



**Notice of meeting of
East Area Planning Sub-Committee**

To: Councillors Hyman (Chair), Cregan (Vice-Chair),
Douglas, Firth, Funnell, King, Moore, Orrell, Taylor and
Wiseman

Date: Thursday, 13 May 2010

Time: 2.00 pm

Venue: The Guildhall, York

AGENDA

Members are advised to note that there will be no Site Visits for this meeting.

1. Declarations of Interest

At this point Members are asked to declare any personal or prejudicial interests they may have in the business on this agenda.

2. Minutes (Pages 3 - 8)

To approve and sign the minutes of the last meeting of the Sub-Committee held on 15 April 2010.

3. Public Participation

At this point in the meeting members of the public who have registered their wish to speak regarding an item on the agenda or an issue within the Sub-Committee's remit can do so. Anyone who wishes to register or requires further information is requested to contact the Democracy Officer on the contact details listed at the foot of this agenda. The deadline for registering is **12 May 2010 at 5pm**.

4. Plans List

To determine the following planning applications related to the East Area.

a) **4 Derwent Road York YO10 4HQ** (Pages 9 - 22)

This application is for the erection of a pair of semi-detached houses following demolition of an existing dormer bungalow.

b) **Clifton Hospital: Outstanding Section 106 in relation to Management of the Landscape.** (Pages 23 - 44)

This report updates details the current action with regard to the outstanding Section 106 issues in relation to Clifton Hospital and provides details of the proposed Management plan for the site.

5. Urgent Business

Any other business which the Chair considers urgent under the Local Government Act 1972

6.

Democracy Officer:

Name- Judith Cumming

Telephone – 01904 551078

E-mail- judith.cumming@york.gov.uk

For more information about any of the following please contact the Democracy Officer responsible for servicing this meeting

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports

Contact details set out above.

About City of York Council Meetings

Would you like to speak at this meeting?

If you would, you will need to:

- register by contacting the Democracy Officer (whose name and contact details can be found on the agenda for the meeting) **no later than 5.00 pm** on the last working day before the meeting;
- ensure that what you want to say speak relates to an item of business on the agenda or an issue which the committee has power to consider (speak to the Democracy Officer for advice on this);
- find out about the rules for public speaking from the Democracy Officer.

A leaflet on public participation is available on the Council's website or from Democratic Services by telephoning York (01904) 551088

Further information about what's being discussed at this meeting

All the reports which Members will be considering are available for viewing online on the Council's website. Alternatively, copies of individual reports or the full agenda are available from Democratic Services. Contact the Democracy Officer whose name and contact details are given on the agenda for the meeting. **Please note a small charge may be made for full copies of the agenda requested to cover administration costs.**

Access Arrangements

We will make every effort to make the meeting accessible to you. The meeting will usually be held in a wheelchair accessible venue with an induction hearing loop. We can provide the agenda or reports in large print, electronically (computer disk or by email), in Braille or on audio tape. Some formats will take longer than others so please give as much notice as possible (at least 48 hours for Braille or audio tape).

If you have any further access requirements such as parking close-by or a sign language interpreter then please let us know. Contact the Democracy Officer whose name and contact details are given on the order of business for the meeting.

Every effort will also be made to make information available in another language, either by providing translated information or an interpreter providing sufficient advance notice is given. Telephone York (01904) 551550 for this service.

যদি যথেষ্ট আগে থেকে জানানো হয় তাহলে অন্য কোন অর্ধতে তথ্য জানানোর জন্য সব ধরনের চেষ্টা করা হবে, এর জন্য দরকার হলে তথ্য অনুবাদ করে দেয়া হবে অথবা একজন দোঅর্ধী সরবরাহ করা হবে। টেলিফোন নম্বর (01904) 551 550।

Yeteri kadar önceden haber verilmesi koşuluyla, bilgilerin terümesini hazırlatmak ya da bir tercüman bulmak için mümkün olan herşey yapılacaktır. Tel: (01904) 551 550

我們竭力使提供的資訊備有不同語言版本，在有充足時間提前通知的情況下會安排筆譯或口譯服務。電話 (01904) 551 550。

اگر مناسب وقت سے اطلاع دی جاتی ہے تو ہم معلومات کا ترجمہ مہیا کرنے کی پوری کوشش کریں گے۔ ٹیلی فون (01904) 551 550

Informacja może być dostępna w tłumaczeniu, jeśli dostaniemy zapotrzebowanie z wystarczającym wyprzedzeniem. Tel: (01904) 551 550

Holding the Executive to Account

The majority of councillors are not appointed to the Executive (38 out of 47). Any 3 non-Executive councillors can 'call-in' an item of business from a published Executive (or Executive Member Decision Session(EMDS) agenda). The Executive will still discuss the 'called in' business on the published date and will set out its views for consideration by a specially convened Scrutiny Management Committee (SMC). That SMC meeting will then make its recommendations to the next scheduled Executive meeting in the following week, where a final decision on the 'called-in' business will be made.

Scrutiny Committees

The purpose of all scrutiny and ad-hoc scrutiny committees appointed by the Council is to:

- Monitor the performance and effectiveness of services;
- Review existing policies and assist in the development of new ones, as necessary; and
- Monitor best value continuous service improvement plans

Who Gets Agenda and Reports for our Meetings?

- Councillors get copies of all agenda and reports for the committees to which they are appointed by the Council;
- Relevant Council Officers get copies of relevant agenda and reports for the committees which they report to;
- Public libraries get copies of **all** public agenda/reports.

City of York Council

Committee Minutes

MEETING	EAST AREA PLANNING SUB-COMMITTEE
DATE	15 APRIL 2010
PRESENT	COUNCILLORS HYMAN (CHAIR), CREGAN (VICE-CHAIR), KING, MOORE, ORRELL, TAYLOR, WISEMAN, MORLEY (SUBSTITUTE), PIERCE (SUBSTITUTE) AND B WATSON (SUBSTITUTE)
APOLOGIES	COUNCILLORS DOUGLAS, FIRTH AND FUNNELL

54. DECLARATIONS OF INTEREST

Councillor Moore declared a personal non prejudicial interest in Agenda Item 5a, as the Chair of Skelton Village Design Statement Steering Group.

No other interests were declared.

55. EXCLUSION OF PRESS AND PUBLIC

RESOLVED: To exclude the press and public during the consideration of agenda item 6 on the grounds that it contains information which is classed as exempt under Paragraph 6 of Schedule 12A to Section 100A of the Local Government Act 1972, as amended by the Local Government(Access to Information) (Variation) Order 2006.

56. MINUTES

RESOLVED: That the minutes of the meeting of the Sub Committee held on the 11 March 2010 be approved and signed as a correct record by the Chair.

57. PUBLIC PARTICIPATION

It was reported that there had been no registrations to speak under the Council's Public Participation Scheme.

58. PLANS LIST**58a Spring Hill Farm, Skelton, York. YO30 1XT**

Members considered an application for the erection of a 5 bedroom two storey dwelling and integral double garage following the demolition of a single storey outbuilding associated with Spring Hill House.

Officers informed Members that the application had been called in by the local Ward Member, Councillor Watt due it being previously refused and being adjacent to the Skelton Conservation Area. They provided a current update on the reasons for refusal, in respect of their recommendation for approval. They stated that originally the reasons for refusal were;

- Lack of evidence to demonstrate that the site could not accommodate two dwellings, one of which would be “affordable”.
- Lack of evidence to demonstrate that the frontage hedge would not be damaged by the required sight lines.
- There was a lack of information on drainage for the property.

The Officers stated that the applicant had now provided satisfactory clarification on all three issues, hence the recommendation was now one of approval. In particular, the applicant had provided financial information which indicated that a development of two dwellings, with one affordable unit, would not be financially viable, and this had been verified by Housing officers. However, due to the sensitive nature of the information, it could not be made publicly available.

Some Members asked Officers for clarification as to where the money from the completion of a Section 106 agreement, guaranteeing off site open space provision, could be spent on specific projects. Officers stated that the money would normally be retained in a “pot” and spent in the area when specific deficiencies in open space provision were identified.

Councillor Moore moved that a decision be deferred until a site visit had been conducted. He felt that the new scheme for the application had not fully overcome the previous reasons for refusal. He added that although the Parish Council had not objected to the application, they also said that the new scheme had also not taken into account the previous reasons.

Councillor Taylor felt that to build two houses on the site would not be in keeping with the surrounding area.

Councillor Hyman moved the Officer’s recommendation. Councillor Cregan seconded this approval and stated that he felt that the application did not merit a site visit.

Councillor Moore moved refusal of the Officer’s recommendation. Councillor Pierce seconded this refusal. On being put to the vote this motion was lost.

Councillor Hyman also stated that he disagreed with the additional reasons for deferral and refusal because he felt that the application addressed the previous reasons for refusal, and was an appropriate use of the site.

