



Welcome

Thank you for attending this public consultation event regarding the proposed second phase of development at Integra 61, located to the south-west of Bowburn, County Durham.

This is your opportunity to view the project, comment on the proposals and have your say on the development.

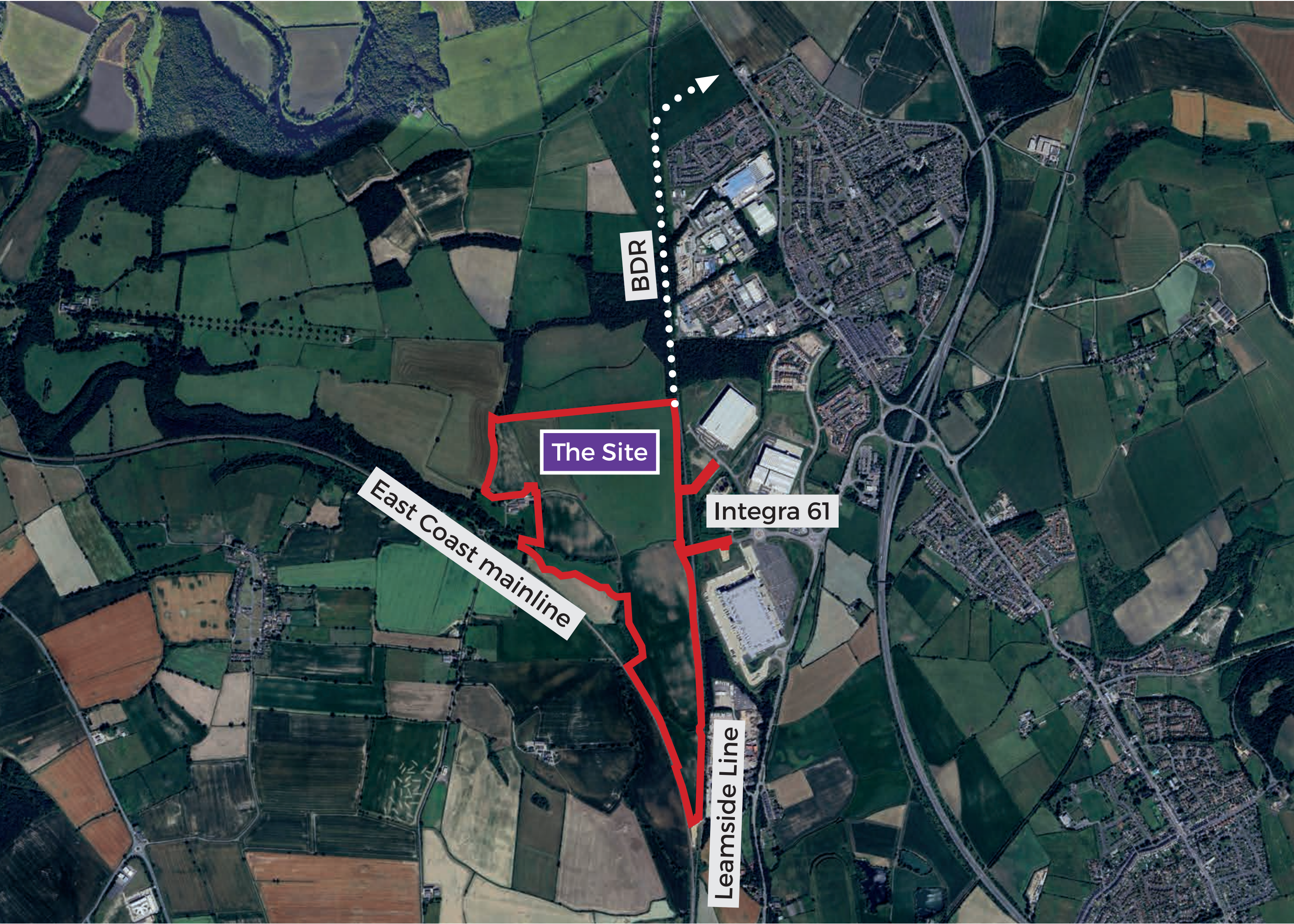
Please feel free to discuss your comments with the team in attendance today, fill out a comment sheet or send us an email at integra61phase2@lichfields.uk

About the Proposal

Citrus Group is bringing forward proposals to expand the existing Integra 61 development, building on its success as a strategic employment hub in the region. The second phase aims to deliver up to 300,000 square metres (3,200,000sqft) of new employment floorspace, designed to attract a range of businesses and industries and create 3,500-4,500 jobs. The proposal also facilitates the delivery of the Bowburn Development Route by Durham County Council.

