an up-to-date Local Plan having adopted the County Durham Plan in December 2020.

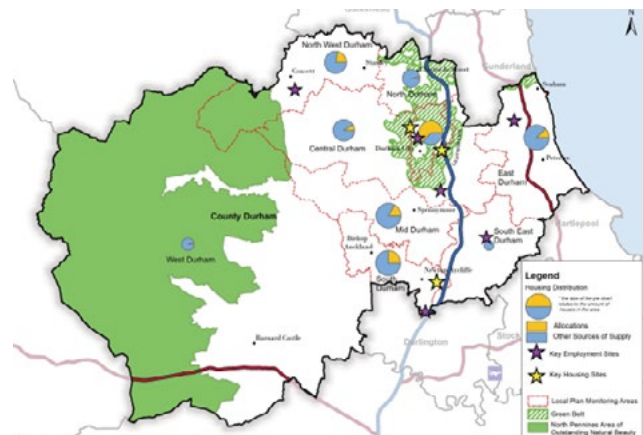
The plan presents a vision for potential housing, jobs and the environment until 2035 as well as the transport, schools and healthcare to support it. It is based on evidence about the county, alongside opportunities and challenges identified by residents and businesses during extensive consultation.

To support the continued economic growth of the county and help meet the key aim of more and better jobs for residents, the plan allocates new employment land and safeguards existing business and industrial land to prevent any other use. The plan also includes policies to support town centres and allow the council to take a more flexible approach to supporting businesses in rural areas, encouraging the local economy while protecting the environment.

The Local Plan in Numbers

300 hectares of new land developed for business and industry and over **1,500 hectares of existing business and industrial land safeguarded** to prevent any other use.

New land allocated for housing growth and plans for **25,000+ new homes to 2035**.



Employment Sites



16 ha of allocated employment land at NETPark and a further **16 ha** is safeguarded as future expansion land beyond 2035.



40,000sqm of new office space to be delivered at Aykley Heads as part of the **60 ha Durham Innovation District**



50 ha of allocated employment land at Forrest Park, located adjacent to junction 59 of the A1(M) bounding the A167 and Shildon Branch line.



16 ha of allocated employment land at Jade Park, located on the A19 corridor.



45 ha of employment land at junction 61 of the A1(M) known as **Integra 61** and a further **62 ha** is safeguarded for the next phase of development.

DURHAM UNIVERSITY PLAYS A SIGNIFICANT ROLE IN OUR ECONOMIC DEVELOPMENT PARTNERSHIP TO DRIVE ECONOMIC GROWTH

RESEARCH STRENGTHS



78th in the QS World University rankings, up 14 places from 2023, 30th for Sustainability, and 50th for Employer Reputation.

3,000 researchers in science, technology, arts, humanities, and social sciences and cutting-edge topics like quantum computing and renewable energy.

Strong expertise in geothermal energy, put into practice through the Durham Energy Institute and working with councils to bring low carbon heat into homes.

Numerous existing research centres (e.g. Centre for Surfaces and Interfaces and the Biophysical Sciences Institute) and new/planned (e.g. Green Chemicals Manufacturing Centre and the Centre for Health Data).



SERVICES & ACTIVITIES SUPPORTING INNOVATION



InTune programme, a collaboration between Durham, Newcastle, Northumbria and Sunderland universities plus CPI, to provide innovation and commercialisation support in the region.

University Enterprise Zone proposition at Aykley Heads and NETPark.

Creation and support for local and regional businesses through the Northern Accelerator (invested in to by the county via UKSPF) and the Arrow Innovation Programme.

ECONOMIC & BUSINESS IMPACT



Durham University generated £1.9bn GVA and 17,000 jobs in the UK, with £700m GVA and 11,000 jobs in the North East, of which £500m GVA and 8,000 jobs were in County Durham in 2020/21.

University spin-out and start-up businesses supported over 1,800 jobs in the UK in 2020/21, of which 500 were in North East England, including 380 in the County Durham.

For every £1 University received in income it generated £4.80 of economic impact in the UK.

DURHAM UNIVERSITY START-UPS AND SPIN-OUT INVESTMENT STORIES

Located at the North East Technology Park (NETPark) at Sedgefield, **Orbit** brings together business, academic spin outs and student enterprises, with access to the University's research expertise, support and learning, test facilities and collaborative working opportunities.

Magnitude biosciences is a specialist Contract Research Organisation spun out in 2018 by Durham University life sciences experts, successfully harnessing Northern Accelerator funding. They located their head office at NETPark and plan to scale up operations.

Low Carbon Materials (LCM) a climate tech company, spin-out business from Durham University, focusing on developing low-carbon, next-generation construction material alternatives in the race to net zero.

Kromek, also based at NETPark, spun out of Durham University as a world-leading developer of radiation detection solutions based on high performance sensor materials. Now employing over 150 people in the UK and US.

Pragmatic Semiconductor is pioneering sustainable semiconductor manufacturing, producing chips that don't rely on silicon and are faster and cheaper to produce than silicon chips. It has secured £162m investment to build two more manufacturing lines in Durham.

DURHAM UNIVERSITY ESTATE DEVELOPMENT STRATEGY IS A KEY SOURCE OF CONTINUOUS INVESTMENT BOTH INTO THE UNIVERSITY ITSELF AND INTO COUNTY DURHAM

The University has purchased Durham City Centre's waterside building for a new signature home for the Business School, opening in 2024/25.

£42m brand new Mathematical Sciences and Computer Science building.

New professional services hub at Boldon House, just outside of Durham City Centre, as a modern office space for university staff.

£150m to transform its science facilities, across the Department of Chemistry, Department of Psychology and Department of Biosciences.

£32m redevelopment of Maiden Castle Sports and Wellbeing Park.

£40m state-of-the-art Teaching and Learning Centre.



DURHAM'S FINANCING PIPELINE THAT SUPPORTS INNOVATIVE BUSINESS TO START-UP AND GROW IN COUNTY DURHAM

Durham Business Growth Programme is a cornerstone of Durham's Inclusive Economic Strategy encompassing a range of comprehensive innovation support, finance advice and funding initiatives from start ups to established businesses.

These business support initiatives present a compelling opportunity for investors to both generate returns and contribute to the support and growth of Durham's entrepreneurial landscape.

Finance Durham Fund

£20m 'evergreen' fund, 100% financed by Durham County Council and operated on a commercial basis, to provide flexible equity, debt or mezzanine funding packages from £150,000 to £2 million for early stage and established businesses, investing across all sectors.

Foresight North East Fund

Initially financed by Durham County Council's Pension Fund, with support from Teesside Pension Fund, this second £20 million investment round from British Business Investments, will support SME growth.

Northern Powerhouse Investment Fund (NPIF)

A collaboration between the British Business Bank and ten Local Enterprise Partnerships (LEPs) in the North West, Yorkshire, the Humber and Tees Valley, to provide over £500m of investment to boost small and medium business (SME) growth in the North of England, through Microfinance, Debt and Equity Finance funds.

Venture North Fund

A £75m 'Society Tech' venture fund, backed by DCC, collaborating with universities to invest in startups solving societal challenges.

DRIVING DURHAM'S INNOVATION AND BUSINESS ECOSYSTEM

A robust network comprising research facilities, business parks, and innovation hubs forms the backbone of Durham's thriving business ecosystem.

Durham's innovation and business ecosystem is undergoing significant expansion and development, with initiatives like the £100 million investment to double space at NETPark, expected to create 1,200 new jobs. This underscores a commitment to fostering higher-value employment opportunities while fostering collaboration with universities and innovation hubs like the Centre for Process Innovation (CPI). Already, the response has been remarkable, with existing tenants seeking larger premises, new businesses seeing NETPark as an ideal environment for growth, and national companies expressing interest in relocating to the area.