RESOLVED: That the application be approved subject to the conditions listed in the report.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged

importance, with particular reference to the impact on the character of the area, the impact on the amenity and living conditions of adjacent occupiers, impact on trees and landscaping, quality of accommodation, density of development and affordable housing, highways and parking, sustainability, and drainage and flooding. As such the proposal complies with policies H5a, GP15, H2, H5, NE1, HE2, GP1, H4A.

58b Wheldrake School C of E Primary School, North Lane, Wheldrake, York. YO19 6BB

Members considered a re-submission of an application to erect a single storey extension to the rear of the school to create an independent nursery. The application included internal alterations and minor alterations to the existing car park.

Councillor Moore referred to comments from the Parish Council that the submitted plans did not show the existing buildings correctly and asked Officers to clarify why this had happened.

Officers replied that when the application was initially received some of the submitted plans were not scanned onto the Council's website. This error was corrected as soon as it was pointed out, and all of the plans were then scanned and were made publicly accessible.

Councillor Watson asked whether changing the space allocated for the nursery to a classroom would constitute a change of use of the extension.

Officers stated that internal alterations, such as the alteration of the extension from a nursery to a classroom, would not be subject to planning control, as both uses fell within the same use class.

Representations were heard from the Chairman of the Parish Council, Mr Randon, who also represented the Wheldrake Residents Association in objection to the application. He stated that he was in opposition to the application because;

- There was already a provision for a nursery with play equipment at the village hall, and therefore there was no need to include a nursery in the school grounds.
- Three additional other nursery providers in the village had opened in recent years.
- He was concerned that the nursery could increase the amount of traffic using the school at the start of the day and at the end of the day.

Representations were also heard from the Chairman of the Youth Club, Mr Mitcham, in objection to the application. He told Members that he was opposed to the application because he felt that the Youth Club had not been consulted. He asked for a condition requiring consultation to take place if the application was approved.

Councillor Watson asked about the location of the fire doors in relation to the planned nursery.

Officers replied that this was not a planning matter and that the proposal complied with Building Regulations in this respect.

Councillor Cregan moved approval of the Officer's recommendation. Councillor Moore seconded this approval.

RESOLVED: That the application be approved subject to the conditions listed in the report.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the impact on the streetscene and the amenity and living conditions of adjacent occupiers. As such the proposal complies with Policies H7 and GP1 of the City of York Development Control Local Plan and the Council's 'Guide to Extensions and Alterations to Private Dwelling Houses' supplementary Planning Guidance.

58c 88 Kerver Lane, Dunnington, York. YO19 5SH

Members considered an application for a single storey pitched roof rear extension on a detached property at the above address. The application was brought to the Committee as the applicant works for City of York Council.

Officers stated that there were no updates to give to Members on the application.

Councillor Cregan moved the Officer's recommendation for approval. Councillor King seconded the motion.

RESOLVED: That the application be approved subject to the conditions listed in the report.

REASON: In the opinion of the Local Planning Authority, the proposed rear extension, subject to the conditions listed above, would not cause undue harm to occupants of neighbouring properties. Nor is it considered that the size, scale or design of the extension would have any detrimental impact on the streetscene. As such the proposal complies with Policies H7 and GP1 of the City of York Draft Local Plan.

58d 53 Main Street, Wheldrake, York. YO19 6AB

Members considered a listed building application to replace two existing windows at the rear ground floor level of the property with a new window and French door arrangement.

Members questioned the choice of words used in the conclusion to the Officer's report . They asked for clarification as to what was meant by unduly harmful.

Officers replied that this meant that the proposal would not cause excessive harm to the special architectural and historical character of the building.

Some Members stated that they felt that the design of the proposed alterations were unbalanced. Others said that they were not opposed to the principle of the application but that in their view a better designed scheme was needed.

Councillor King moved refusal of the Officer's recommendation. Councillor Watson seconded this motion.

On being put to the vote, this motion was won.

RESOLVED: That the application be refused.

REASON: It is considered that the proposed alterations would interrupt the existing window/wall rhythm on the rear elevation of the building and thus would unbalance its appearance. The proposal would, therefore, be unduly harmful to the special architectural and historic interest of the building, in conflict with Central Government advice contained within Planning Policy Statement 5 "Planning for the Historic Environment" and Policy HE4 of the City of York Draft Local Plan.

59. ENFORCEMENT CASES-UPDATE

Members considered a report which provided them with a continuing quarterly update on the number of enforcement cases currently outstanding for the area covered by this Sub-Committee.

RESOLVED: That the reports be noted.

REASON: To update Members on the number of outstanding enforcement cases within the Sub Committee's area.

60. APPEALS PERFORMANCE AND DECISION SUMMARIES

Members received a report which presented to them the Council's performance in relation to appeals determined by the Planning Inspectorate in the 3 month period up to 31 March 2010, and provides a summary of the salient points from appeals determined in that period.

Officers presented the report and advised that overall all the planning teams are performing well at appeal.

RESOLVED: That Members note the content of this report.

REASON: To keep them informed on appeals determined by the Planning Inspectorate.

Cllr K Hyman, Chair

[The meeting started at 2.00 pm and finished at 3.10 pm].

of renewable and conventionally sourced materials and that future residents would benefit from connectivity to key local destinations by public transport.

1.5 In addition, the applicant has submitted three letters in response to comments made by local residents. These confirm that the additional areas created by the proposal have not been designated as habitable space - the home office is intended to allow a resident to work from home, the media room to be ancillary space for the occupants (potentially a gym, home cinema or storage) and the plant rooms required in relation to the operation of systems within the dwellings. He confirms that surface water drainage would be attenuated to 70% of the existing rate with water storage on site and that structural engineers will be appointed to design the construction of the basements with Building Regulations approval sought.

HISTORY

1.5 An application for the erection of a pair of semi-detached houses was withdrawn in 2008, following concerns expressed by the case officer (ref: 08/01709/FUL). These related to the height and depth of the houses and issues regarding access and parking. The houses proposed in this application were to be full two storey with a fourth bedroom being accommodated in the roof space.

1.6 Following withdrawal, the applicant entered into pre-application correspondence with various CYC Planning Officers. As a result, a subsequent planning application (09/01202/FUL) was submitted for a semi-detached pair of dwellings with accommodation over two floors, but contained within a one and a half storey building. This Committee approved the application in October 2009, subject to conditions including requirements to meet Code for Sustainable Homes Level 3, 5% on-site renewable energy generation and surface water run-off attenuation.

1.7 This application has been submitted following an approach to the authority to create a sub floor to accommodate plant in connection with the proposed rainwater harvesting systems and solar panels. Whilst it was considered that these could be provided as part of the discharge of the relevant planning conditions, the applicant subsequently proposed to extend the basement to incorporate a home office and additional storage space. The applicant was advised that this additional floor space required planning permission.

MEMBER INTEREST

1.8 Councillor D'Agorne has been called the application to Committee due to the concerns expressed about drainage, subsidence and multi occupation, and the possible precedents that it may set.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: East Area (1) 0003

2.2 Policies:

CYGP4A
Sustainability

CYGP10
Subdivision of gardens and infill devt

CGP15A
Development and Flood Risk

CYH3C
Mix of Dwellings on Housing Site

CYH4A
Housing Windfalls

CYH5A
Residential Density

CYT4
Cycle parking standards

CYSP6
Location strategy

CYGP1
Design

3.0 CONSULTATIONS

PUBLICITY

3.1 The application was publicised by consultation letters to neighbours immediately adjacent to the site and to those local residents who had commented on the original application for the erection of a pair of semi-detached houses. The consultation period expired on 8.4.2010.

INTERNAL

3.2 Highway Network Management - No objections.

In terms of highway considerations this application only differs from the previously approved application by the inclusion of a basement level and as there are no bedrooms proposed for the basement then it is considered that there is no requirement to increase the extent of proposed on-site car or cycle storage. It is considered, however, that the excavation of the basement could increase the

amount of construction traffic in the short term and therefore it is requested that additional conditions be attached to any permission granted to limit the likelihood of mud being deposited on the highway and localised damage occurring to the highway. Request conditions.

3.3 Environmental Protection Unit - No objections.

As the site is near to residential dwellings, it is requested that an informative be attached to remind the applicant of their environmental responsibilities.