The current proposal is to make an outline planning application to Durham County Council. This is an application to establish the principle of delivering this type of development on the site and set design parameters, but exact details of the buildings proposed will form part of future applications.

The Opportunity



The Site

The site lies to the west of the existing Integra 61 development and is well located to offer employment opportunities for residents across Durham and the wider region.

The site is well served by the local and national highways network providing opportunities for a range of employment providers to locate new or expanding businesses in the region.

A second phase of development in this location provides an opportunity to capitalise on the success of phase 1 and create around 6,000 jobs across both phases making it one of the regions most important employment locations.



Proven Success in Phase 1

The proposed second phase of Integra 61 presents a unique opportunity to build on the success of one of the North East’s most significant mixed-use developments, which currently provides:

- Around 3,000 jobs with major employers such as Amazon.
- Roadside facilities including Greggs and Costa Drive-Thru units.
- A range of employment units available to let, including starter units to enable businesses to grow.
- New market and affordable homes.
- 90% of phase 1 is now built out.



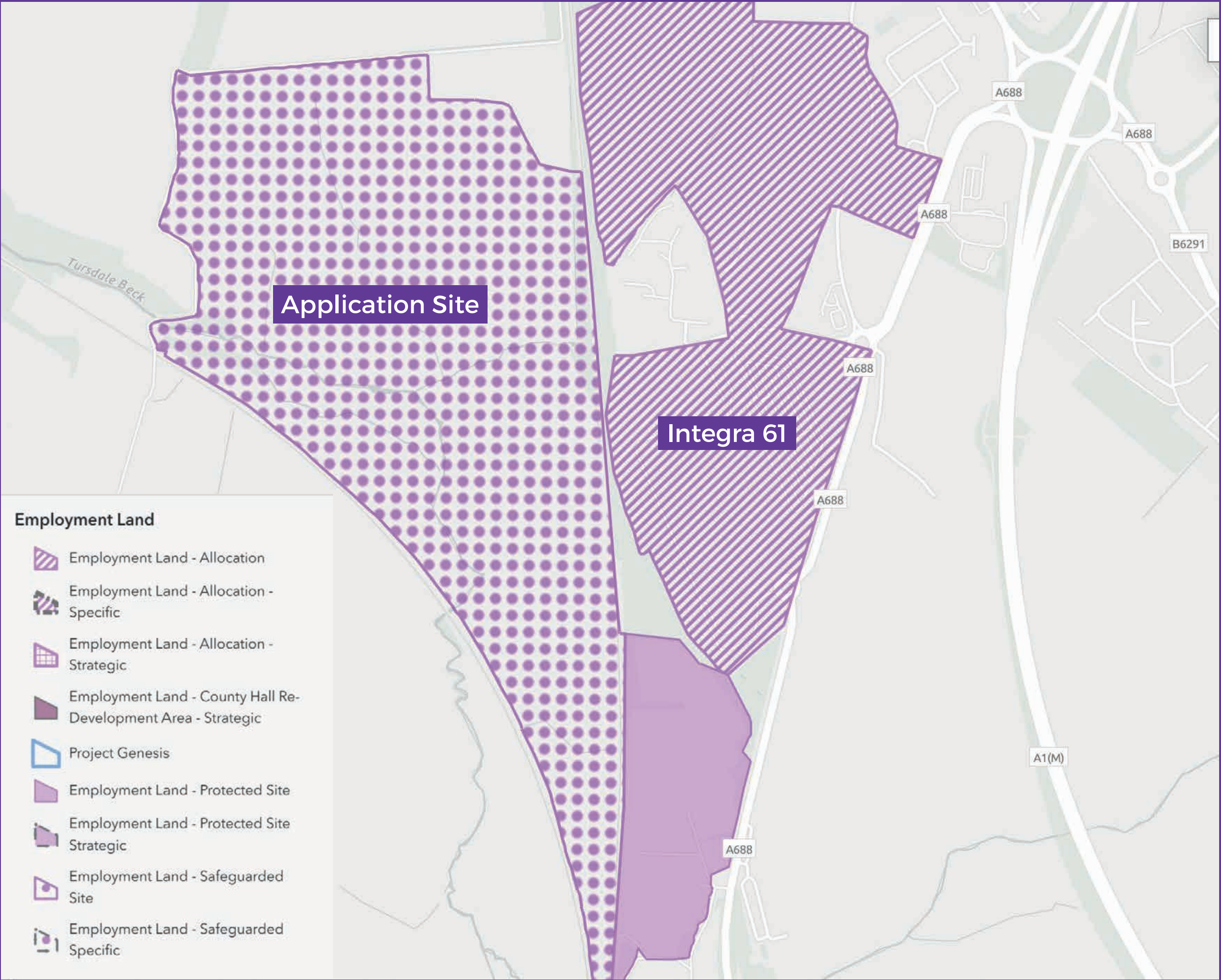
EXISTING ROADSIDE USES AT INTEGRA 61



EXISTING INDUSTRIAL UNITS AT INTEGRA 61

Planning Context

The site has long been identified for expansion of Integra 61 and was safeguarded for employment development in the County Durham Plan, adopted in 2020. The Plan recognises that this site is a logical next phase of development for Integra 61.



COUNTY DURHAM LOCAL PLAN EXTRACT

What have we considered?

SUSTAINABILITY



The new buildings will feature the highest level of sustainable design and will be designed to achieve a minimum of BREEAM rating ‘excellent’.

Renewable technology will be incorporated including through the installation of solar panels on the roofs of the buildings.

A Travel Plan will be prepared to encourage sustainable travel to and from the site by those employed within the development including the potential provision of bus infrastructure.

FLOODING



A portion of the site experiences a degree of surface water flooding.

The proposed site layout has been carefully designed to avoid any built development within these areas.

To support sustainable drainage and reduce flood risk in the area, the site will incorporate a comprehensive surface water and foul water drainage network, alongside attenuation infrastructure to ensure water run-off into the beck doesn’t exceed that of the current fields.

CONNECTIVITY



We are aware of the Public Rights of Way network surrounding the site, and these have been incorporated into the proposed scheme where possible.

Excellent pedestrian and cycle connectivity will be provided throughout the site in accordance with LTN 1/20 which provides the government’s most recent guidance on delivering high quality cycle infrastructure.

TRANSPORT



