

DURHAM

THE FUTURE WE BUILD



9 billion
economy



1 billion
visitor economy



14.5k
businesses



1.5m
talent pool



Amy Harhoff

Corporate Director of Regeneration, Economy & Growth



OUR ECONOMY

ECONOMIC CONTEXT



528,127 residents

26% of NECA



£9.5 billion economy

22% of NECA



250,000 workers

27% of NECA



100,000 high-skilled workers

23% of NECA



180,000 jobs

22% of NECA



15,000 businesses

26% of NECA

SECTOR STRENGTHS

- Manufacturing: **13%** of jobs (NECA = 10%, GB = 8%)
- Education: **12%** of jobs (NECA = 10%, GB = 9%)
- Construction: **6%** of jobs (NECA = 4%, GB = 5%)


OPPORTUNITY SECTORS

- Advanced manufacturing (e.g. Power Roll)
- Fintech
- Green economy (e.g. Low Carbon Materials)
- Life sciences (e.g. PolyPhotonics)
- Semiconductors (e.g. Pragmatic)
- Space & satellite technology (e.g. Filtronic)
- Tourism (e.g. The Auckland Project)

OUR STRATEGY

Inclusive Economic Strategy


A clearly articulated future vision and delivery strategy







Better for everyone


Inclusive Economic Strategy 2022 – 2035

Inclusive and green County Durham: a sustainable economy for a diverse county



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.

 People	 Productivity	 Places	 Promotion
Supporting people into education, training and jobs	Supporting innovation, growth and higher productivity	Improving places and infrastructure and access to opportunities	Promote our county, cultural assets and visitor offer

 **Planet**

Reach net zero by 2045 via transition creating good jobs

**County Durham Inclusive Economic Strategy
Delivery Plan 2023 - 2025**







Better for everyone

Durham Investment Framework

Durham County Council
Investment Pitchbook



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.**

Driving the delivery of our vision

A commitment to innovation-led growth

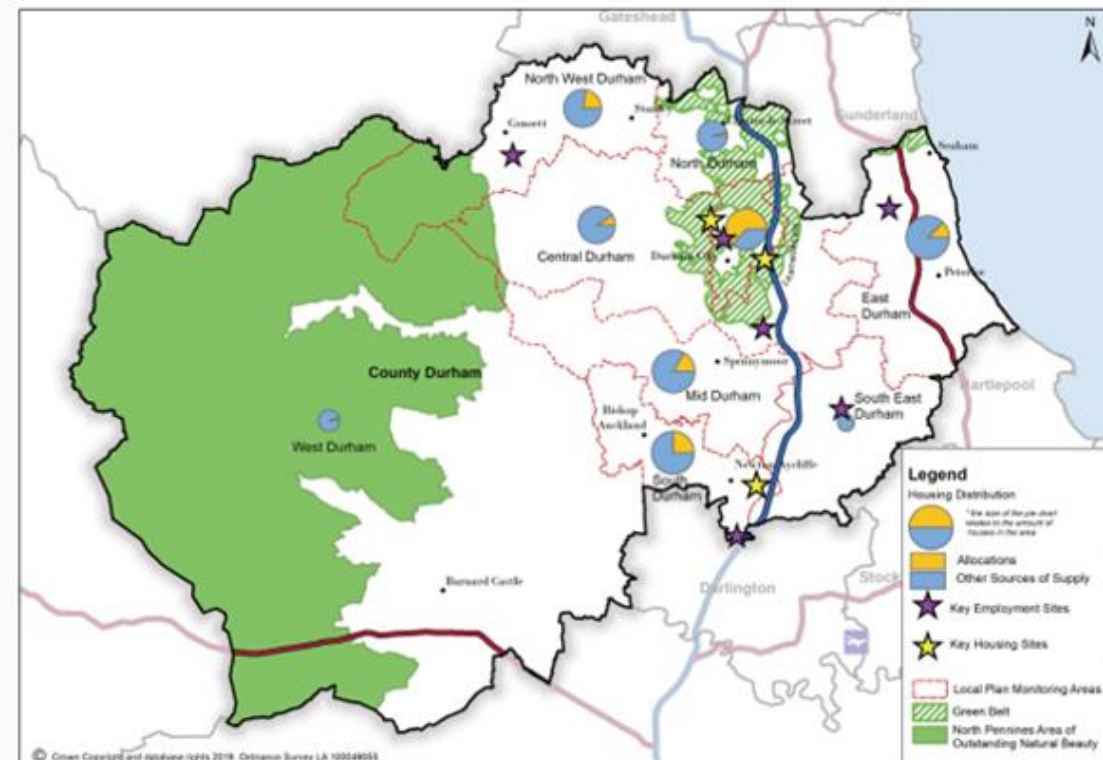
The Local Plan in numbers



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Employment sites



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

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.