EXTERNAL

3.4 Fifteen letters from the owner/occupiers of nine properties on Derwent Road, objecting to the scheme on the following grounds:

- Queries over actual or potential use of basement for business or separate residential uses;
- Harm to residential amenity from increase in noise and dust associated with basement excavation;
- Inconvenience for motorists and pedestrians from additional and larger vehicles related to soil removal;
- Conditions requested restricting external access, number of occupants, size of construction vehicles, working hours, working conditions;
- Previous application was over-development and this adds a basement;
- Excavation of substantial basement not wise course of action given drainage issues in road;
- Potential surface water run-off problems from substantially increased built-on footprint;
- Affect on water table, flow of water below ground level and flooding;
- Basement out of character with rest of houses on street;
- Concerned that the houses will be turned into multiple occupancy residence, which will affect this quiet residential street;
- Increase in floor space and potential for additional bedroom in home office would result in more vehicles parked on street, exacerbating existing parking problems;
- Damage to foundations/structure of adjoining properties from excavation of large basements;
- One bungalow to two substantial houses with considerable impact on street environment should require reconsideration of whole scheme;
- Engineer's report, party wall agreements with neighbours and Building Regulations approval should be submitted with application;
- Previous objections to scheme for erection of semi-detached pair reiterated.

3.5 Two letters from a potential occupier of one of the proposed properties, commenting on the representations by neighbours, and confirming the following:

- the homes will not be houses of multiple occupation;
- the home offices are intended to permit working from home for the residents of the properties.

4.0 APPRAISAL

KEY ISSUES

4.1 This application seeks planning permission for an extended form of development to that permitted in 2009 with the main difference being the inclusion of a sub ground floor level basement to serve each dwelling. As a result, the key issues to be considered as part of this application are:

- principle of development;
- design and sustainability;
- character and amenity;
- affect on living conditions of neighbours;
- flood risk and drainage;
- access, parking and highway safety;
- impact on local facilities and services.

POLICY CONTEXT

4.2 National Planning Policy

Central Government planning policy is set out in Planning Policy Statement 1: Delivering Sustainable Development (PPS1), Planning Policy Statement 3: Housing (PPS3), Planning Policy Guidance Note 13: Transport (PPG13) and Planning Policy Statement 25: Development and Flood Risk (PPS25):

PPS1 confirms sustainable development as a core principle of the planning system, with the promotion of sustainable and inclusive patterns of development and encouraging good design. It seeks the provision of sufficient, good quality new homes in suitable locations and promotes high quality and inclusive design, which avoid segregation and provide opportunities for physical activity and recreation. It states that design, which fails to take the opportunities to improve the character and quality of an area, should not be accepted.

PPS3 supports PPS1 with regard to high quality new housing and encourages sustainable and environmentally friendly new housing development through the reuse of previously developed land, more efficient use of land through appropriate densities, reducing dependency on the private car and provision of affordable housing. It states that careful attention to design is particularly important where the chosen local strategy involves intensification of the existing urban fabric. More intensive development is not always appropriate. However, it also states that the density of an existing development should not dictate that of new housing by stifling change or requiring replication of existing styles and form. When well designed and built in the right location, new housing development can enhance the character and quality of an area.

The objectives of PPG13 are to promote sustainable transport choices, accessibility to facilities by public transport and reduce the need to travel, especially by car.

PPS25 sets out the approach to be taken in applying the Government's policy on flood risk management in planning decisions.

4.3 Local Planning Policy

Local planning policies contained in the City of York's Draft development Control Local Plan (incorporating 4th set of changes) are material to the consideration of the application. These are summarised in section 2.2 above. In particular, Policy GP1 includes the expectation that development proposals will, inter alia; respect or enhance the local environment; be of a density, layout, scale, mass and design that is compatible with neighbouring buildings and spaces, ensure residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures, use materials appropriate to the area; avoid the loss of open spaces or other features that contribute to the landscape; incorporate appropriate landscaping and retain, enhance or create urban spaces, public views, skyline, landmarks and other features that make a significant contribution to the character of the area.

ASSESSMENT

4.4 The principle of developing the site for two dwellings has been established through the granting of planning permission in 2009 (ref: 09/01202/FUL). This planning permission is extant and is, therefore, still able to be implemented subject to the discharge of conditions of approval. The current application makes no change to the upper floors of the dwellings or the external appearance of the development above ground level. Therefore, the issues relating to this element of the development, need not be revisited and the assessment of this application should focus upon the additional implications that would result from the provision of a basement to each house and external access to them.

4.5 As set out in paragraph 1.7, the creation of a basement was initially intended to accommodate plant and equipment relating to the sustainable measures proposed to meet conditions of the original approval. The applicant proposed to house these below ground level due to the lack of roof void or other space within the dwelling and to avoid further outbuildings within the rear garden area.

4.6 The basements now proposed as part of this application seeks to accommodate a home office and additional storage space/media room as well as the plant rooms. They would be able to be accessed from within the properties, but also via rear external staircases from the rear gardens of the dwellings. Daylight/sunlight would only enter the basements from these staircases into the home offices as no light wells are proposed, so it is unlikely that the basement would be suitable for living accommodation or non-ancillary purposes. The applicant has confirmed that the areas are not intended as habitable space and has confirmed in writing the purposes of the electrical and mechanical plant rooms, home office and media room. In addition, the Council's Highway Engineer has not raised an objection to the development on the basis that no additional bedrooms are proposed.

4.7 Therefore, in light of the above, it is considered that the use of the basement could be reasonably restricted through a condition. Furthermore, the creation of light wells does not fall within permitted development rights, though it is recommended

that permitted development rights for the dwellings be removed if approved as was the case with the previously approved application.

4.8 The creation of the basements would have a negligible impact on amenity of the street scene and area, as it is below ground level with no light wells proposed and the external access at the rear. Their affect on the residential amenity of neighbours would likely be limited, given the ancillary accommodation proposed. Local residents have raised concern about the impact on their properties and their amenity from the excavation works to create the basements. The construction design of the basements would need to be investigated by a structural engineer and would require Building Regulations approval as well as compliance with the Health and Safety Executives Construction (Design and Management) Regulations (2007). The applicant may also need to comply with the requirements of the Party Wall Act. There is no doubt that the construction works themselves, as with all development works, would impact on the amenity of local residents. The Council's Environmental Protection Unit has requested that an informative be added to any approval to bring the applicant's attention to the requirement of the Control of Pollution Act 1974, regarding air pollution and noise. It is recommended that a standard hours of construction condition be attached to any approval.

4.9 The basements would need to be designed and constructed in such a way as to avoid water seepage into them. As the site is within Flood Zone 1, there is a low probability of river flooding of the site. It is unlikely that the addition of basements to the development would increase surface water runoff as there is no additional hard surfacing or built form beyond the extent of the building already granted consent. However, as with the recent planning approval, a condition should be attached to seek the attenuation of surface water run-off from the site.

4.10 There is no requirement for an increase in payments over and above those requested through the conditions attached to the original permission, as no additional bedroom accommodation is proposed.

5.0 CONCLUSION

5.1 The application proposes the erection of a semi-detached pair of dwellings at the site, with accommodation over three floors including within a sub ground floor level basement. As a result, and subject to conditions, it would be unlikely to cause undue harm to visual or residential amenity, highway safety on the surrounding network, flood risk and the provision of local facilities. It would represent the construction of two dwellings in a sustainable location that, it is indicated, would meet Level 3 of Code for Sustainable Homes. Therefore, the application is recommended for approval subject to conditions.

5.2 The granting of any planning permission does not guarantee building regulations approval or any other required consent for the development.

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 The development hereby permitted shall be carried out only in accordance with the following plans:-

Drawing nos. 09/06/102B, 103, 104B, 105A, 108A and 109 received on 17 February 2010;

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 Notwithstanding any proposed materials specified on the approved drawings or in the application form submitted with the application, samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out using the approved materials.

Reason: So as to achieve a visually cohesive appearance.

4 The hours of construction, loading or unloading on the site shall be confined to 8:00 to 18:00 Monday to Friday, 9:00 to 13:00 Saturday and no working on Sundays or public holidays.

Reason: To protect the amenities of adjacent residents.

5 Prior to the commencement of the development, the developer shall submit for the written approval of the Local Planning Authority an initial Code for Sustainable Homes (CSH) Design Stage assessment for the development. Unless otherwise agreed in writing with the Local Planning Authority, this shall indicate that at least the minimum code level 3___ rating will be achieved. This shall be followed by the submission of a CSH Post Construction Stage assessment, and a CSH Final Certificate (issued at post construction stage). These documents shall be submitted to the Local Planning Authority after completion and before first occupation of the building. Both documents submitted shall confirm that the code rating agreed in the initial CSH Design Stage assessment has been achieved.

Reason: In the interests of sustainable development.

6 Unless otherwise agreed in writing by the Local Planning Authority, a minimum of 5% of the expected energy demand for the development hereby approved shall be provided through on site renewable generation for heat and/or electricity. Prior to the commencement of development a statement outlining how this is achieved shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved statement unless otherwise agreed in writing by the Local Planning

Authority.

Reason: To ensure that the development is sustainable and accords with Policy GP4a of the Draft City of York Local Plan and the City of York Interim Planning Statement on Sustainable Design and Construction.