Detailed modelling work of the highway network has been undertaken to understand the impact in safety and capacity terms of the proposed development. We will produce a Transport Assessment that will summarise the findings of the modelling and will be submitted alongside the planning application.

As part of a package of mitigation measures the Bowburn Development Route will be delivered by Durham County Council which will assist in the redistribution of traffic across the network, reducing traffic within Bowburn Village and assisting in the operation of Junction 61 of the A1(M). The development will also include an upgrade to the INTEGRA61 / A688 roundabout to increase capacity.

The site provides flexibility to accommodate the future re-opening of the Leamside Line.

ECOLOGY



The site consists of large agricultural fields of relatively low ecological value, demarcated by hedgerows and watercourses. A suite of ecological surveys has been completed and mitigation measures have been designed into the scheme, including maintaining habitat corridors.

Additional areas of wildlife habitat will be created and enhanced adjacent to the site, potentially including a mixture of species-rich wildflower grassland, native mixed scrub and tree planting, pond and ditch creation and the inclusion of several scrapes for wading birds.

NOISE



We have undertaken initial noise assessments to ensure that the development is designed so that local residents will not be adversely affected by noise emanating from the development.

The buildings have been orientated to ensure that service yards are located away from existing dwellings. Noise emanating from the proposed Bowburn Development Route has also been considered and the scheme will include mitigation measures to reduce road noise impacts from residential properties.

What is Proposed?

The proposed development is for c300,000sqm of employment floorspace designed for a mix of storage/distribution and manufacturing uses with some ancillary office space, very similar to the units on phase 1. Whilst at this stage we are only applying for the principle of employment use we have prepared an indicative masterplan informed by current market requirements. This shows a range of units from 35,000sqm to 144,000sqm split across distinct north and south development areas divided by the Bowburn Beck.

The Beck is very important in terms of transporting surface water from Bowburn, through phase one and now phase two towards the River Wear. Strict measures are in place to ensure that the water run-off from the development is no greater than that which currently drains from the fields. As has worked successfully on phase one, where possible we will work with the existing topography and design the buildings to assimilate as well as they can into the wider landscape alongside substantial areas of new planting.

The highest point of the site is at the north western corner falling south east towards the former Leamside Line. It is envisaged there will be a series of stepped plateaus to create the development plots as shown in our current illustrative masterplan. Phases one and two are divided by the former Leamside Line and the intention is to create two tunnels under this; one as primary means of access and the second for use in emergencies and by cyclists and pedestrians.

