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## Development Briefs Summary

# Weaponness Valley, Filey Road Sports Centre and Seamer Road Football Stadium

June 2011

Consultation Draft



Document title: Weaponness Valley, Filey Road Sports Centre and Seamer Road Football Stadium – Development Briefs Summary

Version: 1.0

Date: June 2011

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### **Alternative Document Format**

If you require the document in an alternative format it can be made available in large copy print, audio cassette, Braille or languages other than English formats please contact: Planning Services, Scarborough, YO11 2HG Tel: 01723 383642

E-mail: [planningservices@scarborough.gov.uk](mailto:planningservices@scarborough.gov.uk)

## 1.0 Introduction

- 1.1 This document provides a summary of the Consultation Drafts of the Development Briefs 'Briefs' that have been prepared to guide the future development of the Council owned Weaponness Valley, Filey Road Sports Centre and Seamer Road Football Ground sites (Figure 1). They are part of a Council led project, the ultimate aim of which is to provide a new football ground and new sports and leisure village for the town. Public consultation on all three Briefs will take place for a four week period.
- 1.2 Following the outcome of commissioned studies and consultation events undertaken between 2007 and 2009, the Council propose to develop a new single site football ground and multi – use sports and leisure hub on the site of the former Weaponness Park and Ride facility, Ashburn Road, Scarborough ('Weaponness Valley'). This is consistent with the objectives of the Council's Corporate Plan, Leisure Strategy and Sustainable Community Strategy which aim to create healthy communities and improve the level and quality of sports and leisure facilities within the Borough.
- 1.3 The Council propose to work with a private sector partner on the delivery of the project. This will involve an 'enabling development approach' whereby a developer will develop Weaponness Valley in exchange for the Seamer Road Football Stadium 'Seamer Road' and Filey Road Sports Centre 'Filey Road' sites. These would then be developed for alternative uses by the developer in order to recoup costs associated with the Weaponness Valley development and generate profit.
- 1.4 The development of each site will be guided by Development Briefs that establish development principles and parameters, providing clear guidance to developers on issues including:
- Land Use
  - Land Use Zoning
  - Siting and Scale
  - Access and Movement
  - Architectural Design and Appearance
  - Landscape Treatment and Open Space
  - Sustainable Design
  - Environmental Considerations
  - Planning Conditions and Obligations
  - Development Phasing
  - Community Consultation
- 1.5 Each Brief contains indicative layout diagrams which demonstrate how the site could be developed (see Appendices A-C). These are not intended to be prescriptive and have been developed for information only. It is not implied that the indicative layouts would necessarily be acceptable in design or planning terms. The form of development eventually constructed will be determined through the submission of a planning application to the Council as Local Planning Authority.
- 1.6 The Consultation Drafts of the Development Briefs have been prepared in the context of a thorough appraisal of physical site characteristics and planning policy provided by the Scarborough Borough Local Plan, the Regional Spatial Strategy and the Local Development Framework. National planning policies have also been taken into account.

- 1.7 Subject to consideration of the results of the consultation exercise, Scarborough Borough Council, in its capacity as Local Planning Authority, intends to adopt the Development Briefs as development management tools. They will be used to guide applications for planning permission on the sites and inform the subsequent decision-making process.
- 1.8 This document is only intended to provide a general introduction and overview of each Brief. It is recommended that the full versions of each Brief should be read prior to submitting any formal comments. Full versions are available to view on the Council's website ([www.scarborough.gov.uk](http://www.scarborough.gov.uk)) and at the Council Offices and Scarborough Library. Information on how comments may be submitted to the Council is detailed later in this document.

