

Question 25

Policy 23 - General Employment Sites

1. The Trust objects to the inclusion of Durham Science Park and the former Ice Rink among the General Employment Sites listed for Central Durham. While these sites are suitable for use B1 they are not suitable for either B2 or B8. They should be listed as further Specific Use Employment Sites in Policy 24.

2. The Durham Science Park at Mountjoy was the subject of policy EMP2 of the City of Durham Local Plan¹, which said:

The development of Durham Science Park will continue on the site shown on the proposals map adjacent to the Mountjoy research centre at Hollinside Lane.

The Science Park will be occupied only for research and development, laboratories and high tech uses as set out in class B1 of the use classes order

The accompanying text explained

Science Parks usually consist of a low density development providing the latest advanced technology located in close proximity to a university campus, thereby allowing for the creation of close links between academic institutions and industry. Such sites are of strategic importance and consequently they have a limited distribution throughout the United Kingdom.

That continues to be the case and for that reason this site should be transferred to Policy 24.

3. The former Ice Rink is in a prestigious site visible from the World Heritage Site and in particular Prebends Bridge. While it is accessible on foot and public transport and so suitable for B1 uses, it is unlikely that a general industrial (B2) use would meet either the accessibility or design criteria that this site merits, and a storage and distribution (B8) use would surely be out of the question.

(The above two paragraphs are repeated in our response to question 26.)

1 http://www.cartoplus.co.uk/durham/text/05_emp_employment.htm#emp2