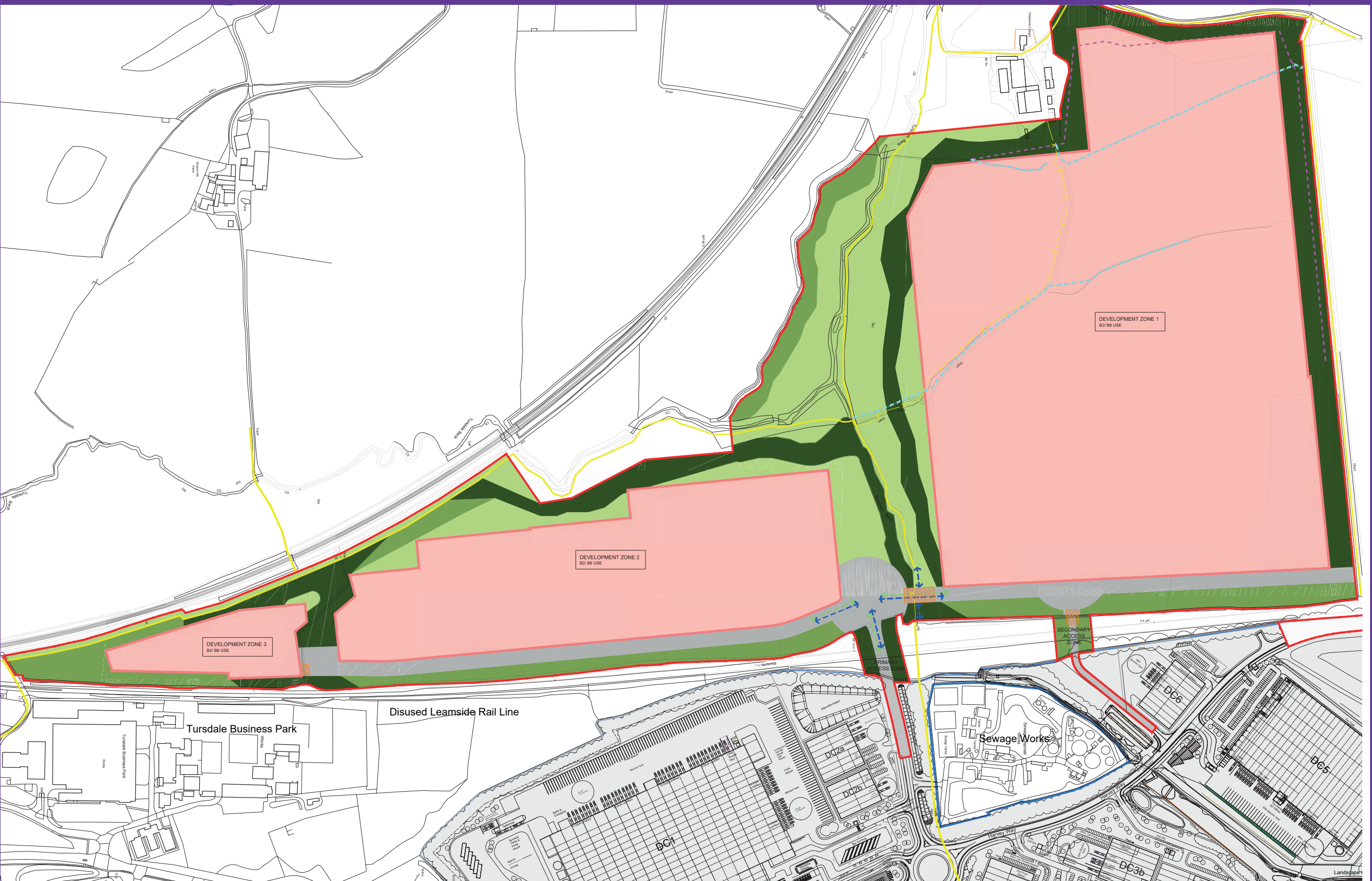
Leamside Line

The reopening of the Leamside Line has been a long-held aspiration of the region and the first phase of this to provide light rail connectivity to Washington has received funding and a commitment to delivery from the North East Combined Authority. The second phase named Leamside South which Integra 61 sits alongside is a regional/national project which would open up potential freight and passenger routes into Newcastle alongside the existing East Coast Mainline, crucially allowing for increased movement on the current network and make rail access available to a much wider catchment.

