RIPON CIVIC SOCIETY

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Dear Sirs

22/04128/FULMAJ Erection of 2 storey, 66 bed care home for older people, with associated car parking, access and landscaping. Ripon City AFC Mallorie Park Drive Ripon North Yorkshire HG4 2QD

Thank you for consulting Ripon Civic Society on the above planning application. The Society objects to the application as it stands due to the following concerns.

Replacement Playing Fields

The Playing Fields Assessment states that the club has identified a new site at the Ministry of Defence estate at Clotherholme, which is the subject of a current planning application and have also identified a temporary venue at Ripon Grammar School to alleviate any loss of facilities whilst the new site is developed.

Firstly, the site at Clotherholme is not a satisfactory replacement facility in the context of national and local policy. These pitches are required as part of the Clotherholme application, reference 20/02973/EIAMAJ, to provide replacement playing fields for those to be lost as part of the Barracks development and to provide for the demand that arises from the new population. Redevelopment of the RFC site with relocation to the proposed site at Clotherholme would further reduce playing field provision in Ripon and therefore be contrary to national guidance, Policy HP6 in the Harrogate Local Plan and Policy F3 in the Ripon City Plan. Sport England is maintaining an objection to the playing fields provision at Clotherholme until Harrogate Borough Council's Playing Pitch Strategy is complete and they can be assured that there is sufficient sports provision for that development We note that Sport England is also objecting to the Football Club application.

Secondly, we have concerns about the suitability of the Clotherholme site for the proposed sports development. The Playing Fields Assessment refers to the problems experienced at the current site, which is surrounded by housing, including a refusal for a perimeter fence, the lack of floodlighting and inadequate parking. However, the Clotherholme site will have housing on two sides when the new development is built and similar amenity issues are likely to arise. We also have concerns about the impact on the adjoining nature area.

Thirdly, we are concerned about the proposed temporary use of the Grammar School facilities. These facilities were upgraded with money from the housing development at the Choir School as compensation for the loss of sports pitches and are used by other clubs in

the City. Until the Playing Pitch Strategy is complete there is no evidence that use by the Football Club can be accommodated without adversely affecting other users. It may be some years before the Clotherholme site is available and the proposed temporary use could have longer term implications for sports provision in the city.

World Heritage Site Buffer Zone and Skyline Policy

The Planning Statement refers to the site's location within the World Heritage Buffer Zone where HBC Policy HP2 *Heritage Assets* and Ripon City Plan Policy A3 *Skyline apply.* The applicant contends that 'the proposed development is of appropriate size and scale for its World Heritage Buffer Zone setting, being of the same height as, or lower than the surrounding properties. However, we are not convinced that the proposed building is not of greater height than surrounding buildings and consider that the application should be supported by an assessment of its impact upon the city's skyline, as required by Policy A3 above.

Design and Massing

The Society is concerned about the height and massing of the building in relation to the neighbouring residential properties. The proposed height of 9.5 metres is likely to be higher than these dwellings and the building will be much bulkier. Site sections across the site with levels are provided; these need expanding to shows the dwellings on either side and opposite so the impact of the building can be satisfactorily assessed. The site adjoins the Conservation Area and its impact needs consideration.

The Football Club is part of a larger area of sports pitches, including the rugby and cricket clubs. Together, they provide an extensive area of greenspace which contributes to the character of this area of Ripon. The proposed building would be very prominent in views across the area due to its height and massing. The building and the rear garden area is close to the rugby club which might lead to amenity issues.

Impact on Health Infrastructure

The application contends that there will be no additional impact on health provision, including GPs. We are not convinced and request that the local health provider is consulted.

Future of Remainder of Site

The application is the western half of the Football Club site. Information is needed at this stage on the proposed future use of the eastern half, both in the short and longer term.

We would request that you take account of these comments and look forward to seeing the additional information requested.

Yours faithfully

Rachel Wigginton

Planning Lead
Ripon Civic Society