At the core of Durham's economic transformation lies the Durham Innovation District, a transformative development within the city, poised to shape the region's economic landscape significantly. With a focus on key sectors like research, data science, fintech, green technology, and healthcare, the district aims to consolidate knowledge, talent, and resources to attract knowledge-rich businesses and drive economic prosperity. Positioned strategically with cutting-edge infrastructure and a collaborative business ecosystem, the Durham Innovation District is poised to redefine the region's economic narrative while fostering a dynamic community of innovation-driven enterprises.

The forthcoming Aykley Heads initiative serves as a focal point of this development, and it exemplifies the city's Innovation District through a triple-helix model of collaboration among public, private, and education sectors. Led by Durham

County Council in partnership with Durham University, Aykley Heads is enriching and further strengthening the network of innovation hubs, research facilities and existing business parks, such as Jade Business Park, Integra 61 and Forrest Park, as well as the research excellence cultivated at Durham University.

As part of Durham University's estate strategy, £150m will be invested to transform its Science Facilities, bolstering research in Quantum, Molecular, and Energy sciences to drive regional and national advancement, with a focus on space technology, life sciences, and achieving net zero.

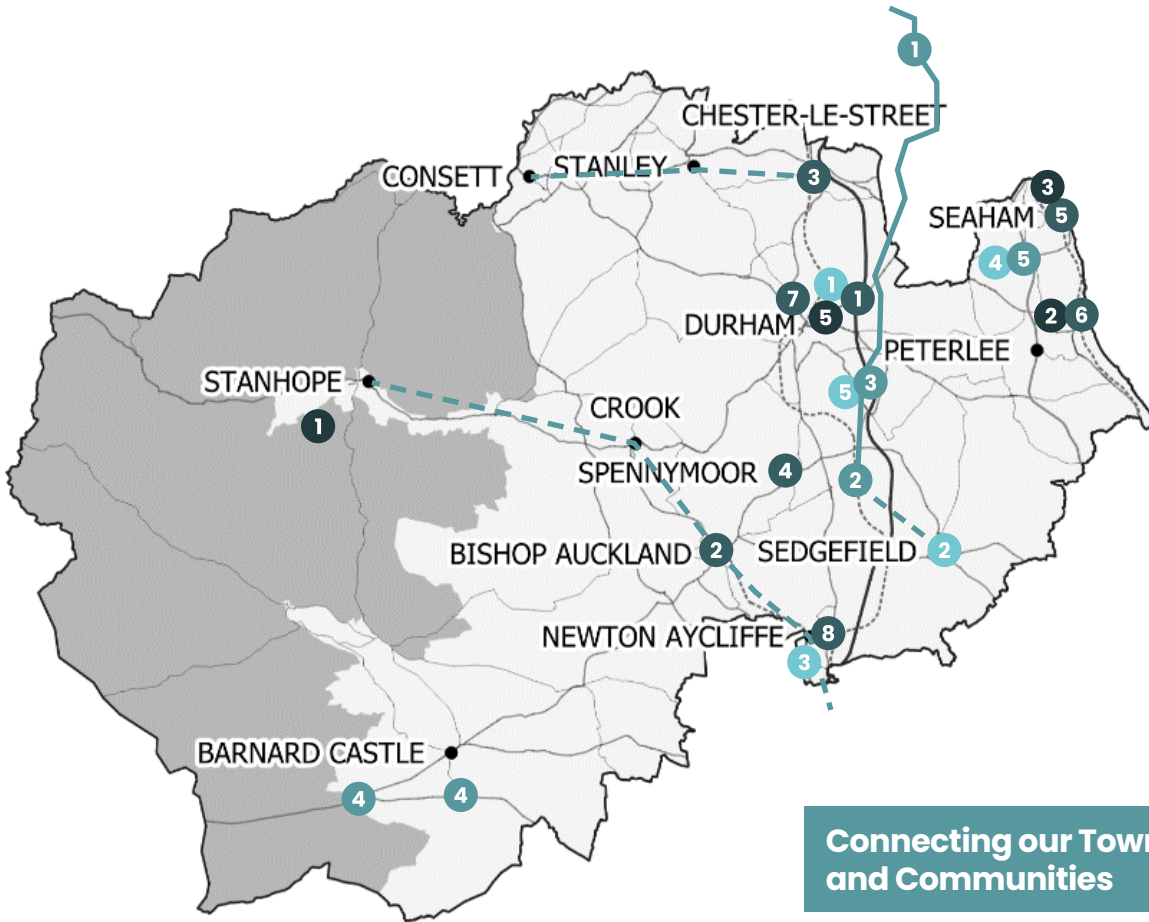
Together, these initiatives form a robust ecosystem that fosters innovation, collaboration, and economic growth in the region.

This Investment Prospectus is a product of this framework, providing a clearly articulated proposition of the scope and scale of our investment opportunities. It features a diverse range of capital projects in economic, cultural, placemaking, transport, and renewable energy sectors. These prospects combine to showcase County Durham as a compelling place to invest, and how that investment can deliver transformative and inclusive economic growth for County Durham and the North East.

INVESTMENT OPPORTUNITIES

Investing in inclusive growth in County Durham requires collaborative partnerships and a balanced approach across multiple domains to ensure sustainable and impactful outcomes.

Our pipeline of capital investment is anchored in the delivery of our inclusive and sustainable economic principles. It focuses on supporting our businesses, creating more and good jobs accessible to all, facilitating a green transition, and improving our places and communities.



Driving Durham's Innovation and Business Ecosystem

- 1 Aykley Heads
- 2 NETPark
- 3 Forrest Park
- 4 Jade Business Park
- 5 Integra 61

Contributing to Net Zero

- 1 Lithium Extraction
- 2 Horden Minewater
- 3 Seaham Garden Village Minewater
- 4 Local Electric Vehicle Infrastructure (not place-specific)
- 5 Durham Energy Institute

Connecting our Towns and Communities

- 1 Leamside Line
- 2 Ferryhill and Sedgefield Station
- 3 Bowburn Relief Road
- 4 Dualling of the A66
- 5 A19 Corridor
- Leamside Line
- - - Restoring your Railways: Darlington to Wearside, Consett to Tyne, Ferryhill-Sedgefield

Creating compelling places to work, live and visit

- 1 Durham City Centre
- 2 Bishop Auckland Culture
- 3 International Cricket Development
- 4 Spennymoor
- 5 Seaham
- 6 Horden
- 7 Sniperly Park
- 8 Copelaw, Newton Aycliffe



DURHAM INNOVATION DISTRICT – AYKLEY HEADS

Project at a glance

Project Description

An emerging nationally significant Innovation District in the heart of Durham City. At its heart is the Aykley Heads development, a first-class site that will deliver high quality facilities in an innovation ecosystem that allows business to thrive. The site is only a few minutes' walk from the railway station, served by Trans-Pennine and East Coast Mainlines, and accessible by car from the A1(M) in under 10 minutes.

Partners

Durham County Council, Durham University, private sector partnership.

Project Status

Hybrid planning consent in place and the site is in our complete ownership. A live procurement exercise is underway for a joint venture partner, due to be announced in early 2025.

For more info email: aykleyheads@durham.gov.uk

Size

Up to 4,000 jobs and ca. 40,000 sqm (430,000 sqft) on 60 ha (148 acres) of commercial floorspace.

Investment

Development Finance, Co-investment.

Benefits & Rationale

Expected to generate up to 4,000 jobs.

Increase pipeline of specialist talent to local labour market

Ties together several of Durham's assets into an interconnected network.

Increasing town centre footfall and vibrancy.