Whilst timings are still uncertain, the initial due-diligence and outline business case are in progress which will then release funding for further works moving towards a fully costed rail proposition. As a major strategic employment site, if Leamside South was to open there are opportunities to provide station infrastructure and transport interchanges at Integra 61, which could give employers and employees access to rail connectivity to the wider region and beyond.



INDICATIVE MASTERPLAN



PARAMETER PLAN SHOWING THREE DEVELOPMENT ZONES

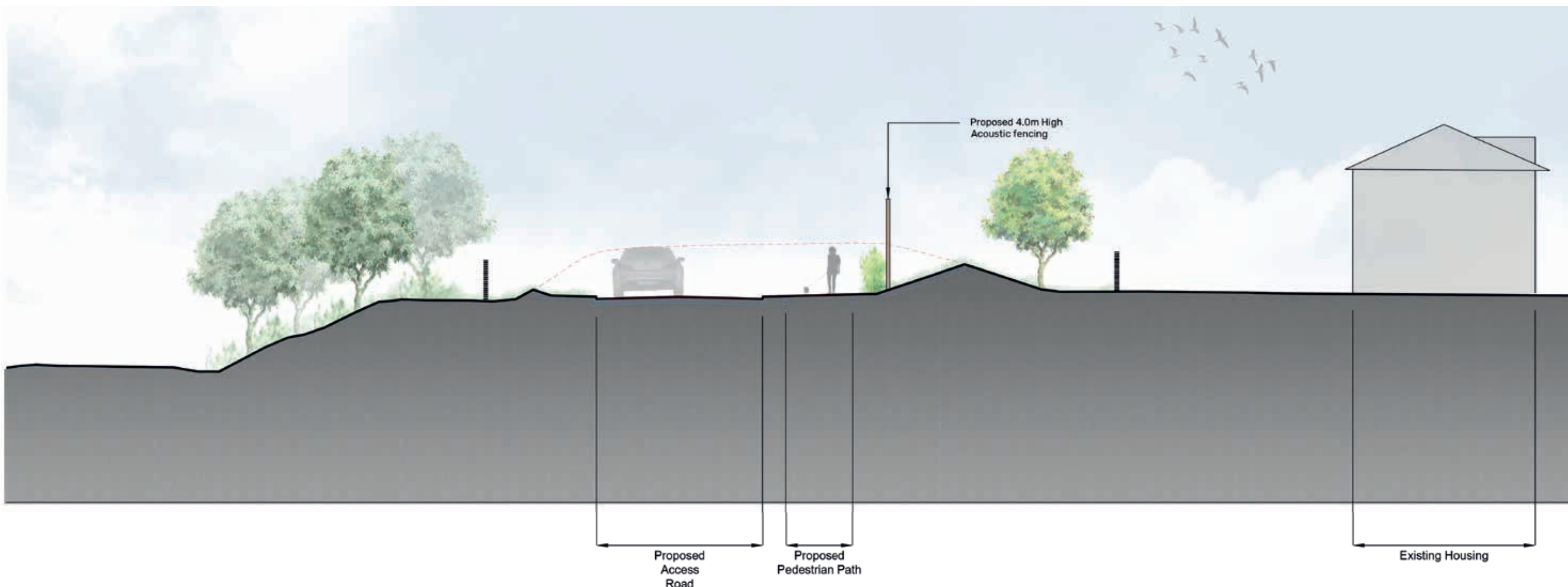
Bowburn Development Route

(formerly known as Bowburn Relief Road)