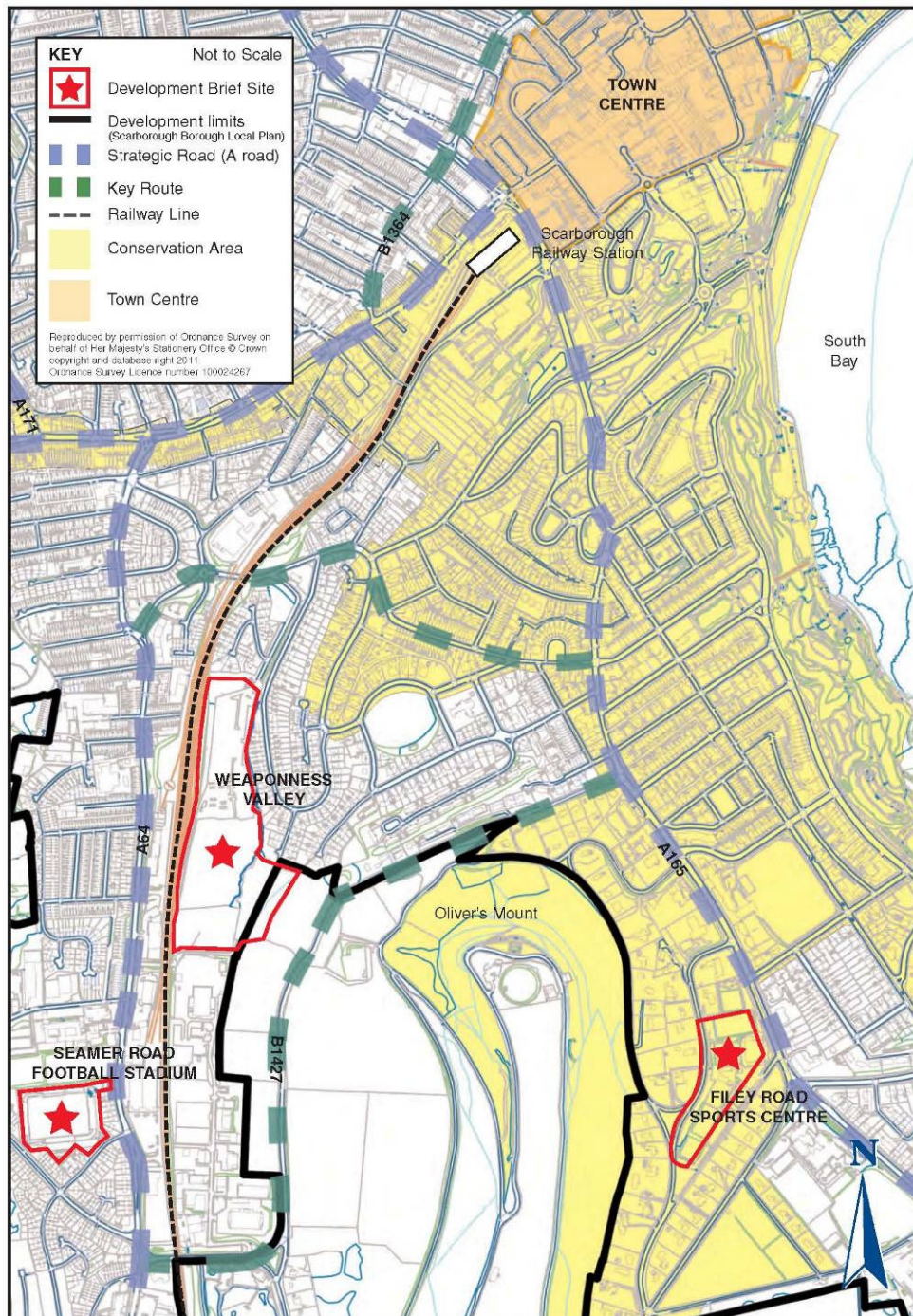


Figure 1: Strategic site location plan

## 2.0 Weaponness Valley

2.1 The Weaponness Valley site is situated 1.2km to the southwest of Scarborough town centre on the western edge of Oliver's Mount. It currently comprises two clearly divisible sub-areas. To the north lies 2.4 hectares of hard standing associated with the former Park and Ride facility. To the south lies 3.8 hectares of unkempt scrub land and grazing fields.

2.2 It is proposed to develop this underused and strategically well located site to provide a new football ground and multi – use sports and leisure hub for the town (Appendix A). The facility would accommodate a range of users, including organised competitive sports clubs, community groups and members of the public. The intention is it will comprise:

Football Association (FA) Grade C football ground:

- Capacity of 1,950 with the capability to expand up to 3,000 in the future;
- Covered viewing for 500 including covered seating for 250;
- Third Generation (3G) playing surface;
- Floodlighting.

Sport and leisure facilities:

- 25m eight lane competition swimming pool and learner pool;
- Aerobics and Gymnastics Suite;
- Squash Courts;
- Sports Hall including provision for badminton, basketball court, five a side football, hockey, netball and volley ball;
- Cardiovascular / Weights Suite;
- 2no. external all weather multi – use game areas (MUGAs) – 1no. Type 1 – Tennis / Mini – Tennis and 1no. Type 4 – Football / Basketball;
- Community room, public bar and function room.

