

PLANNING BRIEF FOR THE RE-DEVELOPMENT OF
SCARBOROUGH RUGBY UNION FOOTBALL CLUB
SCALBY ROAD, NEWBY, SCARBOROUGH

1.0 Introduction

- 1.1 This Planning Brief has been prepared in view of the possibility that the Rugby Club will relocate to another site. The Brief will assist the Rugby Club in any negotiations with prospective purchasers for the existing site at Scalby Road.
- 1.2 The Draft Planning Brief was the subject of public consultation in March 2005. The Borough Council's Development and Regulation Committee agreed a number of revisions at its meeting on 17 May 2005 and formally adopted the Brief, which will be taken into account in the determination of any planning applications on this site.

2.0 Policy Background

- 2.1 The site has a specific allocation in the Scarborough Local Plan which was adopted in 1999. The land is allocated for industrial or employment uses, i.e. uses classified as "B1" in the Use Classes Order. The site so designated is 1.51 hectares (3.7 acres).
- 2.2 B1 uses are business uses which can be carried out in a residential area without detriment to the amenity of that area. In other words this excludes "heavy" or noisy general industrial uses, storage and distribution uses.
- 2.3 The reason for the allocation is the overall need for employment generating sites throughout the Borough and specifically in different parts of Scarborough town.
- 2.4 There is a need to provide a range of sites for industrial and business development in varying locations to provide industry with a choice, provide locally based employment opportunities throughout the Local Plan area and provide scope for a reduction in travel to work distances. This view is consistent with the advice offered in PPG4 "industrial and commercial development and small firms".
- 2.5 While the major Business Park allocations ensure that Scarborough will cater for large-scale industrial and warehousing development, it is desirable to identify smaller sites for B1 use elsewhere in the town. New opportunities for small businesses and office development close to or within the various residential areas provide greater diversity of employment land, create livelier mixed-use neighbourhoods and help to reduce travel to work distances. Unfortunately, an exhaustive search for suitable sites in and around northern and central parts of Scarborough has failed to identify any immediately available land which is acceptable in environmental terms. The allocation at the Rugby Ground on Scalby Road represents the only obvious opportunity for business development in the centre and north of the town, but at the time of writing the Local Plan there was uncertainty over the availability of the site.

- 2.6 The lack of choice of employment sites in the town is still a problem in 2004 principally because of delays in opening up the Scarborough Business Park at Eastfield.
- 2.7 The Rugby Club site is a very attractive location for office development. Another reason the site was allocated for these purposes was the possible need for Scarborough Building Society to expand their offices situated immediately north of the site. The Building Society have now relocated and the offices are occupied by North Yorkshire County Council. It is possible that the County Council may require further offices but this is unknown.
- 2.8 Whilst the re-development of the site should remain predominantly employment-related, there is an opportunity to expand the range of community facilities and services within the Newby/Scalby District Centre, in accordance with the objectives of PPS1, which seeks to achieve mixed use development as an aid to promoting sustainability.

3.0 Acceptable Uses

- 3.1 Development at the Rugby Ground shall involve uses predominantly within Classes B1 (a) and B1 (b) of the Use Classes Order (offices, research and development, studios, laboratories and high tech) in order to maximise the potential of this prominent and prestigious site.
- 3.2 Although outside the B1 Use Class allocation, it is considered that some uses falling within Classes C2 and D1 of the Classes Order such as a health facility or a “community” use could be justified as they provide for employment and fit the function of the area as a district centre.
- 3.3 Leisure and recreational uses (eg. gym, sports facilities) would be desirable, as they maintain the existing D2 use of the site. However, it would be necessary to demonstrate that the range and scale of any such facility was aimed at serving the local area and not of a scale which in accordance with PPG6 should be located within and on the edge of an existing town centre.
- 3.4 In view of the Local Plan allocation, a residential scheme is unacceptable. However an element of residential uses on the site may be acceptable as a minor ancillary element to a primary business or employment generating use. The maximum level of residential would be 10% of the site, including associated infrastructure and garden areas.
- 3.5 Retail uses except for the relocation of minor retail uses in the area or a small specialist corner shop, would not be acceptable.
- 3.6 Storage and distribution uses including bulky goods, retailing, DIY or garden centre etc., would be unacceptable.

4.0 Other Considerations

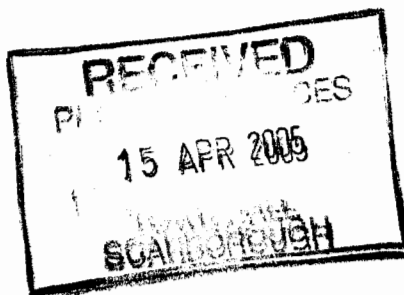
- 4.1 The design of the buildings shall be of a high standard, particularly along the Scalby Road frontage, reflecting the prominence of the site.
- 4.2 The site should be laid out in a low-density arrangement incorporating substantial, high quality landscaping.