45 ha of employment land at junction 61 of the A1(M) known as **Integra61** and a further **62 ha** is safeguarded for the next phase of development.

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



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

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**

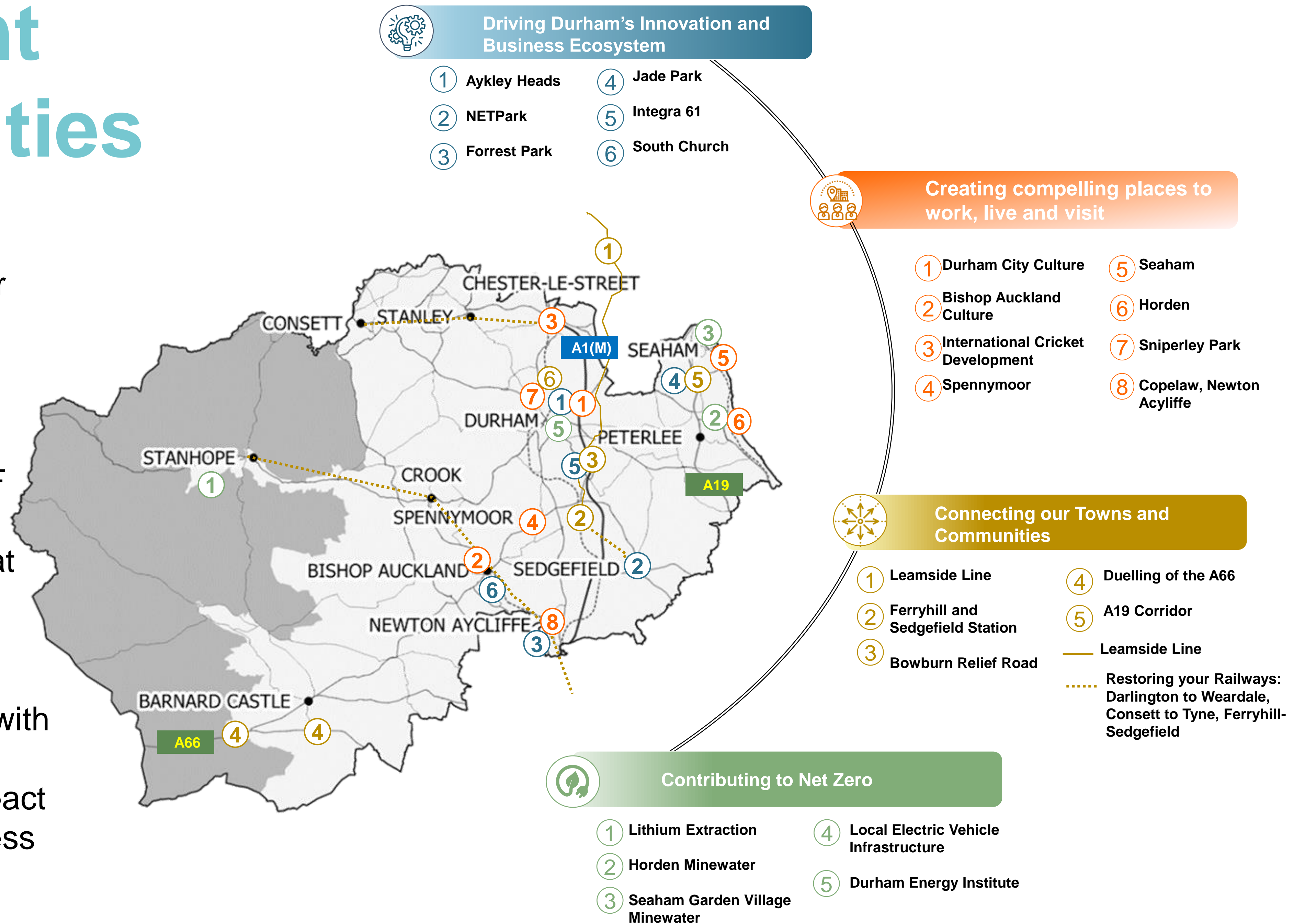
COMPLEMENTED WITH A **£500M COUNTY CAPITAL INVESTMENT PROGRAMME IN 2023/24**

OUR INVESTMENT OPPORTUNITIES

DURHAM
THE FUTURE WE BUILD

Investment Opportunities

- Our Investment Prospectus sets out our major investment opportunities
- Launched by Kim McGuinness at UK REiIF
- It is a live document that can be updated
- It is underpinned by an investment framework which provides a matrix for assessing strategic impact and investment readiness



Strategic employment sites

Over 300 hectares of new employment land



Investment Opportunity

From university-oriented research centers to green manufacturing facilities, Durham's sector specialisms thrive on innovation, offering investors a promising pathway to growth and impact.

We are working with partners to unlock the potential of Durham's innovation and business ecosystem with diverse capital investment opportunities in high-class business parks and innovation hubs.



① Aykley Heads



② NetPark



③ Forrest Park



④ Jade Park Phase 2



⑤ Integra 61 (Bowburn)



⑥ South Church Enterprise Park



Investment in Durham City

- Durham is a city with international name recognition
- World class heritage assets and university.
- Gateway for investment and growth and to the wider North East
- Excellent rail and road connectivity
- Major mixed-use developments across the city in various stages of delivery
- A Durham City Vision is being co-designed with partners and stakeholders to shape the future of the city centre