2.3 Further to the above, there may be residual land available to introduce an element of other uses complimentary to the site and the surrounding area, possible uses include:

- Education facilities (i.e. student accommodation);
- Healthcare facilities;
- Office space;
- Publicly accessible open space; and
- A subsidiary element of residential development.

2.4 The football ground will be located to the southern sub – area. The sports and leisure facilities would occupy land immediately to the north. Any residual development would be located at the northern end of the site. Development would be sited in a linear configuration as close as practicable to the boundary with the railway line.

2.5 Vehicular access would as at present be primarily served off Ashburn Road to the north. However, the impact on the highway network would have be fully assessed as part of the planning application. Measures to encourage journeys on foot, bicycle and public transport and infrastructure such as a signal controlled junction on Valley road would need to be considered.

### **3.0 Seamer Road Football Stadium**

- 3.1 The site is situated 1.9km to the southwest of Scarborough town centre within the Edgehill residential area adjacent to the A64. The 2.0 hectares site currently comprises the 6,400 capacity McCain Stadium, the former home of Scarborough FC, and an area of waste ground to the south adjacent to Hinderwell Road. The football club last played at the ground in the 2006 / 07 season and since then the stadium has been left empty and has fallen into a state of disrepair.
- 3.2 It is considered that the site is suitable for predominantly residential development, with the potential to possibly introduce some small scale economic and / or community uses (Appendix B). This would only occur once a new football ground has been built at Weaponness Valley.
- 3.3 Residential development is considered the most appropriate land use for the site given the residential character of the area. It is expected that a rectilinear street pattern would be utilised and the density and scale of development will be consistent with the surrounding area, i.e. 30 – 40 dwellings per hectare and 2 / 3 storeys in height. Sheltered housing, care / nursing housing or student accommodation are acceptable types of residential use. These could be accommodated within forms of development of greater density and scale, subject to consideration of issues such as amenity, design, parking and open space provision.
- 3.4 Economic and community uses may be acceptable as a subsidiary part of a mixed use residential development. These uses could include:
- Business and community uses falling within Use Classes B1 and D1 including offices, light industry (subject to noise and other environmental considerations), clinics and health centres, crèches, nurseries and community centres; and
  - Live – work units (a property that is specifically designed for dual use, combining both residential and employment space).
  - Small scale local convenience shopping facilities (major retail development i.e. supermarkets and bulk retailers would not be acceptable);
- 3.5 If economic and community uses are introduced these should be located to the northern boundary to protect the amenity of existing residential properties.
- 3.6 The site currently has 3 vehicular access points. The indicative plans prepared suggest the closure of the access from Hinderwell Road to motorised vehicles; however, the precise location of access points would have to be determined following a full assessment of the impact of the development impact of traffic on Seamer Road, in particular, as part of any planning application.

## **4.0 Filey Road Sports Centre**

- 4.1 The site is situated 1.5km to the southeast of Scarborough town centre on the eastern edge of Oliver's Mount, adjacent to the A165, Filey Road.
- 4.2 The 2.8 hectare site lies within the Weaponness Conservation Area which has the character of a sylvan 19th / 20<sup>th</sup> century residential area. It is the historical home of the Yorkshire Tennis Club and now plays host to Scarborough Sports and Tennis Centre. It comprises outdoor tennis courts and indoor sports facilities accommodated within 1970s brick built sports barns that are connected by covered walkways to a 'Colonial' style tennis pavilion. Adjacent to the pavilion is a disused grandstand encircling former grassed tennis courts.
- 4.3 The Brief proposes that the 1970s brick built sports barns would be demolished and the tennis courts cleared to make way for new build development (Appendix C). The pavilion would be retained and converted due to its architectural and heritage value. The preference is that the grandstand is also retained, possibly with extension to facilitate viable conversion. Development proposals will be expected to preserve and enhance the distinct character of the Weaponness Conservation Area. This includes protection of trees which form an intrinsic part of that character. New development would only occur once a new sports facilities have been built at Weaponness Valley.
- 4.4 It is considered that the site is appropriate for redevelopment for residential use; potentially including an element of sheltered housing, care / nursing housing or student accommodation.
- 4.5 It is recognised that securing a long term and sustainable future for the pavilion and grandstand could necessitate a flexible approach to the uses that may be accommodated within these buildings. The Council may consider the introduction of commercial uses within these buildings assuming they are compatible with other planning objectives, including the residential nature of the area.
- 4.6 It is proposed that the southern portion of the site would accommodate low density detached properties set in generous individually defined plots. Opportunities for the introduction of low density development in the northern portion of the site will also be supported. However, somewhat higher density forms of development, such as apartments, sheltered housing, care / nursing housing and student accommodation, could also be introduced to the northern portion of the site fronting Filey Road.
- 4.7 The existing main access onto Filey Road would continue to serve as the primary vehicular access to the site. There may be scope to introduce additional vehicular access points to serve individual buildings or the development as a whole subject to highway safety and impact on trees.