7 Development shall not begin until details of foul and surface water drainage works have been submitted to and approved in writing by the Local Planning Authority, and carried out in accordance with these approved details.

Reason: So that the Local Planning Authority may be satisfied with these details in the interests of the proper drainage of the site, and to comply with guidance contained within Planning Policy Statement 25 (Development and Flood Risk).

INFORMATIVE:

With respect to surface water drainage, the submitted details should incorporate the following:

Peak surface water run-off from the development shall be attenuated to 70% of the existing rate, in accordance with a scheme to reduce run off to be submitted to and agreed in writing by the Local Planning Authority (based on 140 l/s/ha of connected impermeable areas). The scheme submitted shall include storage volume calculations, using computer modelling, allowing for a 1:30 year storm with no surface flooding, along with no internal flooding of buildings or surface run-off from the site in a 1:100 year storm. Proposed areas within the model shall also include an additional 20% allowance for climate change. The modelling shall use a range of storm durations, with both summer and winter profiles, to find the worst-case volume required. Details of run off rates including calculations of both the existing and proposed rates shall also be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

8 No development shall take place until there has been submitted and approved in writing by the Local Planning Authority a detailed landscaping scheme which shall illustrate the number, species, height and position of trees and shrubs in the garden areas of the two properties hereby approved. The scheme shall include the provision of soft landscaping or turf within the front garden area. This scheme shall be implemented within a period of six months of the completion of the development. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless alternatives are agreed in writing by the Local Planning Authority.

Reason: So that the Local Planning Authority may be satisfied with the variety, suitability and disposition of species within the site and in the interests of visual amenity of the area.

9 Prior to the development coming into use, all areas used by vehicles shall be surfaced, sealed and positively drained within the site, in accordance with the approved plans.

Reason: To prevent the egress of water and loose material onto the public highway.

10 HWAY19 Car and cycle parking laid out

11 HWAY29 IN No gate etc to open in highway

12 No development shall commence unless and until details of provision for public open space facilities or alternative arrangements have been submitted to and approved in writing by the Local Planning Authority. The Open space shall thereafter be provided in accordance with the approved scheme or the alternatives arrangements agreed in writing by the Local Planning Authority and thereafter implemented, prior to first occupation of the development.

Reason: In order to comply with the provisions of Policy L1c of the Development Control Local Plan which requires that all new housing sites make provision for the open space needs of future occupiers.

INFORMATIVE:

The alternative arrangements of the above condition could be satisfied by the completion of a planning obligation made under Section 106 of the Town and Country Planning Act 1990 by those having a legal interest in the application site, requiring a financial contribution towards off site provision of open space. The obligation should provide for a financial contribution calculated at £2,124.

No development can take place on this site until the public open space has been provided or the Planning Obligation has been completed and you are reminded of the local planning authority's enforcement powers in this regard.

13 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), development of the type described in Classes A, B, D and E of Schedule 2 Part 1 of that Order shall not be carried out without the prior written consent of the Local Planning Authority.

Reason: In the interests of the amenities of the adjoining residents the Local Planning Authority considers that it should exercise control over any future extensions or alterations which, without this condition, may have been carried out as "permitted development" under the above classes of the Town and Country Planning (General Permitted Development) Order 1995.

14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order), no door, windows or other openings additional to those shown on the approved plans shall at any time be inserted in the side or front elevations or any roof slope of the dwellings hereby approved.

Reason: In the interests of the amenity and privacy of occupants of adjacent residential properties.

**7.0 INFORMATIVES:
Notes to Applicant**

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to visual amenity, residential amenity, sustainability, flood risk, highway safety and impact on local services. As such the proposal complies with Planning Policy Statement 1: Delivering Sustainable Development, Planning Policy Statement 3: Housing, Planning Policy Guidance Note 13: Transport and Planning Policy Statement 25: Development and Flood Risk and policies SP6, GP1, GP4A, GP15A, H3C, H4A, H5A and T4 of the City of York Development Control Local Plan.

2. INFORMATIVE

Please be aware of the following environmental responsibilities relating to demolition and construction works:

If, as part of the proposed development, the applicant encounters any suspect contaminated materials in the ground, the Contaminated Land Officer at the Council's Environmental Protection Unit should be contacted immediately. In such cases, the applicant will be required to design and implement a scheme of remediation for approval by the Local Planning Authority. If the City of York Council become aware at a later date of suspect contaminated materials which have not been reported as described above, the council may consider taking action under Part IIA of the Environmental Protection Act 1990.

Your attention is also drawn to the various requirements for the control of noise on construction sites laid down in the Control of Pollution Act 1974. Failure to comply could result in formal action being taken. As well as control over hours of construction, the work shall be carried out in such a manner so as to comply with the general recommendations of British Standards 5228: Part 1: 1997, a code of practice for 'Noise and Vibration Control on Construction and Open Sites' and in particular Section 10 of Part 1 of the code entitled 'Control of noise and vibration'.

3. INFORMATIVE

You are advised that prior to starting on site consent will be required from the Highway Authority for the works being proposed, under the Highways Act 1980 (unless alternatively specified under the legislation or Regulations listed below). A survey of the state of repair of the public highway in the vicinity of the site should be carried out with the Local Highway Authority prior to development commencing. Upon completion of the development or at any intervening point in the development decided with the authority, the affected areas of highway shall be jointly re-surveyed and assessed and if required a program of remedial works shall be determined and embarked upon. Your attention is also drawn to your responsibilities to ensure that measures are put in place on site during the development works to limit the

likelihood of mud being deposited on the highway.

For further information please contact Darren Hobson (01904 551367) - Recovery of expenses due to extraordinary traffic (Section 59)

Contact details:

Author: Hannah Blackburn Development Control Officer

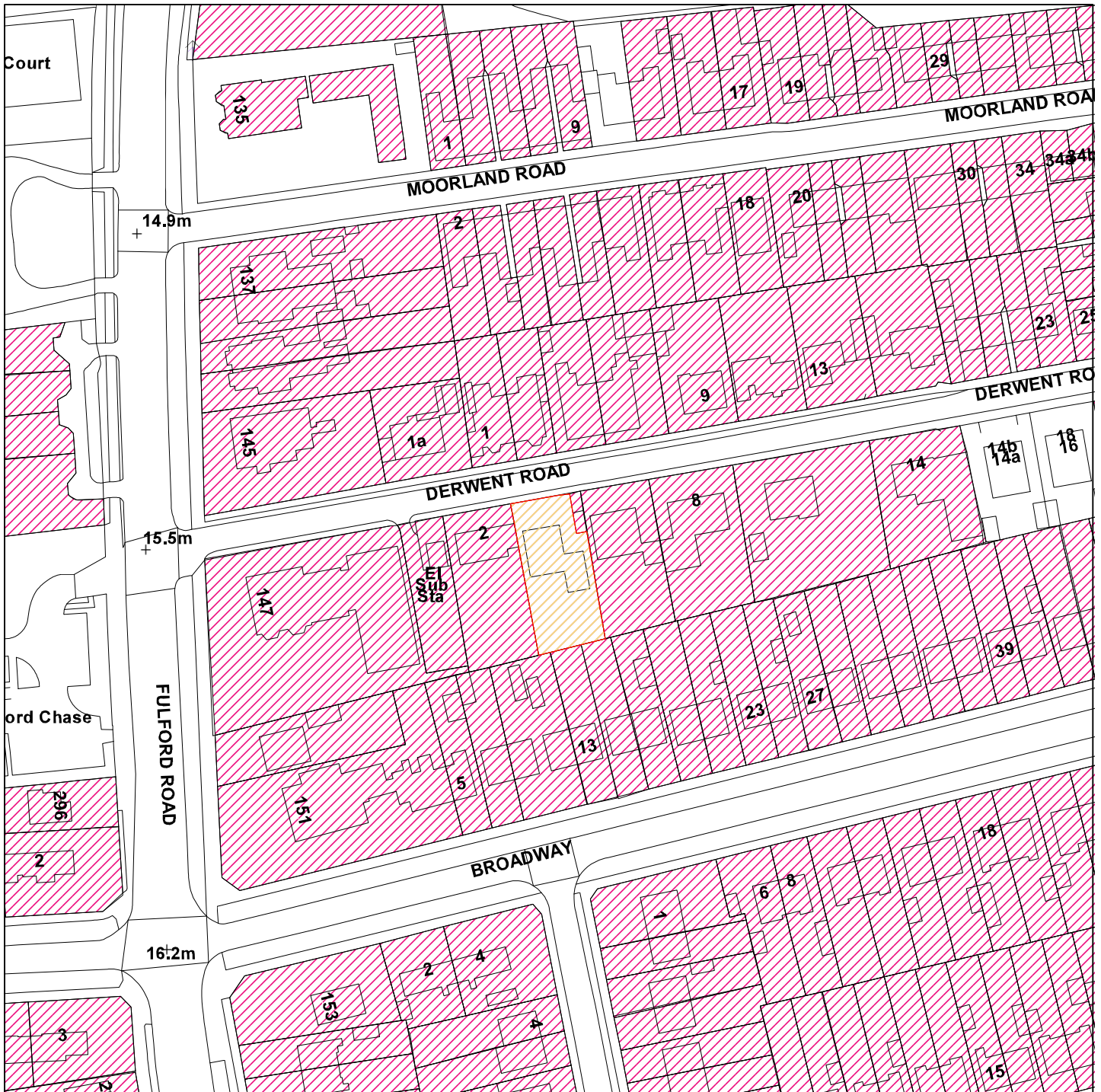
Tel No: 01904 551477

4 Derwent Road

10/00287/FUL



GIS by ESRI (UK)