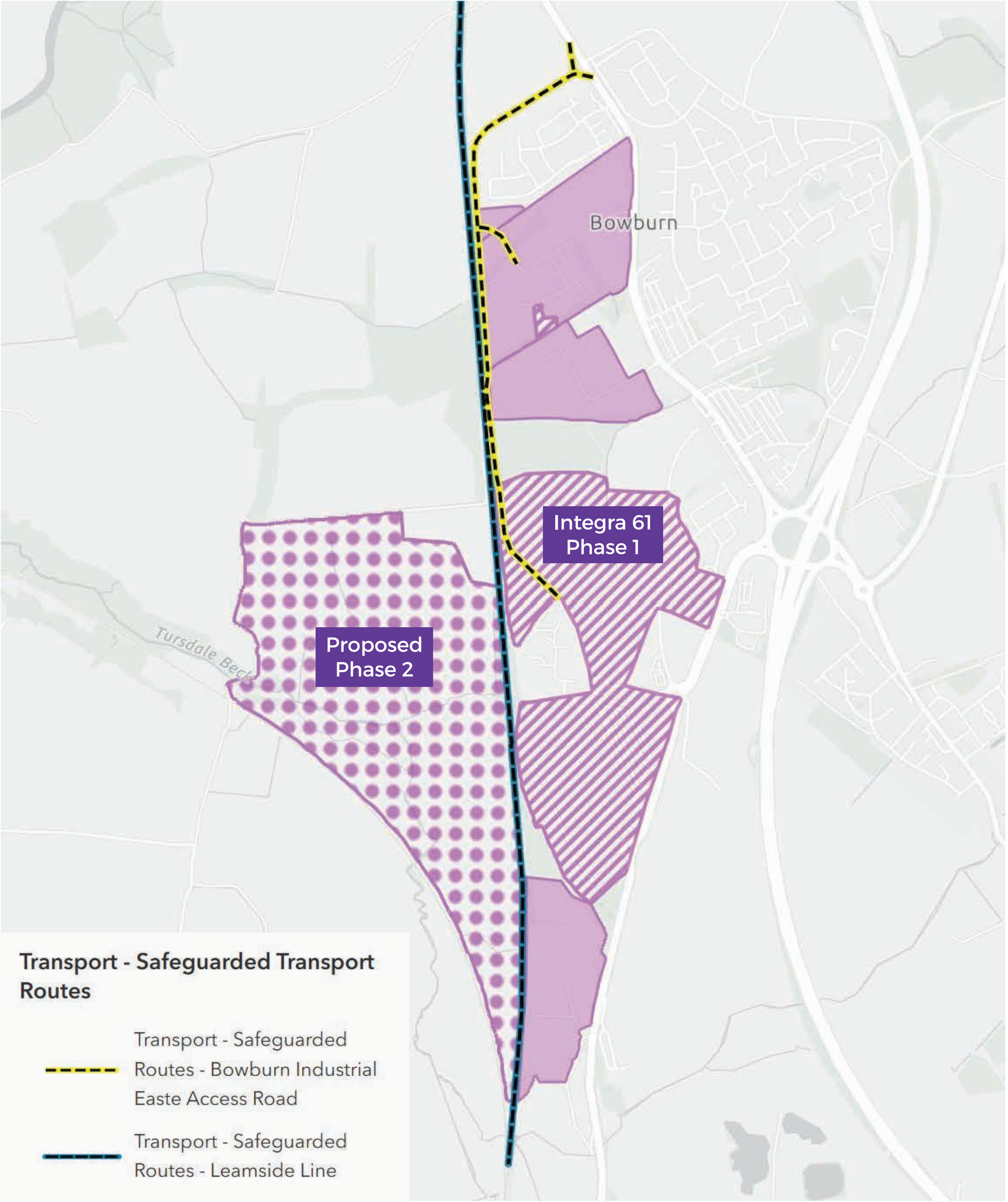
The proposal facilitates the delivery of the Bowburn Development Route to assist in the redistribution of traffic across the network, reducing through traffic within Bowburn Village and assisting in the operation of Junction 61 of the A1(M). The principle of the route has been long established within the County Durham Plan, safeguarding this route to be delivered when traffic studies identify that it is required to accommodate additional traffic from the expansion of Integra 61. Highways assessments undertaken recently indicate that this new road will indeed be required to mitigate the impacts of Integra 61 Phase 2, the exact point of when is still to be determined but is expected to be after half of the new employment floorspace has been occupied.

Following discussions with Durham County Council the exact alignment of the BDR has been altered from the Local Plan at its northern end so that it can become a 50mph road with a wider radius of curves. This is to ensure the new route, in part a relief road for the village is a viable and attractive option for motorists to not still enter the village to get to junction 61. In the village itself it is likely physical measures would be introduced to further deter through traffic.