Sniperley Park

Durham Innovation District - Aykley Heads

New cultural venue

Durham City Cultural Development - Millenium Place and the Riverbanks

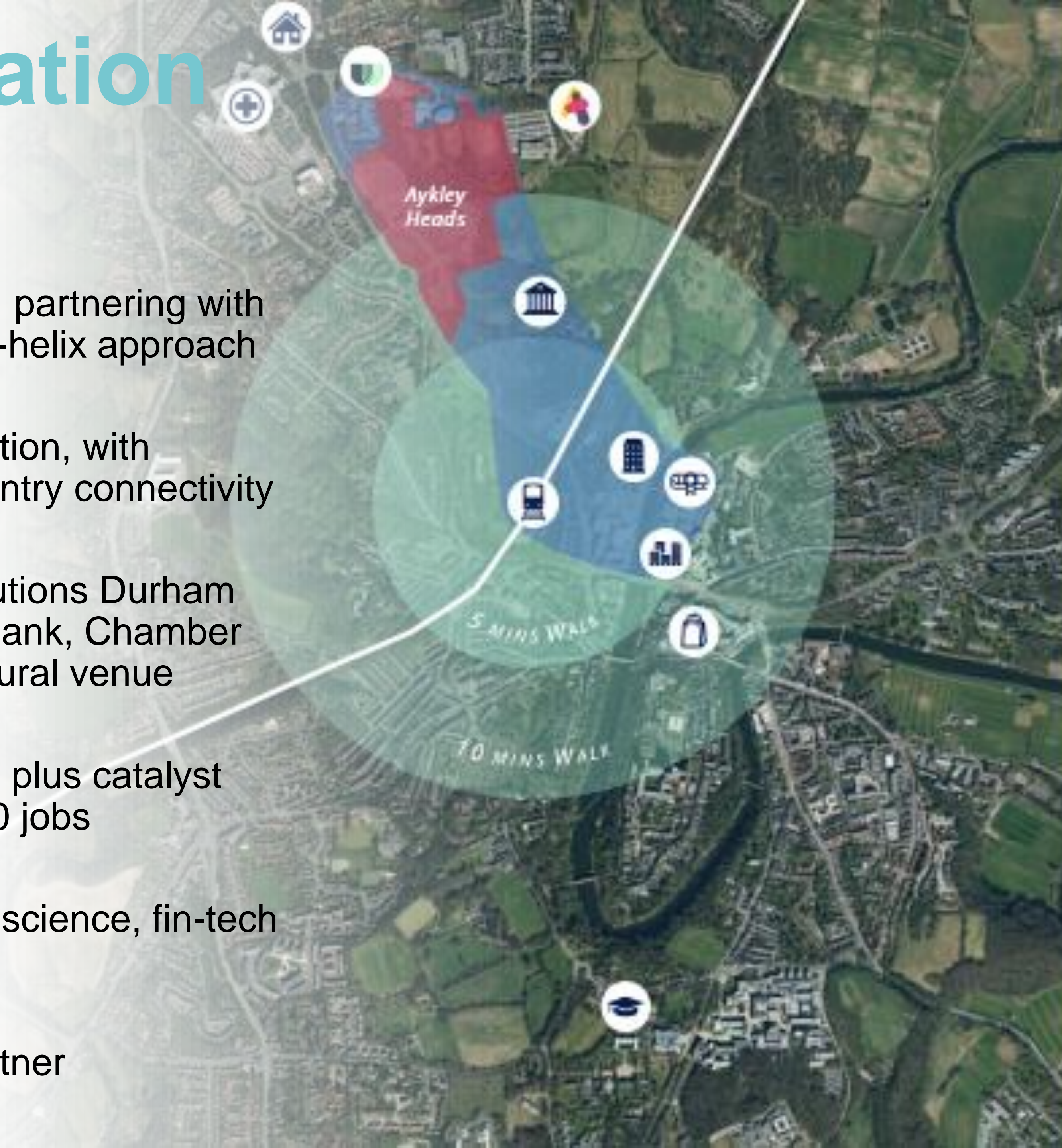
Prince Bishop Citrus Development

Durham University Business School - Waterside Building

Claypath (Millenium Place)

Durham Innovation District

- Major new 60 ha Innovation District, partnering with Durham University to create a triple-helix approach
- Centred around Durham railway station, with excellent north/south and cross-country connectivity
- Build around existing anchors institutions Durham University Business School, Atom Bank, Chamber of Commerce, NHS, and a new cultural venue
- 15 ha Aykley Heads site is a £200m plus catalyst development with potential for 4,000 jobs
- Focused on key capabilities in data science, fin-tech and geo-thermal
- Procurement underway for a JV partner



- Durham Train Station
- Durham Light Infantry Museum
- Milburngate
- HMPO & NS&I
- Durham Business School
- Durham University
- Durham City Centre
- Durham Hospital
- Sniperley Park
- Atom Bank
- Waterstons
- East Coast Mainline

- Campus style mature woodland setting
- Part of a city centre innovation development zone
- Two epicentres within 20 minutes walk, either side of the station
- Key links to University Business School
- Potential to build on existing high-profile occupiers
- Major new residential

NETPark

Our nationally important science park