Scale : 1:1250

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2000.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Produced using ESRI (UK)'s MapExplorer 2.0 - <http://www.esriuk.com>

Organisation	City of York Council
Department	Planning and Sustainable Development
Comments	
Date	04 May 2010
SLA Number	Not Set

COMMITTEE UPDATE – 13 May 2010
Plans Item 4a – 4 Derwent Road, York (10/00287/FUL)

Additional conditions

1. As stated in paragraph 4.6 of the committee report, the Highway Authority has not objected on the basis that no additional bedrooms are proposed. Paragraph 4.7 states that the use of the basement could be reasonably restricted through a condition. Such a condition has been omitted from the recommendation by error. Therefore, if the Committee are minded to approve the application, it is requested that the following condition be added:

The basement level of the properties hereby approved, shall be used as home offices, ancillary accommodation and plant rooms in connection with the occupation of the respective dwellings only and at no time for additional bedroom accommodation.

Reason: To ensure adequate parking provision to serve the development in the interests of highway safety.

2. It is requested that a further condition controlling height of the development be attached in light of the ground excavation that would be required, to read:

Notwithstanding the information contained on the approved plans, the height of the approved development shall not exceed 7.9 metres, as measured from existing ground level. Before any works commence on the site, a means of identifying the existing ground level on the site shall be agreed in writing, and any works required on site to mark that ground level accurately during the construction works shall be implemented prior to any disturbance of the existing ground level. Any such physical works or marker shall be retained at all times during the construction period.

Reason: to establish existing ground level and therefore to avoid confusion in measuring the height of the approved development, and to ensure that the approved development does not have an adverse impact on the character of the surrounding area.

Additional comment from applicant

An additional letter has been received from the applicant, in response to comments made by a group of local residents. It responds to the points made by the objectors. It concludes by pointing out that:

- the application seeks to enable the implementation of a 'sustainable homes' planning condition;
- the visual impact on the street scene is the same;
- the application continues to comply with key planning policies – density and parking provision;
- the application does not require a change of use for the site;
- a requirement to obtain building regulations approval before granting planning would run contrary to the proper administration of the planning application;
- the planning authority has sufficient powers to introduce planning conditions to address any legitimate concerns that local residents may have.



East Area Planning Committee**May 13 2010**

Report of the Director of City Strategy

Clifton Hospital : Outstanding Section 106 in relation to Management of the Landscape.**Summary**

1. This report updates details the current action with regard to the outstanding Section 106 issues in relation to Clifton Hospital and provides details of the proposed Management plan for the site.

2. Background

2.1 A report was prepared in Nov 2009 to update members on the progress made in resolving the issues with regard to the long standing Section.

2.2 This included outlining proposals for the management plan, the completion of works to reinstate the old sewage works site, and the reasons for the delay to the final work in completing the Section 106.

3. Consultation

3.1 Further discussions with Persimmon's have taken place, and an amended management plan proposal has been agreed in principle.

3.2 The Ward Member and Clifton Parish Council have been kept informed of these issues and no objection has been raised to the draft plan.

4. Analysis***Update April 2010***

4.1 With regard to the footpath, the Council's dedication procedures are currently underway. The route is, however, available for use.

4.2 The dedication of the land is currently going through the process with the Council's legal section although they have been reminded that this needs to be progressed in conjunction with Persimmon's Solicitors.

4.3 The reinstatement of the old sewage works site has been agreed and a plan of the proposed work was tabled at a previous meeting. It was intended to have been carried out during the summer 2009, unfortunately due to time constraints on the part of the Council's Countryside Officer, this was not done. It is therefore proposed to carry out this work in spring 2010 and should be completed in June.

- 4.4 With regard to the management plan, an outline of the proposals was revised and returned to Persimmon's for their consideration. Comments on this have been received and a further draft prepared for final consideration. This will then be submitted for approval by the Council in the summer.
- 4.5 The original draft of this plan was also provided to Clifton Without Parish Council for comment. No objection has been received.
- 4.6 A copy of the proposed plan is appended to this report as Annex 1.
- 4.7 With regard to the possible transfer of other land at Clifton Hospital to the Council, there has been no further discussions due to time constraints upon the Countryside Officer, although discussions have taken place with Natural England over possible assistance with land management. However, this possibility will continue to be pursued as it is of both wildlife and community benefit. A further report will be prepared in due course should discussions progress.
- 4.8 The requirements to conclude the Section 106 will be continued regardless of the possible transfer of at least some of the land to the Council.
- 4.9 Some aspects of the outstanding requirements are still awaiting implementation, notably the footpath creation and the land transfer to the Council. The appropriate parties dealing with the progress of these have been asked for updates and these will be reported at Committee.
- 4.10 The implementation of the final reinstatement of the old sewage works will be implemented shortly and should be completed by the summer.

5.0 Corporate Objectives

- 5.1 The management of this site ensures that the green separation between Clifton Without and Clifton is retained. Its management is therefore important in order to retain this separation in good condition.
- 5.2 The site also has some Nature Conservation and Landscape value and assists in fulfilling the Council's duties with regard to the Natural Environment and Rural Communities Act.

6.0 Implications

- 6.1 There are no financial implications with regard to this report.
- 6.2 There are no Equality implications.
- 6.3 Human Resources implications are limited to the time spent by the Countryside Officer in organising and supervising the management of the Clifton Hospital site.
- 6.4 There are no Legal, Crime and Disorder or IT Implications with regard to this report.

6.5 The property implications were dealt with within the report regarding the transfer of land to the Council in Feb 06.

7.0 Risk Management

7.1 There are no known risks with regard to the implementation of the proposals on the Clifton Hospital site.

8.0 Recommendations

8.1 Members are requested to note the progress made with regard to the completion of the Section 106 agreement and the work still required in order to achieve a satisfactory conclusion to this long standing case.

8.2 A further report will be prepared when the management plan is submitted to the Council for acceptance and any details are available with regard to possible further land transfer and footpath creation.

Contact Details

Author:

Author's name Bob Missin
Title Countryside Officer
Dept Name DCSD
Tel No. 1662

Chief Officer Responsible for the report:

Chief Officer's name : David Warburton
Title Head of Design Conservation and Sustainable Development
Report Approved **Date** 29th April 2010

Co-Author's Name
Title
Dept Name
Tel No.

Chief Officer's name
Title

Report Approved **Date** Insert Date

Specialist Implications Officer(s)

Implication ie Financial
Name
Title
Tel No.

Implication ie Legal
Name
Title
Tel No.

Wards Affected: List wards or tick box to indicate all – Clifton Without

All

For further information please contact the author of the report

Background Papers:

East Area Planning Committee Nov. 2009 - Clifton Hospital : Outstanding Section 106 in relation to Management of the landscape.

Joint Report of the Directors of Development Services and Leisure Services to the Executive Committee 1st Feb 2006 on the Acquisition of Land at Clifton Hospital.

Appendix 1

Clifton Park Grounds - Landscape and Nature Conservation Management Proposals.

In 1994, the NHS were granted an outline planning consent with regard to the re-development of the old Clifton Hospital site and entered into a Section 106 agreement. Since then, the site has been sold on and the development taken forward by a number of developers including Henry Boot, Persimmon Homes and Henry Lax Ltd. The individual development areas have now been sold but the remaining land; including the area to the south that comprised the old grounds and being the subject of this plan, is owned by the latter two companies, Henry Lax Ltd and Persimmon Homes. These latter two companies also hold the management responsibility for the landscaped surroundings of the buildings.

The aim of this plan is to assess the progress with regard to the original Section 106, with particular reference to the implementation of management and landscape plans related to the grounds.

Location

The site is on the northern side of York in the parish of Clifton Without on the western side of the A19 Shipton Rd.

The old Clifton Hospital site covers the grounds of the former Hospital on the southern side. It is set between the Shipton Rd to the east and the flood banks of the River Ouse and Clifton Ings to the west. To the north is the old hospital site, now offices and residential properties, and to the south is the York Rugby and Cricket club grounds and clubhouse.