DURHAM INNOVATION DISTRICT – AYKLEY HEADS

Location



The East-Coast Mainline runs through the Innovation District, with the Aykley Heads site within a few minutes' walk of the railway station. It is served by Cross Country, Trans-Pennine and East Coast Mainlines providing excellent north south, east west connectivity, and is accessible by car from the A1(M) in under 10 minutes. It is located in the immediate vicinity of Atom Bank, the Milburngate development, and the new Durham University Business School.

DRIVING DURHAM'S INNOVATION AND BUSINESS ECOSYSTEM

Project Overview

Durham Innovation District is a major new development in the heart of the city. The next stage of the development will be a new campus at Aykley Heads, linked to an innovation ecosystem that spans the city and beyond. Durham already is a hot bed of Innovation, which includes successful start ups and spin outs, such as Low Carbon Materials which was shortlisted for the Earth Shot prize in 2022.

The Innovation District will provide a much needed city centre campus to bring knowledge, innovation, talent and resources together to deliver economic success. It will target key areas of opportunity such as research, data science, fintech, green technology and healthcare.

The Opportunity

Aykley Heads presents a unique opportunity as a city center development site, housing innovative enterprises like Atom Bank and Waterstons Ltd alongside the Durham City Incubator, nurturing university spin-outs and high-growth potential startups.

It is set to be the catalyst for the Durham Innovation District. This first-class site will deliver high quality office space and an innovation ecosystem that allows business to thrive. It will drive a step-change in economic growth, with hybrid planning permission for 40,000m² commercial floorspace to provide 4,000 new jobs, on a site in the single ownership of Durham County Council.



THE NORTH EAST TECHNOLOGY PARK – NETPARK

Project at a glance

Project Description

Opened in 2004, NETPark is a nationally significant science park, currently home to over 40 businesses employing 700 people.

Partners

Durham County Council, Kier Construction, North East Local Enterprise Partnership, Centre for Process Innovation.

Project Status

Phase 1 and 2 delivered. Phase 3a is currently in delivery and is seeking occupiers. Phase 3b and 4 in the pipeline with planning permissions in progress.

Size

Phase 3a (light blue) is a £62m expansion, creating 21,000 sqm (230,000 sqft) on 16 ha (39 acres) of lab and production space and up to 1,250 new skilled jobs, completing in January 2025. A further £36m expansion for a major defence supplier is to be considered by Cabinet in May 2024.

Investment

Development Finance, Co-investment.

Benefits & Rationale

Affordable production and product development floorspace.

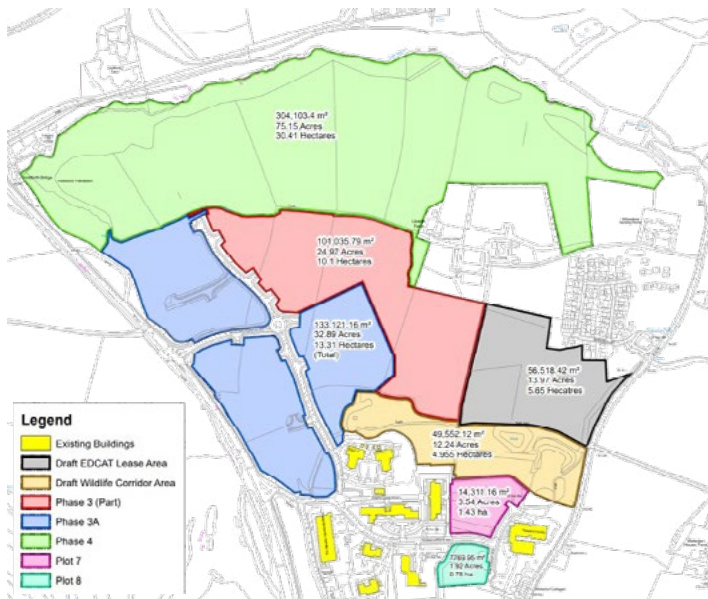
Laboratory and office space for design-stage scientific research.

Access to innovation support networks for businesses.

Enhance region's reputation for advanced scientific activity.

For more info email: enquiries@northeasttechnologypark.com

Land available for future development



Phase 3b (red) 10 hectares of development

Phase 4 (green) 30 hectares to the north

Project highlights – Potential Opportunities

NETPark is a nationally significant science park, currently home to over 40 businesses employing 700 people, including:

Three national innovation centers on site: The National Innovation Centre for Printable Electronics, the National Innovation Centre for Formulations and the National Innovation Centre for Healthcare Photonics.

Three national catapult centres: High Value Manufacturing; Space North East England and Compound Semiconductor.

Semiconductor innovation/open foundry facility: To create an open foundry/ innovation facility to develop semiconductor technologies and applications. This will be a physical facility with technical expertise to support companies and start-ups to develop new technologies and applications with certain semiconductor materials.

North East Space Hub (NESH) and Disruptive Innovation for Space Capability (DISC) providing dedicated offices, shared labs, and collaboration environments for people, businesses and ideas to connect and create new products and services for the Space sector.

Orbit @ NETPark Durham University Enterprise Zone Programme

Centre for Advanced Instrumentation: hosting 10 SMEs. Looking at access for more incubator space.



JADE BUSINESS PARK

Project at a glance

Project Description

Jade Business Park Phase 1 was funded by Durham County Council and completed in 2020, providing 150,000 sq ft of new industrial floorspace for distribution, technology, and advanced manufacturing businesses, and was fully occupied within 18 months of completion. Following the success of Phase 1, Phase 2 is a private sector investment opportunity for further new floorspace/ grow-on space for advanced manufacturing and tech businesses, including those in green and other emerging industries.

Partners

Durham County Council, North East Local Enterprise Partnership (Local Growth Fund), CBRE.

Project Status

Phase 1 is fully let. Phase 2 is in the final stages of planning.

For more info email: enquiries@jadebusinesspark.co.uk

Size

Phase 2 will deliver 51,000 sqm (550,000 sqft) on 16 ha (40 acres) of new floorspace and at least 750 jobs.

Investment

Developers, occupiers.

Benefits & Rationale

Expected to be a key driver of the Durham innovation ecosystem, generating at least 750 jobs and attracting high-growth firms.

Particular strengths in green manufacturing, with phase 1 home to Powerroll and Earthshot Prize finalist Low Carbon Materials.

Excellent location on the A19 transport corridor and 12 miles from the International Advanced Manufacturing Park (IAMP) in Sunderland.



FORREST PARK

Project at a glance

Project Description

Forrest Park will form an extension to Aycliffe Business Park, creating the largest industrial estate in the North East region. Aycliffe Business Park is 6 miles from Darlington train station, 11 miles from Teesside Airport, 18 miles from Teesport and 39 miles from Newcastle Airport. Major nearby occupiers include Hitachi, Lidl distribution, Nissan, Argos, and more.

Partners

Forrest Park is a joint venture between Durham County Council and the Forrest Family, with Barberry Richardson the appointed development partner.

Project Status

Full business case, finalised development costs, planning permission granted.

Size

158,000 sqm (1.7m sqft) on 50 hectares (123 acres) supporting 3,000 jobs.

Investment

JV development partner, financing.

Benefits & Rationale

Prominent location – several ports are within easy reach, and two airports are within 30 minutes, and is based on the A1.

1.5m working age population and 2.5m customers within 60-minute drive, labour costs below North East average.

Total scheme is expected to support 3,000 jobs and £400m GVA.