- 4.3 Development shall generally not exceed two storeys in height.
- 4.4 Special regard shall be had to protecting the amenities of nearby residents.
- 4.5 Public Open Space shall be incorporated to maintain some of the openness of the frontage and to establish a direct pedestrian link with the Linden Road Open Space. However, this shall be designed and landscaped to provide security for neighbouring residents.
- 4.6 Provision should be made for meeting the operational car parking needs of the proposed uses and if appropriate, arrangements may be sought to satisfy local needs for car parking in the area. It is anticipated that the Rugby Club and any future developer should seek to maintain existing private arrangements to provide parking within the site for the neighbouring office use.
- 4.7 Any form of development would have to be tested by the submission of a comprehensive Traffic and Transport Impact Assessment. A Green Transport Plan would have to be attached to any proposal to illustrate how the proposal would reduce the need to travel and promote modes of transport other than the private car.
- 4.8 Although the site is not known to be in a flood risk area, the impact the proposed development may have on the known flood risk areas within the vicinity will need to be assessed. It is therefore a requirement that any planning application for re-development of the site will be accompanied by a drainage strategy and Flood Risk Assessment. Consideration of the impact of the surface water run-off should be included in any proposal and the appropriate measures should be taken so there will be no increased risk to others. (A copy of Yorkshire Water's comments are appended).
- 4.9 Any proposal must make allowance for the relocation of the Rugby Club/Sports Pitch facility and a planning agreement would be required to ensure that the facility was relocated and operational before the removal and demolition of the Rugby Club facility.
- 4.10 Any application submitted would be referred to Sport England (SE), and therefore any future developer may wish to contact SE prior to submission.
- 4.11 It should be noted that, notwithstanding this Brief, any proposal which falls outside the range of uses allocated in the Local Plan [B1 (a and b)] would have to be advertised as a 'Departure Application' and may depending on the scale have to be referred to the Secretary of State.



YorkshireWater

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Your Ref: NR646/CLS/04/02423/PE
Our Ref: F001842

14th April 2005

Dear Sir/Madam,

Scarborough RUFC, Scalby Road, Newby, Scarborough - Scarborough Rugby Club - Draft Planning Brief

Thank you for consulting Yorkshire Water regarding the above Local Authority Enquiry. We have the following comments:

Water Supply

OBSERVATIONS:

A water supply can be provided under the terms of the Water Industry Act, 1991.

- A supply can be provided subject to regulations and requirements.
- It is not possible to be specific on the basis of the information provided but the area is not well served by water mains. If the new demand is low the development can be accommodated from the existing network but it is possible that redevelopment could require off site mains reinforcement.
- Yorkshire Water will require further information on anticipated requirements.
- For further information and advice, the Distribution Asset Manager should be contacted at the following address: The Water Business Unit (Distribution Assets: East), Cottingham Pumping Station, Mill House Woods Lane, Cottingham, East Yorkshire HU16 4HD.

Waste Water

OBSERVATIONS:

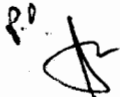
- Development of the site should take place with separate systems for foul and surface water drainage on-site but may incorporate a combined connection off-site.
- Domestic foul flows can be accepted at the waste water treatment works. Foul water may discharge to the 150mm diameter public combined sewer recorded in the A171, at a point approximately 10 metres from the site.
- The development should not entail an increase in the surface water contributing area.

- To prevent surface water reaching the works and causing unnecessary hydraulic loading, a separate outfall must be provided for surface water.
- The public sewer network is for domestic sewage purposes. This generally means foul water for domestic purposes and, where a suitable surface water or combined sewer is available, surface water from the roofs of buildings together with surface water from paved areas of land appurtenant to those buildings. Land and highway drainage have no right of connection to the public sewer network. Land drainage will not be allowed into a public sewer. Highway drainage, however, may be accepted under certain circumstances; if SUDS are not a viable option and there is no highway drain available and if capacity is available within the public sewer network then the developer will need to enter into a formal agreement with Yorkshire Water Services to discharge non-domestic flows into the public sewer network, utilising Section 115 of the Water Industry Act 1991.
- From the information supplied, it is not possible to determine if the site is low-lying relative to the location(s) of the public sewer network. Amongst other things, where the ground level of a site or the level of any basement is below the ground level at the point where the drainage is to connect to a public sewer, the developer may have to take precautions to prevent the risk of flooding of the site from surcharge of the public sewer network. Such precautions may include raising the level of the site, having (a) pumped discharge(s) from the site and/or the installation of (a) anti-flooding valve(s).
- Off-site sewers may be required. This may be provided by the developer and considered for adoption by means of a sewer adoption agreement under a Section 104 of the Water Industry Act 1991.

I attach some general information relating to drainage matters.

It is important that Yorkshire Water is informed of the local planning authority's decision on this application. Please send me a copy of the decision notice.

Yours faithfully



Stephanie Walden
Environmental Planning Manager