In all the land covers 11.54 ha (28.5 acres).

Site Description

The area is predominantly species poor semi-improved grassland divided into three blocks by an access road to Pavilion Cottages and the Cricket clubhouse and by an avenue of Scots Pine leading to the old sewage works. These divisions run north south. Within this grassland are set a number of semi-mature/mature trees, some being relicts of the old orchards often associated with old hospitals. Several of these old orchard trees have blown down in recent years, as have a number of other trees. The property formerly consisted in part of a rugby pitch, tennis courts, bowling green and sports pitches. All of these facilities have now fallen into disrepair.

The open setting with occasional trees gives the area a parkland character. (Parkland is defined as an area of grassland in which are set widely spaced mature trees). This is enhanced by the mature/overmature trees and planting adjacent to the old hospital buildings on the northern side and the mature trees on the Shipton Rd.

Within the westernmost grassland area is a remnant of old orchard adjacent to the conifer belt. Within the central block and alongside the track to the Cricket field are also a number of other very large old fruit trees, again part of an old orchard. This track is partly hedged on its western side with a row of small ornamental Apple, Cherry and Birch on its eastern side.

To the east (Shipton Rd) and west (Ouse flood banks), the land is bounded by species poor hawthorn hedges.

The grassland itself is old ridge and furrow on a southwest, northeast alignment. On the eastern field, the ridge and furrow is pronounced but on the central area it is much less prominent or hardly visible, suggesting that it has been ploughed out in the past.

There is no sign of ridge and furrow in the smaller western field although there are a number of irregularities within it. Also within it is a large balancing pond, built as part of the surface water drainage system for the hospital site. This pond has an inflow from the hospital with a French drain outflow as it is simply a detention basin to allow water to percolate away naturally. It has naturally vegetated quite well and is surrounded by a fairly extensive marshy area. Some enhancement planting of native wetland wildflower species was undertaken by City of York Council in 2008.

To the south of this is the old hospital sewage pumping station, now a rough derelict mound with an avenue of Lime trees on the eastern and south sides. This continues on from the Pine Avenue. Adjacent to this is a more recent brick pumping station.

A number of ditches have been excavated alongside the roads adjacent to the site to prevent encroachment by gypsies. The spoil from these ditches has been mounded to form a ditch and bank system. Finally there is a derelict area on which the old sports changing rooms had been sited and the old bowls green/Tennis Courts adjacent to the Clifton Park retail site. The changing rooms were demolished in 2004.

Site History

Clifton Hospital was closed in 1991 and outline consent was granted for redevelopment to its present uses in 1994. This consent included a Section 106 agreement. At the time the outline consent was concluded, the planning authority was Ryedale District Council, however, due to Government reorganization, the area was passed to City of York Council for determination of the detailed consents in 1996. This was granted in 1996. It was subsequently sold for development to a consortium made up of, amongst others, Persimmon and Henry Lax Ltd. The consents granted were subject to the original Section 106 agreement and are binding on successors in title. The 106 included a

number of conditions related to the land within this management plan area. These are outlined later.

Subsequent to this, the residential and office redevelopment was completed in 2002.

Within the development area, some landscaping has occurred. The rest of the land has not been developed. The southern block was kept as open land to retain the distinction between Rawcliffe and Clifton. This is the area that is the subject of this plan. A small area to the north of the hospital, adjacent to the Shipton Rd., remains undeveloped.

Nature Conservation Interest

There is very little recorded information from within the site, although adjacent to it are the Rawcliffe Meadows and Clifton Ings. Both are of significant wildlife value and are designated as Sites of Importance for Nature Conservation (SINC's), although this designation does not include the land at Clifton Hospital.

Botanically the area is poor, for the most part being species poor semi-improved grasslands. A brief species list is given in appendix 1. Likewise the hedges are species poor, being primarily Hawthorn with Ash and elder. The majority of trees within the site are relatively young although there are some exceptions to this. Overall, in 2005 there were some 131 trees within the site, excluding the perimeter trees. However, six trees have fallen or been removed since then. Of those, 47 (previously 52) are within the avenue (32 Scots Pine, 15 European Lime) leading up to the sewage pumping station and are mature, 15 are old but small orchard trees (4 Apple, 11 Plum) within the remnant orchard to the west of the avenue, 7 (previously 8) are large, old Pear trees and 3 are large apple trees. These latter are at various locations to the west of the Pavilion access road. These are again remnants of another orchard area. Of the remaining trees, 32 are mature trees set within the open grassland of the site, the rest are young or semi-mature trees. These are indicated on plan 1 attached and in table 1.

Of all the mature trees present, only 5 have some dead wood present, although there are 4 dead Flowering Cherry and 1 dead Birch adjacent to the Pavilion access road.

Although largely species poor, the grasslands to the east of the Pavilion Cottages access road contain some species that are characteristic of older grasslands. These include Greater Burnet, Meadow Buttercup and Sorrel. Also, the ridge and furrow is largely intact. This suggests that they are probably derived from old grassland and have been improved through fertilizer application and management rather than from ploughing and reseeded, at least in the recent past. The grasslands to the west of the access road may also be derived in this way, although undoubtedly some ploughing has occurred at some time as the ridge and furrow is much less distinct. Here the grassland has only very limited numbers of indicative species

such as Meadow Buttercup and, whilst still being of a coarser quality than the eastern sections of grassland, the extent of problem species such as False Oat Grass, Creeping thistle and Ragwort has been substantially reduced through the hay cropping and Ragwort control that has occurred over the last few years. On older maps, the northern part of this area is shown as playing field. The southern part is fenced off and fairly heavily grazed by horses.

The hedges and wooded areas also have a very limited flora, being relatively recent in origin. The hedges are well established and have been trimmed in the past but are becoming thin at the bottom and in need of thickening. At the northern end of the hedge, by the old Chapel and adjacent to the flood bank, Ash has established. As for the woodlands, the ground flora is sparse and species poor. Within this hedge were several patches of Japanese Knotweed, a pernicious and persistent weed; however, herbicide treatment undertaken by Persimmon's in recent years has more or less eradicated the problem.

Old orchards are often of significant wildlife interest, particularly for birds, bats etc because of the insects associated with them. Old trees are also of interest for invertebrates and the age range of trees within the site may be of some value, providing continuity of aging timber suitable for dead wood insects. There are no known records for invertebrates from this area.

There are though records for Bats. The site, with its remnant of old orchard trees, mature trees and grasslands close to the river, is likely to be of some value as a feeding area. No roosts are likely to occur on the site -o although there is a possibility that there may be roosts in some of the buildings or older trees around the old hospital itself.

Although fairly recent, the pond had vegetated fairly well, albeit with a relatively limited flora of Typha (Reedmace or Bullrush). The water level fluctuates to a degree so that the margins dry out in summer giving a typical inundation flora of Creeping buttercup, Creeping Bent and Juncus. Small fish, probably stickleback, are present. Some planting of aquatic sps such as Phragmites, Kingcup, Marsh Woundwort, Ragged Robin, Purple Loosestrife etc was undertaken in 2008 by City of York Council to enhance the site. No amphibian records are available although it is highly likely that at least Frog and Toad will occur. The dense Bulrush beds are important in winter for Reed Bunting and other sps, sometimes holding 50+ birds.

Archaeological Interest

A watching brief for any archaeological interest was maintained during the redevelopment of the site and little of archaeological significance was found. The Ridge and Furrow are some of the best preserved in the York area although there is no protection for these features.

Recreational Interest

Although, the land is privately owned, it is crossed by a number of informal footpaths and the area is generally well used by un-authorised dog walkers and other local people. 'Private property' and 'No Trespassing' signs were erected, but these have been removed by persons unknown. No section 31 order is yet extant on this area. An access has been installed by persons unknown at one point in the western hedgerow onto the flood bank. All these routes etc are indicated on Plan 1. They are used by un-authorised users to access the Ouse walk. One of these routes, the southernmost one adjacent to the cricket field, is the subject of a condition in the section 106 agreement and is proposed as a definitive footpath route. The work to establish this route has been undertaken although the formal creation is still awaited The Council has considered this route as a cycle link to allow easier access to the Ouse cycleway and so to York's wider cycleway network although no proposals have been taken forward.

Problems

The site was originally assessed in 2003 and a number of problems were identified that needed to be addressed if the site was to be brought into an acceptable management condition. Some of these were considered a safety risk and required resolution as a matter of urgency.

The problems identified included: -

- i) Illegal horse grazing.
- ii) Ragwort and thistle infestation.
- iii) The ditch and banks to prevent gypsy encampment are unsightly.
- iv) There was a large quantity of fly tipping, including tyres and asbestos etc, adjacent to the old sewage works site.
- v) Sewage was leaking from the old sewage station .
- vi) A number of metal tree guards have been allowed to grow into the tree stem.
- vii) Vandalism.
- viii) Hedges are in need of management.
- ix) Grassland needed management to control ii) above as well as in its own right.
- x) Sticks and other debris in the grassland.
- xi) Fencing was in poor repair.
- xii) Excessive parking along Clifton Park Avenue.

