

Scotts

Our Ref: LJRB/JHC

North East Lincolnshire Council
Planning Department
Church Square House
30-40 High Street
Scunthorpe
DN15 6NL

4 February 2026

Dear Sirs,

Re: Unit 7, Dunlop Way, Scunthorpe, DN16 3RN

We are instructed to provide commentary on the availability of industrial premises in the Scunthorpe area in support of the proposed change of use of the above premises from the existing B2 use class to use class F2.

Whilst the loss of premises suitable for employment uses would usually be resisted by the local authority, in this instance there are a significant number of alternative premises within Scunthorpe. As such, there should be no impact upon opportunities for industrial occupiers to find alternative accommodation should this property be taken out of the market and used for leisure-related purposes.

Furthermore, it should be borne in mind that changing the use of a property from industrial to leisure-related does not mean that no employment opportunities will be generated. In fact, employment opportunities within leisure-related uses can often be greater than those associated with industrial processes. It is not the purpose of this report to quantify employment that may be created as part of the application; however, it would be naïve to assume that no employment would result.

The subject premises extend to approximately 21,000 sq ft (2,000 sq m) and are situated on Dunlop Way within an established commercial area, benefiting from good road links and easy access to and from the wider Scunthorpe area.

Premises within the surrounding area have developed over time, with employment supported by the steelworks located approximately ¼ mile to the east.

At the time of writing, there are a variety of units available within Scunthorpe, ranging from approximately 500 sq ft in locations such as Lake Enterprise Park on South Park Industrial Estate, up to 150,000 sq ft at Stratum Park on Doncaster Road.

Hull

66 - 68 Humber Street, HU1 1TU
(01482) 325634

Scunthorpe

Sovereign House, Arkwright Way, DN16 1AL
(01724) 231214

Grimsby

12 Town Hall Street, DN31 1HN
(01472) 267000

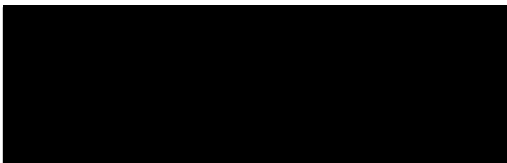
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The latter development offers numerous opportunities for a variety of different sized premises. Additional accommodation is available at Birkdale Road, Bessemer Road, Warren Road, Foxhills Industrial Estate, Brigg Road, and other established locations.

As such, the redevelopment of the subject premises to provide leisure-related uses will have no material impact upon the industrial market within Scunthorpe, the availability of industrial premises in the area, nor will it adversely affect rental or capital values or occupier demand.

We trust this letter is sufficient for your purposes, however should you require any further information please do not hesitate to contact us.

Yours faithfully,



Lawrence Brown BSc (Hons) MRICS MCI Arb

For and on behalf of

Scotts Property LLP