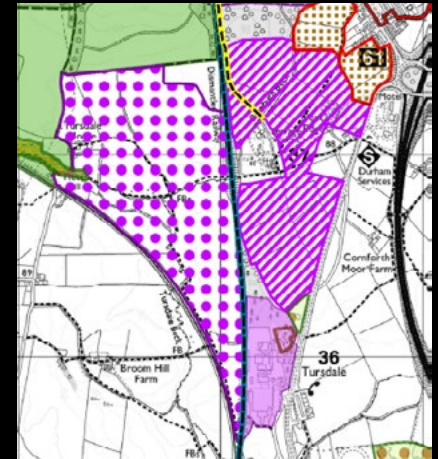
For more info email: Tony.Forster@durham.gov.uk

DRIVING DURHAM'S INNOVATION AND BUSINESS ECOSYSTEM



Local Plan Allocation

Dotted area represents the section of the site to the west of the railway line and shaded area to the east (shown in the main picture)



INTEGRA 61

Project at a glance

Project Description

Integra 61 is part of a major development site. Already home to a major Amazon logistics hub, there are plots remaining available for development in the first phases, with land allocated for future development following the Bowburn Relief Road transport project delivery.

Partners

Durham County Council, Business Durham, Sunrise Real Estate, Citrus Group.

Project Status

Several plots are currently to let, with 0.5 acres available immediately. There is a proposed planning consent granted for vehicle dealerships, restaurants, retail and pub uses, and a proposed hotel plot.

Size

Up to 258,000 sqm (2.8m sqft) on 83 ha (205 acres) of floorspace across Integra 61 and future phases and up to 5,000 jobs.

Investment

Occupiers, investors.

Benefits & Rationale

Positioned to serve manufacturers, e-commerce retailers, logistics and delivery services, the overall scheme is expected to create more than 4,000 jobs and includes the development of 260 new homes. 740,000 people live within 30 minutes of the site, with easy access to the A688 and A1,4 miles away from the City of Durham, and an estimated 50,000 vehicle trips per day past the location.

For more info email: sarah.johnson3@durham.gov.uk

COMPELLING PLACES TO WORK, LIVE AND VISIT

The provision of high-quality homes and vibrant town centres contribute significantly to the well-being of our residents and communities. Durham County Council has several transformative projects poised to bolster our cultural, placemaking and housing offer.

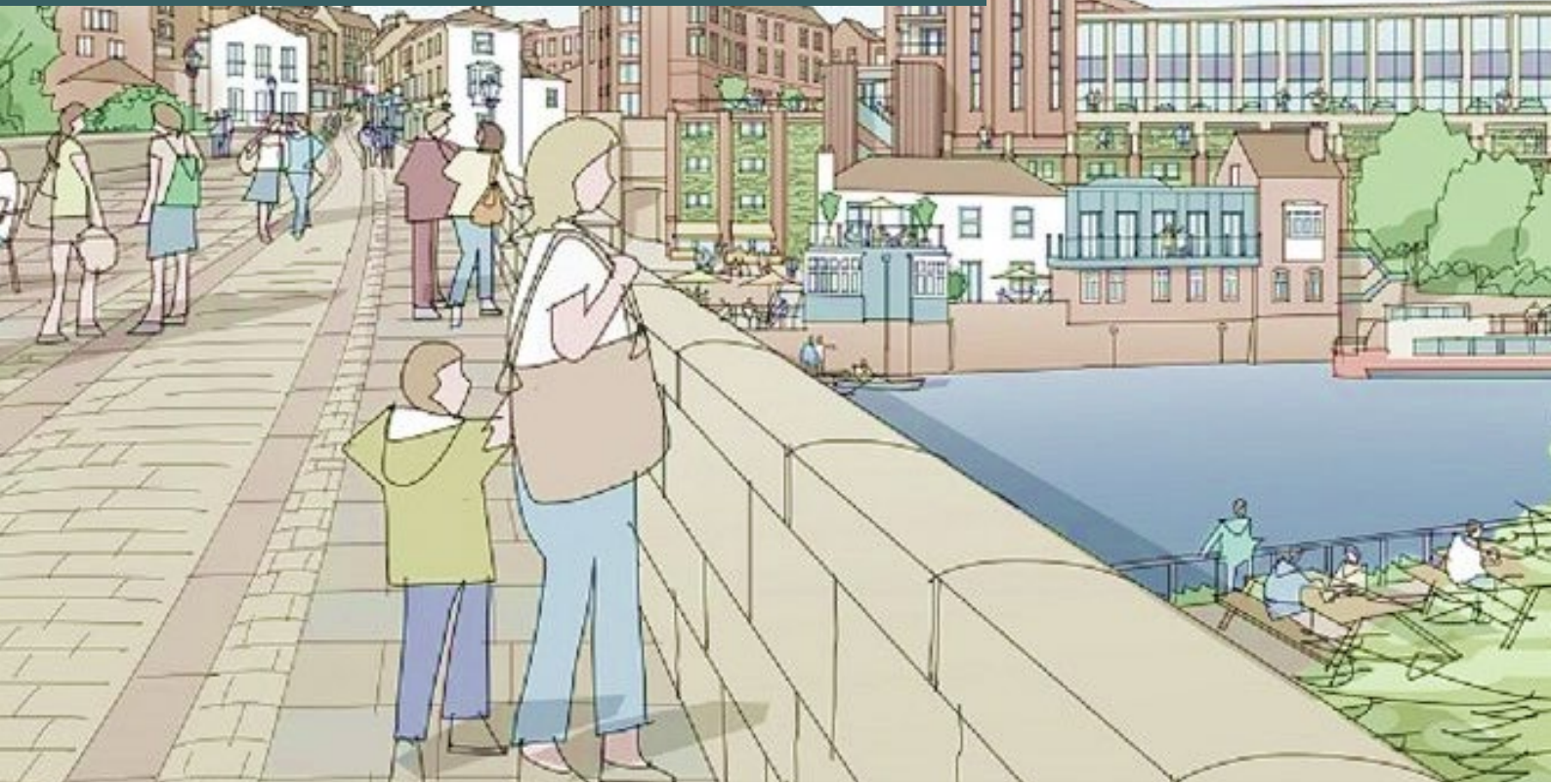
World-class innovation and industry requires the same commitment to excellence for place. Our approach to placemaking embraces the diverse needs of our residents, the aspirations of our workforce and the curiosity of our visitors, underpinned by a uniquely rich blend of heritage, innovation, and natural beauty.

By revitalising former industrial towns, animating high streets and upgrading the energy efficiency of our homes we're ensuring quality living spaces that prioritise sustainability. Diverse and extensive housing developments accommodate a growing population and new talent attraction, fostering inclusivity and accessibility.

New funding and investment are primed to power up culture-driven growth opportunities and place-making, leveraging the expertise and reputation of the County's culture and visitor economy. The Council is currently developing a new single Place Brand aiming to align all our inward investment and visitor destination messaging into a single focused articulation of County Durham's offer.

With a rich heritage encompassing industry, celebration and learning as well as a vibrant university city, stunning landscapes and natural environment around the River Wear, Durham plans to evolve its strong identity into a contemporary portfolio of cultural destinations, experiences and events across our city, towns, coast and countryside.





PRINCE BISHOPS DEVELOPMENT

Project at a glance

Project Description

Redevelopment of underutilised shopping centre to mixed use city centre living, leisure and independent retail. Prince Bishops was completed in 1998 and has fallen victim to global retail trends, exacerbated by Covid. The upper floors of the centre will be redeveloped to create around 300 student accommodation units. There will be new leisure attractions, a 130-bedroom hotel, public spaces, and smaller retail units will be designed to accommodate independent operators.

Partners

The Citrus Group, Lichfields

Project Status

Design, scoping and public consultation completed, planning application underway.

Size

Phase 2 will deliver 51,000 sqm (550,000 sqft) on 16 ha (40 acres) of new floorspace and at least 750 jobs.

Investment

A developer has already been secured for this project, which could be in the range of £60m in its entirety.

Benefits & Rationale

Reports indicate this will generate around 195 full-time jobs in retail, hospitality, and wider regional supply chain sectors once the site opens. This is expected to contribute between £5.4m and £8.6m in economic output to Durham City.