The most urgent of these issues was the release of sewage from the old pumping station. This was resolved in 2007 when the old site was filled in and covered over. Since then no releases have occurred although there appears to have been a small release in July 2009 from a man hole cover in the field between the Cricket Club and Matron's

Walk. This will need to be investigated but is probably due to flash flooding from thunderstorms.

Similarly, the site was cleared of flytipping etc and is now regularly cleared to prevent build up of rubbish. In addition, the old tree guards were removed, fencing improved and the alignment of the proposed public right of way established.

Whilst not related to the management of the Clifton Hospital site itself, there has also been a recent and dramatic improvement (reduction) in parking along Clifton Park Avenue.

The majority of other issues were a matter of management and are covered below.

Present management

Previously (before 2005), no formal management had taken place for many years, although unofficially part of the land, notably the fenced field in the centre of the site between the access road and the old sewage works site, had been grazed by horses. The rest of the area had received no maintenance except the grassland was apparently cut in 2003 following concern over the ragwort and thistle problem.

Similarly, no hedgerow or tree management had been carried out for a number of years.

Since 2005, however, City of York Council has carried out management work on the site at the request of Persimmon and such work was recharged to them.

This work has included;

- i) Ragwort control on an annual basis throughout the site by both chemical control and by pulling.
- ii) The regular cutting of the grass once per year.
- iii) Clearance of litter and flytipping from the site.

In addition, Persimmon have undertaken some tree work and inspections to ensure trees are in a safe and reasonable condition. They have also undertaken some hedgerow management on the Cricket club access road (2007) although none has occurred on the boundary hedge adjacent to the flood bank.

This work relates to the draft management proposals produced by CYC in 2005 and is compatible with the implementation of the Section 106 agreement. Horse grazing continues but this is not incompatible with the aim of maintaining a rural parkland landscape provided numbers are not excessive and are well managed.

Appraisal

At the present time, the site provides an attractive area of open parkland contiguous with the adjacent Rawcliffe Meadows and Clifton Ings. It contains the development at the old hospital site and prevents its merger with the rest of the Clifton area to the south. It also prevents the narrowing of the Ouse corridor and provides an open green space with a rural rather than formal character within an urban environment. As such it is akin to the Clifton Backie's, Hob Moor and other Strays, although these are public land and the Clifton Hospital site is private.. These areas carry out an important and significant landscape and open space function, both in an historical and present day context and are of inestimable value when considering the enhanced quality of life they provide for local residents especially where official access is available along the dedicated footpaths. They are also included in the Local Plan as 'green belt'

However, the site also suffers from a number of problems. Its location within an urban setting is both an asset in landscape terms and a problem in management terms. Past neglect had exacerbated this management problem, making its management, at least in the short term, more expensive.

Recreation

With regard to recreation, the proposed dedicated footpath is well used on an informal basis, both in its own right and as a link to the wider footpath and cycleway network. At present the site is crossed by a number of other informal grass paths which are used as a links to the Clifton Ings path. Although used informally, there is no definitive right of access; the only official path is at present a proposed permissive route that is awaiting formal creation as a right of way. This is the route along the southern boundary until it reaches the Pavilion access track. It then runs due west diagonally across the field to leave the site adjacent to the old sewage works. This aside, the area is not the subject of a section 31 order and routes have been used for some time.

It has been suggested within the Council that this route be upgraded to a cycleway and discussions have taken place with regard to this. The Ouse cycle route at the moment can be formally accessed by cycles only from the north and south and through a track to the north of the Clifton Hospital site, adjacent to the Rawcliffe Bar Park and Ride. There is also a very well used access that follows Clifton Park Rd and the access track to the sewage works which is a private right of way for Yorkshire Water. From there it takes a short cross field link to the flood bank boundary where it leaves the site through the unofficial but well constructed access in the western boundary hedge. This route however is private and there are no formal direct links either from the Shipton Rd or from the new residential development. Such a link would though be of value, as evidenced by the un-authorised use of the existing unofficial route. The suggestion to use the proposed public

footpath route is not considered to be the best one for a cycleway, particularly as the existing unofficial would require much less work to create. The main problem lies with the need to rise up onto the flood bank and restrict the number of breaches of the boundary hedge to a minimum. At the present time, there are two main access points through western hedge, one at the southern tip of the site by the Pavilion Cottages, the other half way along the western boundary. This latter point is gated; the former one has a stile. Both have been maintained and improved although neither are formally designated. A further stile is set in the hedge adjacent to the old sewage works at the point where the permissive route leaves the site. To establish a link here would necessitate the removal of quite a wide section of hedge, the construction of two long ramps on either side of the flood bank and the construction of a very long section (nearly 500m) of surfaced cycleway through the existing grassland. This would not only be expensive but would create a third opening in the boundary, does not utilize the surfaced routes already present, is less accessible for residents of the Fylingdales Avenue development and would begin the formalisation of the area. Alternative routes would be to use Clifton Park Ave and then either the private Pavilion Cottages access road or the private pumping station access rd. Either of these would then make use of an existing un-authorized access point onto the flood bank. One problem with this was the excessive parking along Clifton Park Ave. This effectively restricted this to a single lane route, as well as causing damage to the verges. Recent improvements to the parking have resolved this issue.

Whichever route is considered appropriate, there would still be a need to construct a ramp up onto the bank and down onto the existing cycle route. No cutting into the bank would be permitted by the Environment Agency as this could affect the integrity of the structure as a flood barrier. The best location for this is the southern access point where the gradient on the Park side is much less acute and, because of the direction of the flood bank at this point, a graded route could be easily constructed down the bank on the Ings side to link straight onto the existing path. However, this would require the construction of approx. 140m of cycle track, whilst the other route utilizing the pumping station track and using the northern access point, would only require approx. 60m of surfaced path.

Either of the routes would be both feasible and acceptable but would require discussion with the landowner, as the proposal is not covered by any existing agreements. It would also require the consent of the Environment Agency as it affects a flood barrier.

None of these proposals are, however, relevant at this time for this plan as their implementation would be as part of a wider CYC cycle strategy which has yet to be formalised and no further consideration has been given to this proposal.

With regard to other formal recreational uses, there is no particular obvious requirement. The need for formal play areas or additional playing fields has been mooted but its isolation from residential areas and the need to cross the Shipton Rd. are not conducive for this and no formal requests have been made. There have been suggestions for the re-establishment of the bowls and tennis courts, however, there is no clear need for these and they would effectively need to be constructed as new facilities and whether this is viable is a moot point. There could be the possibility of establishing a BMX/skateboard type activity area but there does not appear to be any pressure for such a facility and it would require careful control and management if it were to be developed. As for the cycleway proposals, however, these are not relevant to the current management of the site.

With regard to informal recreation, the paths already provide an attractive and viable network and consideration could be given to establishing permissive usage. At the present time they do not require any surfacing.

A small picnic area could be developed if it was considered to be necessary. This would be possible on the area proposed within the Section 106 to be handed over to the Council as Open Space. With limited landscaping this could be made into an attractive site even though it is separated from the river. Parking would though be restricted as vehicular access is limited, unless use of the parking area adjacent to the Pavilion Cottages could be negotiated. It would not though be intended for anything other than local use.

The mound of the sewage pumping station also makes an attractive focal point and could also provide a suitable location for a picnic area.

These areas are though isolated and a demand should be established before further consideration of this is made.

Nature Conservation

Although presently of limited wildlife value, the site is of some local interest and has potential for nature conservation enhancement. These open space areas can hold the key to the diversity of wildlife in an urban area. The grasslands, although species poor, are now being managed by haycropping to improve their botanical value, retaining and using the character of the ridge and furrow to increase the overall diversity of the area.

The informal grazing by ponies has, to some extent, been beneficial in helping maintain a grass sward and prevented it from becoming too rank. In places though, this has been detrimental, with some overgrazing creating a typical badly managed sward with the concomitant problems of thistle and Ragwort.

Ideally, these meadows are best managed, as now, by hay cropping, followed by some limited controlled aftermath grazing.

Because of the high number of dogs using the site, grazing would necessitate the division of the area by fencing and would have to be by hardy stock. The costs involved are considerable and would need to be carefully considered and discussed with Persimmon. The costs involved make this impractical in the current economic climate but there may be opportunities in the future for grant aid and this will be investigated by CYC.

One of the problems with haycropping is also linked to its urban context. This is that the extensive use by un-authorized people and dogs. Very often debris such as sticks thrown for dogs gets left in the grass and these can cause considerable damage to machinery. This has necessitated walking the fields several times a year to remove such debris.

