



WHAT THE LOCAL PLAN SETS OUT TO DO

- Provide a continuous and diverse supply of employment land to meet the needs of existing and future economic development. The focus will be on various sites across the town including, Darlington Town Centre, Central Park, Town Centre Fringe, Faverdale, Lingfield Area, Morton Palms Business Park Area and Durham Tees Valley Airport.

WHAT HAS BEEN ACHIEVED?

Uplift in economic activity: There is evidence to suggest that Darlington is now experiencing substantial new jobs growth, with the number of residents employed returning to pre-recession levels. Current strong employment sectors include business services, public administration, education and health services, manufacturing and advanced engineering. Further growth is forecast in these areas and in a number of emerging sectors including digital and media, biopharmaceuticals, telehealth and healthcare.



DfE Building



Darlington Growth Hub



National Biologics Manufacturing Centre



Following a lack of completed development on employment land in recent years, an uplift in economic activity is also reflected in the Council data for the monitoring period 1st April 2014 to 31st March 2015. The Council's employment land monitoring database shows that a total of 41,046 square metres of employment floor space has been created in this 12 month period. Completion of three new industrial buildings at the Site of the **former Torringtons Works** accounted for a significant proportion of the uplift in employment floor space (25,923 square metres). Two other noticeable contributors to the additional floorspace is the new Public Sector hub in the Town Centre (4000 sqm) and office development (Business Growth Hub, 3,199 sqm) at Central Park.

Public Sector Hub – Town Centre: Adjacent to the Town Hall, the Department for Education successfully completed its relocation to this new building, known as Bishopsgate House, in February 2015.

Central Park: Development of the first two commercial buildings commenced in 2014 with the **Business Growth Hub** offering high quality managed and serviced office accommodation to SMEs with up to 52 individual units. Work on the **National Biologics Manufacturing Centre** continues with completion scheduled for July 2015. Once completed, these two developments will amount to c8,000 square metres B1 space. The site delivered 3,199 square metres of completed employment floorspace in the most recent monitoring period.

The **Local Centre** at Central Park will be delivered in 2016/17, offering a mixture of retail (A1) and eating establishments (A3, A4), with the potential for either office or residential space above ground floor level. The prominent location of the Local Centre makes the site perfect for a high quality gateway development which it is anticipated will attract further employment development.

Feethams: The cinema and leisure development at Feethams will make a significant contribution to employment floor space. The site will deliver 9,711 square metres of mixed use development comprising 9 screen multiplex cinema, 80 bed hotel, commercial units for restaurants, bars and leisure uses and car parking. Building work on site commenced in 2014 and after successfully remediating the site before Christmas 2014, the foundations work completed at the end of March 2015. The steelwork is now underway and the project remains on target for a completion date in the first quarter of 2016.



WHAT DOES THIS MEAN?

There is evidence of significant new developments and investments in the Borough, and these also provide opportunities for spin offs and sectoral growth from other exciting developments in the pipeline, such as the National Biologics Manufacturing Centre at Central Park, which will continue to add to employment floorspace in the years ahead.

The Council continues to work with its delivery partners to develop detailed action plans to underpin each of the Priority Actions of the **Economic Strategy (2012)**. The Strategy re-affirms the importance of strategic employment sites such as Morton Palms, Faverdale, Lingfield and Central Park that are being actively promoted for employment development. Work is continuing on projects that will help to unlock development at strategic employment locations in the medium to long term and there is evidence to suggest progress is being made. For example, a planning application has recently been submitted for employment development on the Faverdale East Business Park site, which is currently being marketed and there has been interest in the Yarm Road South site, where a Local Growth Fund bid is being submitted to reflect current employment interest in the site.

A **Logistics Study** was recently undertaken to look at the sector in the context of available employment sites in Darlington. Completed in June 2014, it concludes that Darlington has significant sites suitable to large scale logistics users and identifies Faverdale, Link 66 and Durham Tees Valley Airport as the three most commercially attractive and deliverable.

MOVING THINGS FORWARD: KEY ACTIONS

- Continue to implement and monitor the progress of the actions of the Economic Strategy
- Make site allocations in accordance with the locational strategy in the Core Strategy and the Business Sites and Premises Review (2013).

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Contact Us: You can access more information on planning policy in Darlington at:
www.darlington.gov.uk/planningpolicy

If you are particularly interested in statistics and data for Darlington borough, you can view these at:
<http://lis.darlington.gov.uk/>

Alternatively, contact the Planning Policy Team on **01325 388644** or email planning.policy@darlington.gov.uk

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