MILLENNIUM PLACE

Project at a glance

Project Description

A programme of projects to reinvigorate and enhance Durham City Millennium Place as a principal cultural venue. This includes reimagining current assets like the Gala Theatre and City library and the surrounding public realm as a new heart of the city, connecting to the Innovation District and housing, retail and public realm innovations at Prince Bishops shopping centre.

Partners

Durham County Council, multiple partners and landowners.

Project Status

A planning brief has been prepared by the Local Planning Authority.

Investment

Developers, retail, hospitality, hotels, visitor attraction and experience.

Benefits & Rationale

This project is expected to raise the profile of Durham, both nationally and internationally, as a leading centre for culture and the arts creating a destination which will attract more visitors, including more overnight stays, to the City and the surrounding area. Highly linked to the Claypath site.



MILBURNGATE AND RIVERBANKS

Project at a glance

Project Description

The River Wear and its riverbanks are a valuable natural and historical resource for Durham. They contribute to the city's prosperity, connecting important landmarks and the community. The project aims to unlock the riverbanks' potential by enhancing access and attractions, including boathouses, footpaths, and gardens. This involves improving visibility, access, and clearing overgrown areas to combat invasive species.

Partners

Multiple partners and landowners, Durham Cathedral, Durham University.

Project Status

Unlocking land for development.

Investment

Following the unlocking of development land, investors and commercial partners / anchor tenants will be sought.

Benefits & Rationale

Milburngate is a unique opportunity to take advantage of high-specification commercial property in one of the North East's most prestigious developments. Milburngate offers excellent connectivity, easily accessible by road and only a few minutes' walk to Durham Bus Station and Durham Rail Station serving the East Coast Main Line.



NEW CULTURAL HUB

Project at a glance

Project Description

A new a contemporary cultural centre for the region and an anchor institution for Durham’s innovation district and the Aykley Heads site. The reimagined former DLI museum and art gallery will almost double in size to house new global interpretations of historical collections, and large scale exhibitions that share the spectacle of Light Art and SciArt. Indoor and outdoor event and conferencing space, vibrant food and drink offer in a stunning parkland setting.

Partners

Durham County, Council Visit Durham, Durham University, Arts Council England.

Project Status

On-site April 2024

Investment

On-going delivery but seeking additional funding and partners

Benefits & Rationale

Regional cultural centre filling a gap in immersive experience and art/tech. Expected to attract between 60,000 and 150,000 visitors a year.

COMPELLING PLACES TO WORK, LIVE AND VISIT



About Kynren

Established in 2014, 11Arches began operating in 2016 when it presented the first season of Kynren, a sold out, open-air summer spectacular templated from the award-winning Cinéscénie produced by Puy du Fou in France. Kynren was created thanks to an initial £35m investment, funded entirely by charitable donations and has since operated on previous year's proceeds.

Presented on a seven-and-a-half acre stage, a cast and crew of 1,000 volunteers immerses audiences in a 2,000-year tale.

Since its opening performance, Kynren has attracted nearly 400,000 visitors to Bishop Auckland and this puts it among other treasures in the North East. 40% of its visitors come from outside the North East, from all over the UK and the world.

BISHOP AUCKLAND CULTURE

Project at a glance

Project Description

The Bishop Auckland Masterplan underpins plans for Bishop Auckland that are the result of £53 million in funding from the Government – on top of ongoing private investment. The money will be spent on 16 projects to support a revitalised town that is attractive and interesting. To date, just some of the attractions include Auckland Castle, Spanish Gallery, Mining Art Gallery, Auckland Tower, Walled Garden, Deer Park, and the Faith Museum. Ambitions include enhancing its market place, outdoor street dining and a social place for businesses.

Partners

Durham County Council, Auckland Project, This is Durham, Visit England, Heritage Fund.

Project Status

On-going delivery but seeking additional funding.

Investment

Commercial investors of various kinds, including leisure, hotel, retail, offices.

Benefits & Rationale

1.1m additional annual visitors.

1,500 youth qualifications.

3,750 new jobs.

£19m+ investment.

20% boost to the local economy through new commercial and retail venues.

COMPELLING PLACES TO WORK, LIVE AND VISIT



Within the last 30 years Durham County Cricket Club has been one of the most successful counties in the game, winning multiple trophies and producing numerous international stars, including the current England men's captain Ben Stokes. It has also played host to many memorable international matches.

As well as this, a recent restructure of the women's professional game has seen the England and Wales Cricket Board award Durham Cricket a Tier 1 professional women's team. The new women's team will play their first games in the Summer of 2025 and will provide an opportunity to further develop the game and bring a huge economic boost to the County.

INTERNATIONAL CRICKET DEVELOPMENT

Project at a glance

Project Description

Planned hotel development at Durham County Cricket Club ground hosting international and test cricket, new cricket franchises, larger scale festivals and events. Opportunity for residential based sporting festivals at the site. A new hub providing a new visitor and retail experience, and a co-working hub with state of the art technology, providing flexible workspace for start-ups, business sponsors staff and remote workers.

Partners

Durham County Council, Durham Cricket Club, Visit Durham, England and Wales Cricket Board

Project Status

Feasibility stage – vision and design have been developed. Proposal submission to planning authority currently pending.

Investment

Hotel developer and delivery partner

Benefits & Rationale

The hotel could create more than 120 new jobs as well as creating or sustaining 200 jobs during the construction phase.



SPENNYMOOR TOWN CENTRE REGENERATION

Project at a glance

Project Description

Spennymoor is one of 55 'overlooked' UK towns each given £20million by the government over a 10-year period. As part of the investment, a new town board will be set up, bringing together community leaders, employers, and the local authority. The development opportunity will involve projects focused on high street revitalisation, improving transport, tackling anti-social behaviour, and growing the economy.

Partners

Durham County Council, Spennymoor Town Board.

Project Status

Formation of the Town Board is currently underway, preceding consultation with residents on potential future regeneration plans.

Investment

Commercial partners of various kinds seeking to invest in the public realm (retail, hotel, leisure, residential, active travel, etc.)

Benefits & Rationale

More than £7 million has been already been invested in recent times, including the redevelopment at the former Festival Walk shopping centre site, the town's leisure centre, and a new public realm. This has highlighted the potential of the town, which has begun its journey towards transformative improvement through a long-term programme of regeneration.

CREATING COMPELLING PLACES TO WORK, LIVE AND VISIT



COPELAW, NEWTON AYCLIFFE

Project at a glance

Project Description

Residential development of approximately 1,268 dwellings, 75 apartments and 92 extra care apartments

Partners

Durham County Council, Homes England, Church Commissioners.

Project Status

Site received funding for access and highways improvements but could be further gap due mitigation.

Investment

Co-investment.



HORDEN

Project at a glance

Project Description

The project aims to replace low-quality housing with high-quality homes, develop community facilities, enhance green spaces, active travel routes, and improve public areas. It will complement the 2020 opening of Horden Station.

Partners

Durham County Council, Homes England.

Project Status

The masterplan has been prepared to unlock brownfield land in Horden, via land assembly and property acquisition, followed by clearance and then development. Acquisition of properties and procurement of delivery partner has commenced.

Investment

Developer and delivery partner.



CONNECTING OUR TOWNS AND COMMUNITIES:

INVESTING IN DURHAM'S TRANSPORT INFRASTRUCTURE

A robust and efficient rail network is not just essential for Durham's economic prosperity but also plays a critical role in facilitating the North of England's economic growth. As we push for rapid decarbonisation of transport, improving connectivity becomes paramount in reducing transport-related social exclusion and ensuring sustainable development.