## **5.0 General Development Principles**

### **Sustainability**

- 5.1 Development proposals are expected to be underpinned by sustainability principles through regard to development patterns and building designs that make the most efficient use of land, reducing the need to travel (particularly by private car), conserving and reducing demands for energy, reducing waste and minimising adverse impacts upon the environment. In the case of residential development, Code Level 3 of the Code for sustainable homes is currently sought.

### **Landscape Treatment**

- 5.2 There is a presumption in favour of the retention of trees, particularly at Filey Road where statutory designations are in place. Works to, or the removal of any trees must be suitably justified. If trees are removed replacement planting of native species will be required.
- 5.3 Development proposals must be accompanied by a landscape framework, including details of planting, boundary and hard surface treatments.

### **Environmental Considerations**

- 5.4 In advancing proposals developers will be expected to have due regard to environmental considerations such as ecology, ground contamination, noise, utilities, flood risk and drainage, ventilation and extraction and artificial lighting. If necessary, remedial and mitigation measures will be secured by the Council.

### **Planning Obligations**

- 5.5 Where appropriate, the Council will impose planning conditions or require Section 106 legal agreements or conditions in order to secure the delivery of key aspects of the development and / or financial contributions for infrastructure works outwith the site. The key areas where planning conditions and obligations may be sought include provision of affordable housing, transport, open space and education.

### **Development Phasing**

- 5.6 To secure the continuity of sports and leisure provision for the residents of the town the redevelopment of the Filey Road and Seamer Road sites will not take place until such a time that the development of Weaponness Valley has been completed.
- 5.7 With respect to the phasing of development at individual sites, developers are expected to liaise with the Council on a sequence that minimises disruption to local residents and factors such as the highway network and ecological assets.

### **Community Involvement**

- 5.8 Developers will be expected to engage with the Council, statutory consultees and the local community at pre – application stage in order to identify key issues. Once submitted, a planning application would be subject to the statutory requirements for publicity and neighbour notification.