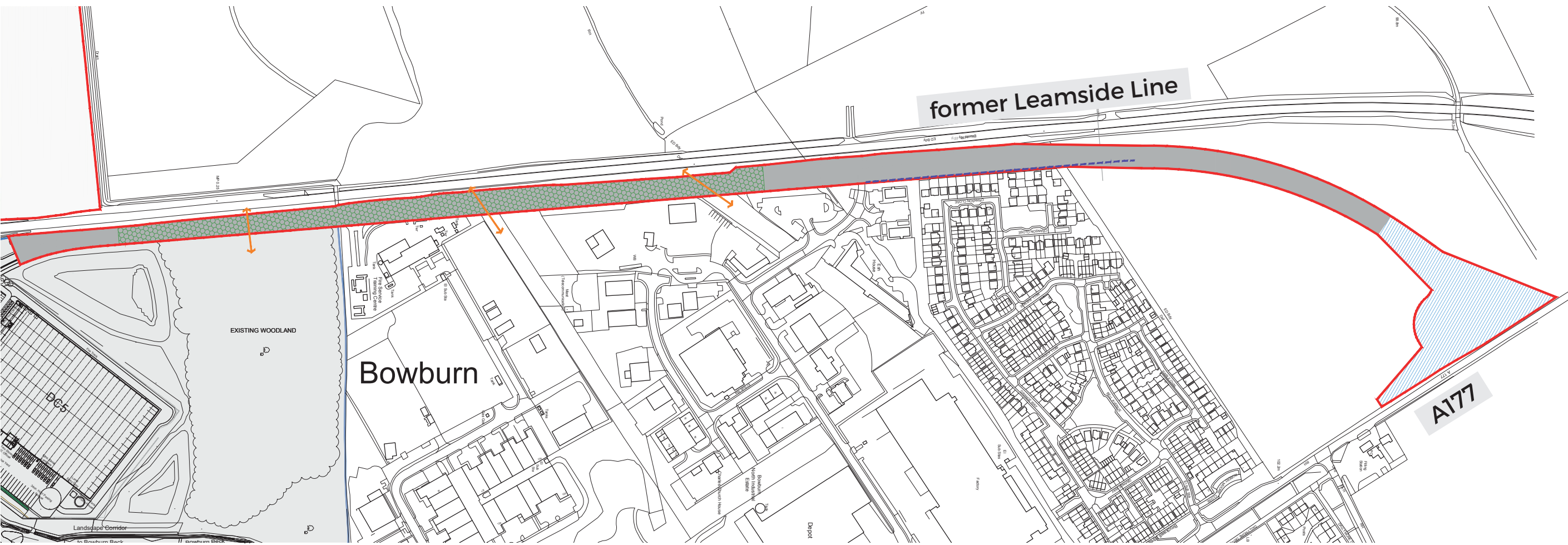
Noise to residential receptors is clearly a concern and careful acoustic treatment would form part of the relief road design to help mitigate the impact of noise on those properties affected.