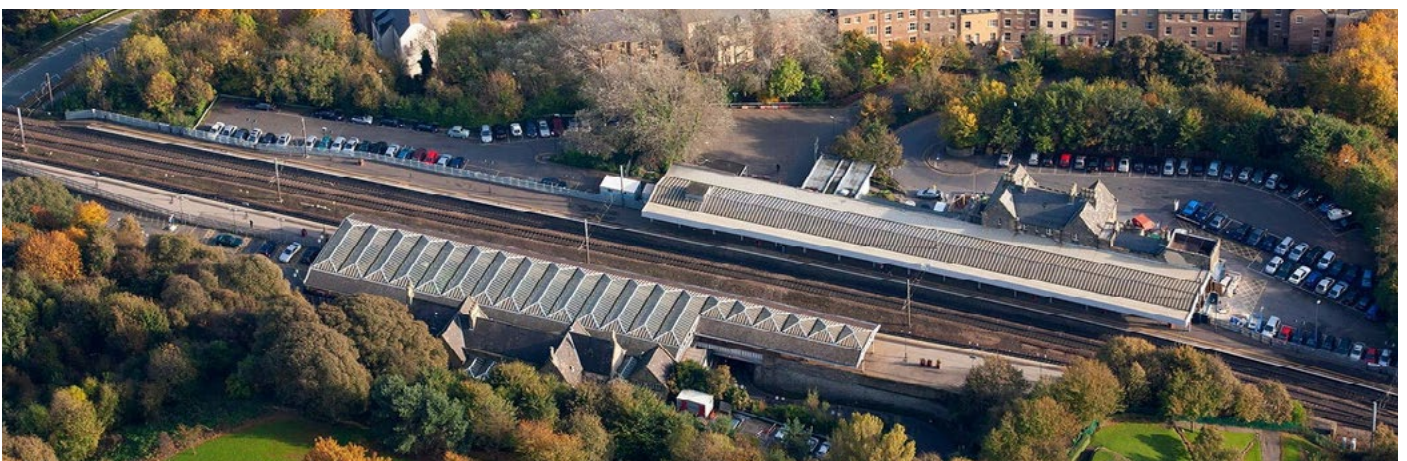
As the gateway to the North East, Durham boasts excellent connectivity, situated on three main rail lines offering swift access throughout the UK, with just a 12-minute journey to Newcastle and under 2.5 hours to London.

Recent announcements regarding transport for the North highlight significant infrastructure upgrades, notably the restoration of the Leamside Line, which plays a pivotal role in bolstering the North East economy by connecting more parts of the region with Newcastle, Sunderland, and Teesside. These investments not only enhance connectivity within Durham but also greatly improve public health, lower carbon emissions and improve access to opportunities for work, training and education for our young people and our communities.

Durham also benefits from robust road connectivity, with two major strategic corridors, the A1(M) and A19. By investing in our corridors and dualling of A66 we are enhancing our road network capacity while alleviating congestion and unlocking opportunities for commercial and regeneration development.

These initiatives, alongside decarbonisation measures, such as Local Electric Vehicle Infrastructure and investment in zero-emission buses, including subsidised Park and Ride services and increased local bus services, align with our commitment to reducing carbon emissions and promoting sustainable transport options across the county.

We welcome investors to join us in this journey toward decarbonisation and improved transport, where strategic investments in connectivity not only drive economic growth but also pave the way for a more sustainable and inclusive future for Durham and the wider region.



LEAMSIDE LINE

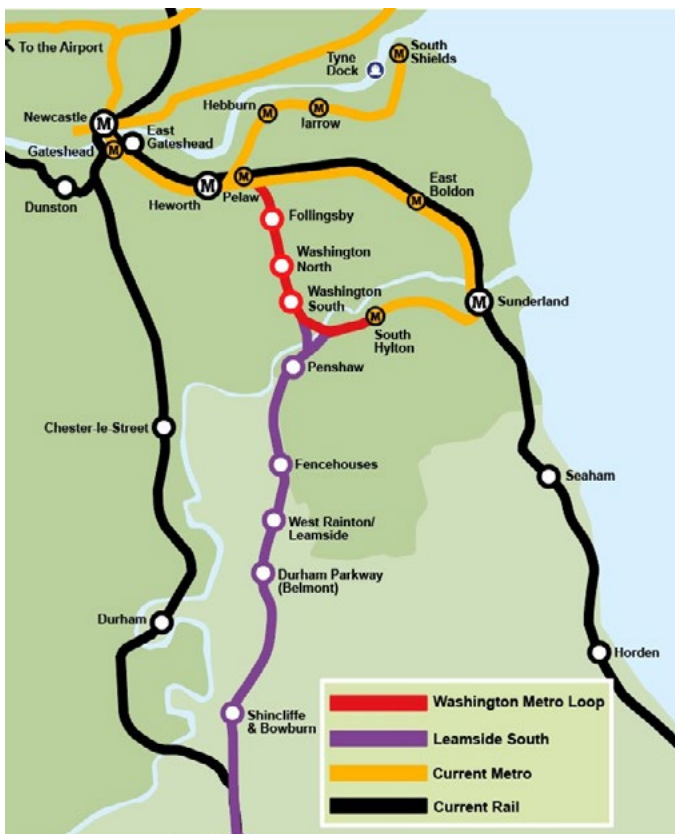
Project at a glance

Project Description

The re-opening of the disused Leamside Line would enable parts of the North East with no access to rail to be connected with Newcastle, Sunderland and Teesside, as well as with significant employers like Nissan, Hitachi and Amazon, to drive the economy and growth of the region. The line will run from Ferryhill to Newcastle. It would increase capacity on the East Coast Main Line and open up opportunities for a £745m extension of the Tyne and Wear Metro.

Partners

Transport North East, DfT, Network Rail. The project is backed by cross-party politicians across the North East.



Project Status

HM Government announced plans for the reopening of the Leamside Line as part of the November 2023 Network North programme. Currently under review.

Outline Business Case (OBC) for the Washington Metro Loop began in April led by Nexus. This includes engineering and feasibility studies and a full cost assessment.

Investment

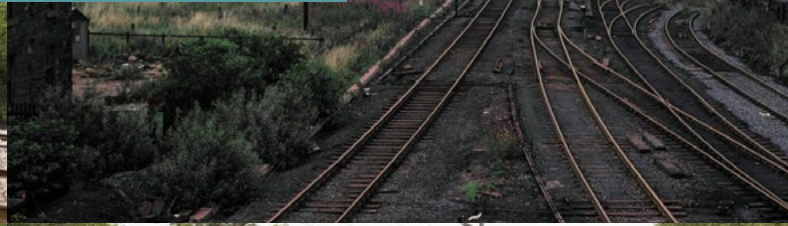
The OBC has an estimated cost of £7m, which is comparable to similar schemes of this size and will be finalised in spring 2026.

Benefits & Rationale

The reopening of the Leamside Line is the most important piece of transport infrastructure for the economic future of the North East. Its re-opening is key to growing the North East economy. The line would greatly improve public health, lower carbon emissions and improve access to opportunities for work, training and education for our young people and our communities. Using existing infrastructure will reduce costs and harness the growth potential of the line at the earliest opportunity.



CONNECTING OUR TOWNS AND COMMUNITIES: INVESTING IN DURHAM'S TRANSPORT INFRASTRUCTURE



FERRYHILL AND SEDGEFIELD STATION

Project at a glance

Project Description

Ferryhill has an estimated population of almost 10,000 people and sits within a wider 5km catchment area where there are a further 50,000 residents. The restored station would improve transport connectivity for thousands of residents. Ferryhill station could be part of a potential new Tyne-Tees connection, seeing rail services continue all the way up to Newcastle.

As part of this new transport investment, plans also include the restoration of Sedgefield station to be reconnected to Ferryhill station. Sedgefield station would enhance connectivity to our major asset NETPark.