## 6.0 How to Get Involved

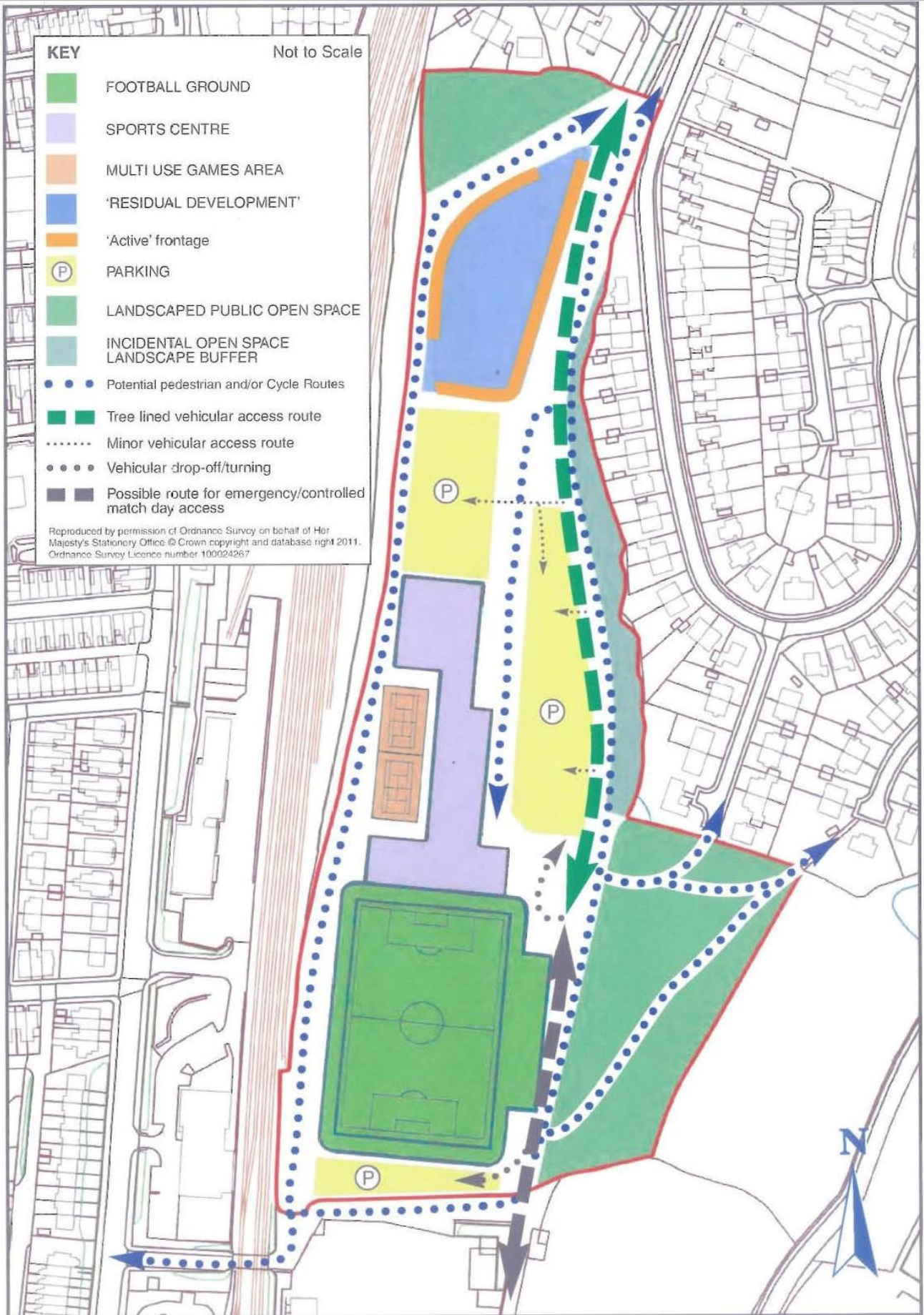
- 6.1 The Consultation Drafts of the Briefs have been prepared to specifically engage with the public, developers and other key stakeholders on how the sites should be redeveloped.
- 6.2 The consultation period will last for 8 weeks between 13 June 2011 and 8 August 2011.
- 6.3 Full copies of the three Briefs will be available to view on the Council's website ([www.scarborough.gov.uk](http://www.scarborough.gov.uk)) and at a range of locations, including Scarborough Town Hall (St Nicholas Street, Scarborough), Scarborough Library (Vernon Road, Scarborough), Evron Centre (John Street, Filey) and Eastfield Community Association Centre (High Street, Eastfield). Comments can be submitted via a short questionnaire available at these locations or on the Council's website.
- 6.4 In order to obtain a cross-section of views a representative sample of Borough Council residents will also be asked to complete the questionnaire as part of a focus group survey.
- 6.5 Public exhibitions will be held presenting the Briefs at Scarborough Town Hall, Filey Road Sports Centre and Falsgrave Community Resource Centre at dates to be arranged. The exhibitions will be advertised on the Council's website and in the local press. Planning officers from the Council will be available to discuss the redevelopment of the sites and answer any questions. Everyone interested in the future development of the sites is invited to attend.
- 6.6 Subject to consideration of the results of this consultation exercise, Scarborough Borough Council, in its capacity as Local Planning Authority, intends to adopt these documents as development management tools. They will be used to shape the nature and type of any applications for planning permission and inform the subsequent decision-making process.
- 6.7 Any comments and letters will be welcome and should be made in writing and sent to the Council by e-mail to [planning.services@scarborough.gov.uk](mailto:planning.services@scarborough.gov.uk) or via the following address:

Planning Services  
Scarborough Borough Council  
St. Nicholas Street  
Scarborough  
North Yorkshire  
YO11 2HG

- 6.7 If you have any further questions please contact one of the following planning officers:

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Appendix A



## **Appendix B – Residential Option**

## **Appendix B – Mixed Use Option**

## **Appendix C**