- Region's premier science park supporting high value jobs opened in 2004 and is undergoing a **£100m expansion**
- High level partnership with CPI & Durham University
- Three national innovation centres and three National Catapult Centres
- Home to North East Space Hub and major catalyst for the semi-conductor sector
- Phases 1 and 2 have over 40 companies employing over 700 people
- Named site in the North East Investment Zone
- Phase 3 (zone 2 and 3) is a **£62m** expansion, creating 232,000 sq ft of lab and production space and up to 1,250 new skilled jobs, completing in January 2025
- Phase 3 (zone 1) is a further **£36m** expansion for a major defense prime due to complete in 2026
- Further 40 hectares allocated with potential for a total of 4,000 high value jobs and a half a billion pound total investment



SUMMARY

OUR APPROACH

- ✓ **Clear strategic vision, developed and delivered in partnership**
- ✓ **Harnessed the skills and knowledge base from our advanced manufacturing heritage and the research capabilities of a world-class university**
- ✓ **Provided the land for economic growth through the allocation of over 300 hectares of employment land**
- ✓ **Growing the mature cross-sector eco-system that has resulted from our brave long-term commitment to develop an innovation-led science park at NETPark**
- ✓ **Investing £100m to expand NETPark to provide the next generation of high value jobs, and have launched the new 60 hectare Durham Innovation District**