Partners

DfT, Network Rail, Transport North East.

Project Status

Ferryhill phase 1 is already underway as part of the Restoring Your Railway programme.

The reopening and re-connection of Sedgefield station is an aspirational pipeline project.

Investment

Ferryhill station funding already secured.

Benefits & Rationale

The reopening of Ferryhill and Sedgefield stations offer a unique opportunity to link the south of the county with key employment sites in Teesside, including the proposed Teesside Freeport and Tees Valley multi-modal hydrogen transport hub, which have the potential to support 18,000 and 3,900 jobs respectively. The improved rail connectivity would also encourage a shift from road to public transport, helping to reduce congestion and environmental impact.

CONNECTING OUR TOWNS AND COMMUNITIES: INVESTING IN DURHAM'S TRANSPORT INFRASTRUCTURE



BOWBURN RELIEF ROAD (LEADING TO INTEGRA 61)

Project at a glance

Project Description

Delivery of a relief road between the A177 and A688 at Bowburn to remove A177 and A688 through traffic from the A1(M) Junction 61 which is currently at capacity. The relief road will provide an alternative access to Phase 1 of Intergra 61 commercial development and enable phase 2 to come forward, unlocking economic growth and job creation.

Partners

Citrus, Esh Construction, Durham Fire Service.

Project Status

Proposed route identified within the Local Plan. Preliminary Design and Outline Business Case produced.

Investment

Funding - £21m cost estimate.

Benefits & Rationale

Enhanced economic efficiency and productivity due to reduced travel times. Continued economic growth and job creation as a result of improved accessibility.

Enhanced resilience of the A177, A688, A690 and A1(M) Junctions 61 and 62.

Improved quality of life for residents of Bowburn.

CONNECTING OUR TOWNS AND COMMUNITIES: INVESTING IN DURHAM'S TRANSPORT INFRASTRUCTURE



A19 CORRIDOR

Project at a glance

Project Description

Improve the capacity of the A19/A182 junction, to facilitate commercial development at Jade business park and in the local area. The dumbbell roundabouts on each side of the A19 will be removed and converted into signalised junctions, with dedicated crossing facilities for pedestrians and cyclists. The existing number of traffic lanes on the A182 bridge, spanning the A19, will be increased, with widening also occurring on approaches to the junction. A new standalone cycle / footbridge spanning the A19 will also be implemented. Reconfiguration of the existing Seaton lane junction to allow Sunderland bound traffic to be reassigned to reduce congestion.

Partners

BAM Nuttall, National Highways, Sunderland City Council.

Project Status

Preparatory works have already been undertaken with the scheme programmed for completion early 2025.

Investment

Local Growth Fund, Enterprise Zone Fund, Department for Transport, S106 funding and Durham County Council local funding.

Benefits & Rationale

The improvements will support the expansion of Jade Business Park, allowing for the creation of an additional 500,000 sqft of commercial space and up to 2,000 jobs. These works as well as forthcoming capacity improvements at the Dalton Park Signals, will also improve the traffic flow and journey times for general traffic.



DUALLING OF THE A66

Project at a glance

Project Description

A66 Northern Trans-Pennine project – £1 billion pounds worth of investment to dual the remaining single carriageway sections along the 50 mile stretch of the A66 between Cumbria and North Yorkshire, which includes an 18 mile stretch within County Durham, dualling two sections of carriageway, the Bowes bypass, and the stretch between Cross Lanes and Rokeby.

Partners

National Highways, Transport for the North.

Project Status

Secretary of State for Transport approved the Development Consent Order (DCO) for the A66 Northern Trans-Pennine project.

Investment

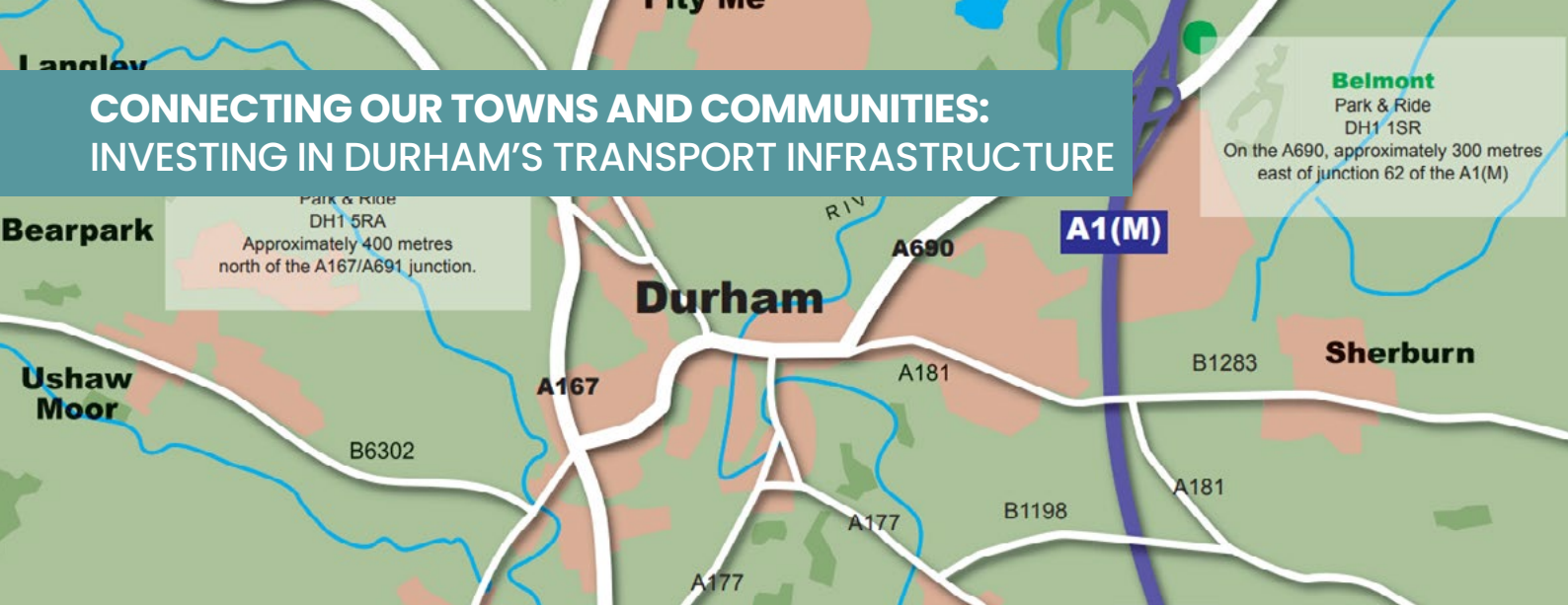
Funding.

Benefits & Rationale

Improved east west connectivity within County Durham and connectivity to Scotland, Cumbria, North Yorkshire and Teesside.

Reduced congestion safer road.

CONNECTING OUR TOWNS AND COMMUNITIES: INVESTING IN DURHAM'S TRANSPORT INFRASTRUCTURE



DURHAM CITY PARK & RIDE INVESTMENT

Project at a glance

Project Description

We have secured £1.6million from the government's Transforming Cities Fund for public transport investment. Part of this has been directed towards the extension of one of our three Durham City Park & Ride hubs, Sniperley Park and Ride, located on the outskirts of Durham City between the A691 and A167. The extension will create an additional 262 spaces including 29 disabled bays, 18 electric charging bays and four motorhome bays.

Partners

Durham County Council, North East
Transforming Cities Fund.

Project Status

Construction for the Sniperley Park and Ride extension began during April 2024 and is expected to last about 6 months.

Sniperley is one of three Park and Ride hubs across County Durham. Expansion of our public transport infrastructure connecting our villages and towns is a vital part of our future growth and we will continue to strive for investment across our Park and Ride hubs.