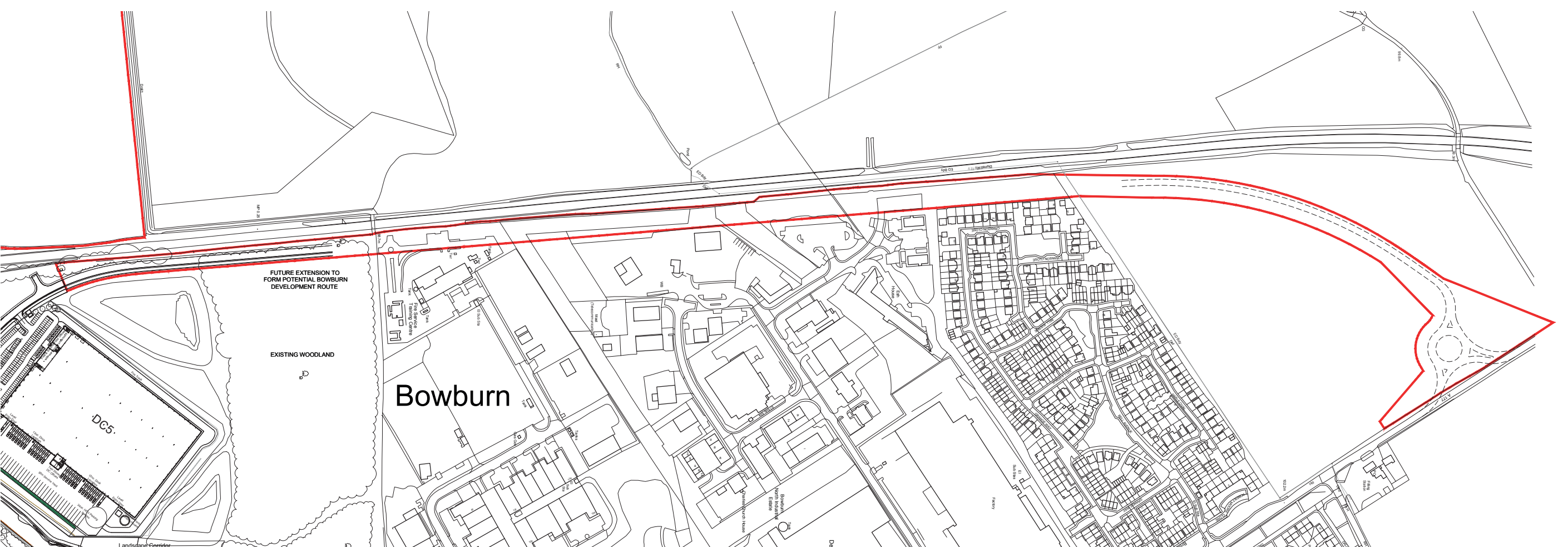
CROSS SECTION PLAN



LOCAL PLAN EXTRACT



BOWBURN DEVELOPMENT ROUTE



SITE LOCATION PLAN

What are the Benefits?

ECONOMIC BENEFITS

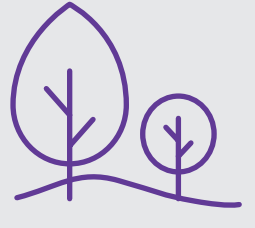
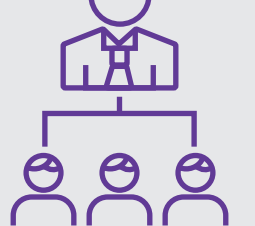


SOCIAL BENEFITS



ENVIRONMENTAL BENEFITS



 265 Full time construction jobs during the build period	 Provision of a wide range of job opportunities	 Delivery of a minimum of 10% Biodiversity Net Gain
 Estimated £250m in capital expenditure during the build period	 Provision of a network of cycle and pedestrian links	 Provision of a high-quality landscaping scheme
 3,500-4,500 direct operational jobs once complete	 Provision of training opportunities to help people into work	 Delivery of highly sustainable buildings
 £140m-£170m Economic output per annum once complete	 Facilitating the delivery of the Bowburn Development Route to ease congestion in Bowburn	 Promoting sustainable modes of travel



Next Steps

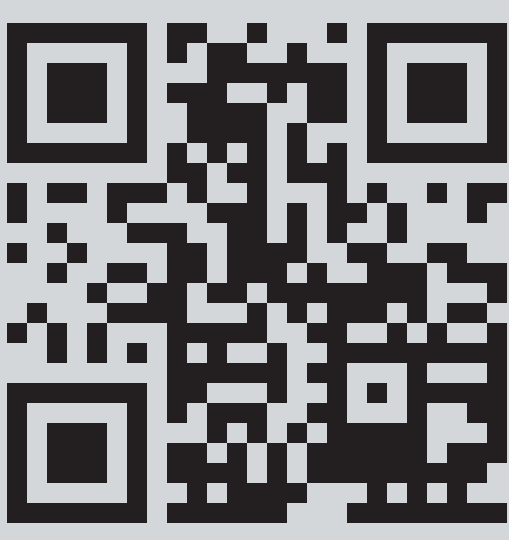
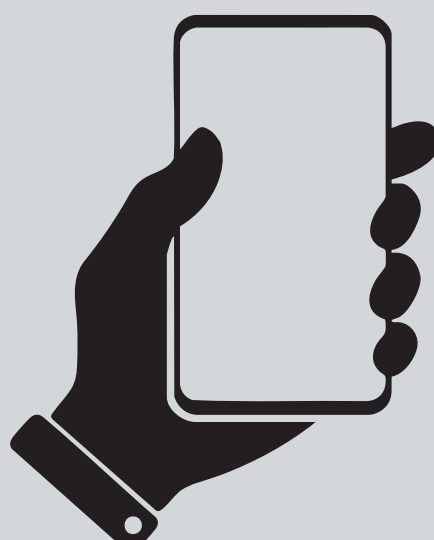
This consultation period will run until 21st October 2025. Please let us know your views by completing a comments form today or sending us an email at: integra61phase2@lichfields.uk

Once we have had the opportunity to consider all of the comments received we intend to submit an outline planning application to Durham County Council in **November 2025**.

We expect Outline Planning Permission to be granted in **Spring 2026**. Following this, a series of ‘Reserved Matters’ applications will be submitted to the Council with details of the exact form and design of the employment units and access arrangements.

The first stage of the development will be the delivery of the access points to the site, through the Leamside railway line, which is envisaged to begin in **Spring 2027**.

If you have any questions, please feel free to speak to a representative from Citrus or the project team.



Scan to view
INTEGRA 61 website
<https://integra61.co.uk>



Future Timeline

