

Technical Officer Assessment

Site: 138

York St John University playing field, Hull Road

Submitted For: Housing

SPORT

Based on the submission site, this would be sharing an entrance with the David Lloyd Centre which would cause impact on Hull Road junctions. A transport assessment is required to establish the viability of access onto/from the site.

Amber

ENVIRONMENTAL CONSIDERATIONS

Unknown landfill site- study needed?

Amber

No air quality issues but would need a buffer to Hull Road.

Amber

Due to the potential impact the extension of the site could have upon noise sensitive receptors in the area a noise impact assessment may be required.

Amber

This site is split between greenfield and brownfield. Change in this location would require the applicable run-off rates. This site is located in flood zone 1.

Green

Playing fields need to consider green enhancement to link green corridors if approved.

Green

HERITAGE, HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Part of the area to the west, which is not playing pitches, is undisturbed ground and could be of interest. An archaeological desk based assessment will be required to identify features and deposits.

Amber

The openspace parcel of land needs to be considered as adding to the setting of the University and should be retained for open space provision. This would help create a green buffer/wedge north of the university. There are Tree Preservation Orders on site and this would pose a restriction on development within the proposed housing allocation area.

Amber

The site is existing playing field. The city is short of playing pitches. We know there are organisations in the city who would like to acquire this land for playing field. Sport England would object to its loss.

Red

CONCLUSIONS

It is proposed that YSJ will relocate all university provision to Haxby Road. Evidence submitted which questions community demand for the provision at Hull Road. The CYC Playing Pitch Strategy indicates an under provision of pitches. The proposed replacement pitches were already identified as pitches so no net gain. CYC has evidence to prove that there is community demand and interest in retaining the pitches.

Red

Failed Officer comments

Red