Investment

Funding fully secured through partners.

Benefits & Rationale

The Sniperley Park and Ride site is an attractive option for people travelling into Durham City Centre from Consett and Chester-le-Street. This scheme will increase the capacity of the site by around 80 per cent, enabling us to offer more people a more sustainable journey to the city centre.



CONTRIBUTING TO NET ZERO

County Durham's path to a carbon neutral county is not just a vision, but a reality.

By leveraging on our abundant natural resources and our rich mining heritage, alongside the cutting-edge research of Durham University and the technological innovations of our green energy businesses, we can not only realise a greener future, but also power our economy, fuel green jobs and nurture sustainable prosperity.

County Durham has taken a bold step towards a sustainable future by adopting a comprehensive Climate Emergency Response Plan, aiming to achieve carbon neutrality as a county by 2045. Centered around a vision for a carbon neutral county, the plan outlines ambitious goals to transition to renewable energy, revolutionise transportation, and nurture a thriving natural environment. Embracing principles of fairness, community engagement, and ecological stewardship, County Durham aims to lead the charge in addressing climate change and forging a path towards a circular economy with minimal waste.

The county is actively implementing initiatives such as the Decarbonisation Programme, aimed at implementing renewable and low-carbon energy infrastructure, promoting electric vehicles, and decarbonising assets and logistic facilities. Additionally, through programmes like Business Energy Efficiency Programme (BEEP), climate champions, and smart campaigns, the county is supporting businesses and communities to embrace sustainable practices, laying the groundwork for a greener, more resilient future.

County Durham stands as a pioneering force in sustainable development, leveraging innovative solutions such as lithium extraction and progressive green projects, as part of its Heat Network Strategy, in Horden and Seaham. Our commitment extends to harnessing the potential of minewater, an underutilised resource brimming with opportunity. With advancements in technology, we're exploring the extraction of lithium from minewater, tapping into its rich reservoirs while promoting environmental stewardship.

Moreover, in Horden and Seaham, we're spearheading green initiatives, including the development of greenhouses, shrimp farms, and horticultural ventures. These projects not only enhance local ecosystems but also address pressing societal needs, such as providing social housing, care facilities, and essential services like healthcare.

These initiatives are brought together the Durham University led 'Durham Geothermal Research demonstrator network'. A geothermal energy R&D programme to support decarbonisation of heating demand, working with current and potential geothermal projects in County Durham, aiming to position the region as a leader in green technology.

Projects include: supporting infrastructure for Seaham Garden Village development; exploiting mine water heating potential and excess heat from geothermal sources and a mission to make Bishop Auckland the first net zero town in the UK.

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LITHIUM EXTRACTION / EASTGATE MASTERPLAN

Project at a glance

Project Description

Weardale is a proven source of high volumes of naturally occurring battery grade lithium, which is a vital product in the storage of clean energy and electric vehicles. Estimates suggest that 17% of the UK's emerging needs for Lithium could be met through extraction in Weardale. Two companies, Northern Lithium and Weardale Lithium, are currently exploring the possibilities that would help establish Weardale and the North East as a new centre of lithium production, lithium-ion battery and electric vehicle manufacturing using locally sourced raw materials.

Partners

Northern Lithium, Weardale Lithium.

Project Status

Application and planning statement submitted.

Investment

Investors.

Benefits & Rationale

Support employment in the site and automotive sector in the North East. Potential to provide an essential supply of lithium to support large scale lithium-ion battery manufacturing at gigafactories in the North East and across the UK, helping to supply the forecasted significant increase in the UK's lithium demands to 75,000 tonnes per year by 2035.

SEAHAM GARDEN VILLAGE MINEWATER

Project at a glance

Project Description

A new development of 1,500 homes including 750 affordable or social homes was granted permission in 2019. The landowners and the Coal Authority worked together with the Council to develop an opportunity to utilise minewater heat already being brought to the surface from the adjacent Dawdon minewater treatment scheme.

Partners

Landowners, the Coal Authority, Durham County Council.

Project Status

The concept, which is now in development, is for heat from abandoned mines directly underneath the development to supply heat to homes in the development, alongside commercial premises on the site.

Investment

Investment already ongoing – looking at replicating the model for other housing communities.

Benefits & Rationale

This project is the first of its kind in the UK. Potential to become the UK's first large scale minewater district heating scheme. CO2 savings are significant, and homes will be paying no more for their heating than with fossil fuel heating systems.

HORDEN MINEWATER HEAT NETWORK

Project at a glance

Project Description

The mine water is pumped at a temperature of 20 degrees Celsius and is currently being stored in ponds and treated before getting pumped out to sea. This project explore the opportunity to utilise geothermal heat from abandoned mines in Horden for community benefit, including options to heat homes, schools and businesses. It also has the potential to heat greenhouses to support the growing of food commercially.

Partners

Durham County Council, East Durham Trust, the Coal Authority, East Durham Business Services, Horden Parish Council and Horden community representatives.

Project Status

Feasibility stage – received £240,000 funding from Heat Network Delivery Unit.

Investment

Opportunities to use low carbon to heat businesses or to grow food in the area. Competitive pricing of heat. Investment already ongoing – looking at replicating the model for other housing communities.

Benefits & Rationale

This project has the potential to be a game changer for Horden and the surrounding area, building on our housing and regeneration plans and providing much needed employment.

1.3MW of low-carbon waste heat available from mine water, which could potentially be used by a co-located horticulture development.

Recent studies found that when heat networks are developed in the right place, they can provide heat for up to 40% less than air source heat pumps. This work therefore has potential to go some way to relieve fuel poverty.





Green Energy Research Excellence and Technological Advancement at NETPark and Jade Business Park

NETPark boasts research strengths in various fields including materials, semiconductors, space, and satellite technologies, all of which play a crucial role in achieving net zero emissions and addressing environmental challenges.

Jade Business Park, specialises in green manufacturing, hosting outstanding businesses like Power Roll and Low Carbon Materials. The cluster effect is vital here, and very desirable for businesses in the green economy, fostering interdisciplinary research and development aimed at driving forward innovative solutions for a greener and more sustainable future.

DURHAM ENERGY INSTITUTE

Project at a glance

Project Description

The Durham Energy Institute (DEI) covers the spectrum of energy research, such as socio-technical approaches to energy systems, decarbonising heat and power, and resource geopolitics.

A key asset of Durham University, DEI places County Durham as a key player in Britain's industrial transition to net zero through technological innovation.

Partners

Central, regional and local government including LEPs.

Several industry partnerships, including Centre for Energy Systems Integration, Customer-led Network Revolution.

International Networks, including WindAfrica, Transforming Energy Access Initiative, Rutherford Partnerships.

Community Partnerships, including Durham Miners' Association, National Energy Action, Green Durham.

Project Status

Numerous project completed and many ongoing. Various funding secured from UK government agencies, industries and international bodies.

Investment

Government, Industrial and Community partners

Benefits & Rationale

By engaging collaboratively with partners and stakeholders from government, energy industry and local communities DEI addresses key energy challenges, producing that step change needed to achieve a net zero world. Projects include developing geothermal and heat opportunities in the UK from abandoned mines, discovering new ways of making plastic from waste materials, developing new wind turbine testing, exploring new ways to monitor carbon storage sites.

GET IN TOUCH

County Durham has a ongoing pipeline of investable opportunities and strong partnerships in place.



SCAN ME

The pipeline will regularly be updated.
To learn more about each of the opportunities in this investment prospectus, please contact our team.

Amy Harhoff

Director of Regeneration,
Economy and Growth

Sarah Slaven

Managing Director –
Business Durham

Alison Clark

Head of Culture, Sport & Tourism

Andy Kerr

Head of Economic Development

To find out more or request a discussion please contact us:
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