Trees form an important habitat within a parkland habitat and a programme of replacement would ensure that enough trees are always retained on the site despite any losses as trees age. It is important though that old trees are retained wherever possible. The avenue of Pine and Lime and the old orchard will need a similar programme if they are to be retained.

The old orchard trees are particularly interesting and potentially provide a valuable resource. Similarly the mature trees not only form a major element of the landscape but are also of considerable value for both birds and bats. However, some of the trees have suffered, notably the beech where the old metal guards had restricted the growth and grown into the stem. These were removed in 2006 but the trees have not thrived and some are deteriorating.

Likewise the pond, although well vegetated, could be enhanced to improve its value and attractiveness. Some work towards this has been carried out through planting of wildflower species and the botanical interest will be monitored. The re-establishment of some open water may also be of value and consideration will be given to some vegetation clearance, although not in the immediate future.

Landscape

The essential character of Clifton Park is its parkland setting. The maintenance of this, as for the nature conservation value, is necessary if this character is to be retained. Both of the main elements, the trees and the grassland, need to be managed on an annual basis. To date this management has not been fully addressed and as a result, the Clifton Park has suffered. This though is only a temporary setback and the robustness of the site is such that initiating a maintenance programme as occurred in 2005 has improved the site and will enable the Park to continue as a major landscape feature of the A19 corridor into York.

The majority of the trees in the Park are mature, with a reasonable age range. There do not appear to be any major defects in the trees within the Clifton Park area itself, except for the 4 constricted Beech. Whether

these can be saved for the longer term will need to be assessed by a competent arboriculturalist but being central to the site are of great visual significance and replacement planting of large semi standards (these will either need to be very robust to withstand vandalism, or smaller but with secure park protectors around them) should be carried out to ensure that if these are lost in the medium term then others are present to take their place. These trees could be a mix of both ornamental and native species to provide both visual and nature conservation value.

With regard to the Pine Avenue, although this no longer serves any particular function and is no longer used as a footpath to any great extent, it does have historical interest. The quality of the trees though is poor and as such there will be a need to monitor these and selectively fell if any become dangerous. A slight increase in spacing would retain the avenue aspect but open up the western area visually to the rest of the site.

The planting and hedgerow beside the Pavilion Cottages access track although relatively low does break up the continuity of the open space. The clearance of some of the dead trees and the reduction of the hedge height has however assisted with reducing this impact and no further action is at present thought necessary.

The Lime's on the other hand, adjacent to the old pumping station should be retained to maintain a copse and end to Matron's Walk. Some selective removal of dangerous trees has been carried out. This will require replacement planting carried out to create a copse.

Similarly, the mature trees on the fringe also need to be assessed and replacement planting to be put in place to ensure continuity of interest.

A particularly interesting feature of the site, both historically and visually, is the old Orchard on the western side. This is important to the local character of the site and as such should be maintained and enhanced. This would though require a programme of replacement planting and pruning and is a specialist proposal. As such it is outside the remit of the current management proposals but will be considered by the CYC Countryside Officer for further action.

With regard to the remnant orchard trees adjacent to the Pavilion access road. This is now so far gone that its reinstatement would essentially be creation and would interfere with the parkland character. Some of the suggested parkland trees though could though be fruit trees to mirror this aspect of the site history, thus enhancing both the parkland character and retaining the historical element of the orchards.

Summary

The Clifton Park is a significant rural landscape feature within Clifton Without and is of great value to the overall character of the area and to the quality of life it affords to residents.

In addition to its landscape quality, the land itself is of some interest for nature conservation. Although it does not contain any particularly uncommon flora and fauna or hold significant semi-natural habitat, it does provide an opportunity for some of the common and increasingly threatened species to remain within an urban context. There are though considerable opportunities to enhance this interest and increase its overall biodiversity interest. In this instance both the landscape interest and nature conservation interest go hand in hand.

Its present open character makes it attractive to the travelling community, not only for grazing but also for pitching caravans. This has necessitated the construction of ditches and banks to prevent access.

Whilst the ditches may make it difficult for Gypsy vans to enter the site, this does not prevent the grazing of horses. Although often considered a problem, they have to some extent helped maintain the grassland character of the site. Grazing and management through normal means is likely to be difficult to achieve because of the location of the area. If it was felt necessary to remove the horses, this would best be achieved by removing all fencing making it necessary to have the animals tethered at all times. Any straying animals could then be impounded. Some grazing though is considered important in wildlife terms both to maintain the sward and provide manure, which is itself of value to many insects and thus as a food source to other animals. The absence of drugs found in traveller horses is of particular benefit.

In management terms, however, the essential need is for the grass cutting regime to be continued and for the development of a more formal aftermath grazing regime to be sought. In the interim, the horse grazing should be retained. With regard to the trees, they will continue to be monitored and any remedial H&S work carried out. A programme of replacement parkland trees planting will also be established. The refurbishment of the old orchard should be considered for future development in conjunction with the City of York Council.

Although the site is primarily of landscape and wildlife benefit, it is also an important local informal recreational resource. There are outstanding issues with regard to the formalisation of some of this interest through the implementation of the conditions of the Section 106 agreement. Other than this, however, no action is currently required.

Any consideration of the development of a cycle link will need considerable further discussion with Persimmon.

Potential of the site

In landscape terms, the character of the site as parkland is already established and does not need significant alteration. It could though be improved by some additional tree planting both to increase tree density slightly and provide for future removal of unsafe trees. Some ornamental species within this planting would enhance the overall

character of the parkland setting. Discussions between Persimmon and CYC will be required about the potential precise location of any planting.

Within the context of the parkland, however, there are significant opportunities to enhance the nature conservation interest of the site both through sympathetic management and the active introduction of specific wildlife interest.

For the grassland, this would involve continuing the management of the majority of the area by hay cropping, followed by limited aftermath grazing. Some areas could be set aside for permanent grazing to continue to allow stock to be present all year round. This would reduce the need for stock to be moved away. In addition some limited areas could be set aside each year to permit over wintering long grass suitable for invertebrate hibernation. Within the grassland some wildflower establishment could be added in to specific locations. This could be done either by seeding or by the planting of wildflower plugs.

For the trees, enhancement will be achieved by the additional planting and in particular through the planting primarily of native trees. However, certain species such as Oak and Willow are particularly valuable in diversity terms whilst certain other species, such as Sycamore and Lime, are particularly valuable in producing insect biomass. These are therefore, especially valuable as food source for insectivorous birds and bats. Such tree species would be favoured in the planting proposals for the Parkland.

Many of the existing trees though are not yet fully mature and have limited nesting sites, particularly for hole nesting species. Thus, bird boxes and owl boxes could be incorporated into some to provide this. Similarly the lack of extensive cavities will limit bat populations and the provision of bat boxes would probably be of value.

Whilst parkland is a valuable wildlife habitat, there are certain species, which have limited opportunities within it, notably some of the commoner bird species that prefer some low dense cover in which to nest. Here the hedgerows will be the primary interest and the management of these will be important. The management of the adjacent Lime copse would also benefit this interest. This could be thinned and underplanted with shrubs to encourage a more diverse structure.

In recreational terms there are few apparent requirements other than for the adoption of the dedicated footpath. Consideration will be given to other paths as permissive routes. This should remain along the existing line of site alignments maintained by cutting/trampling.

There are though opportunities for a number of other proposals should they be required, including a small picnic/barbecue area on the proposed Council open space area. This would be for local use not involving car parking. Should other uses be proposed, however, there are locations which may be suitable. These include the old changing room/bowls site which are suitable for more formal suggestions, the old pumping station site which may be suitable for limited parking and

informal recreation and the proposed open space site, again for less formal use. Such matters will be considered on their merits as appropriate.

All of the above matters can be considered on their merits but are not part of the management proposals, and further discussion is required with Persimmon and York City Council

Draft Management Prescription

Aims

To maintain and enhance the parkland character of Clifton Park so as to optimise its landscape interest.

Objectives

- To consider extending and diversifying the number of trees within the park.
- To maintain the quality of the parkland character.
- To maintain the wildlife interest of the Park.

Proposals

1. Manage grassland for hay.
This will necessitate;
 - i) Walking the site to collect debris from the fields. - May
 - ii) Pull any Ragwort and thistle remaining in July
 - iii) Haycrop in mid/late July.
 - iv) Encourage grazing.
2. Establish an agreed grazing regime on specific parts of the land in future.
3. Develop and implement a programme of replacement planting.
4. Maintain boundary fencing.
5. Create s106 footpath along agreed line.
6. Transfer the s106 land to the Council.

Responsibilities

The overall responsibility for the area lies with the owner and, as a privately owned site, any proposals and management need to be inline with their aspirations. Such aspirations though will need to be within the framework of what is permissible and acceptable with regard to both national and local guidelines. Equally, any aspirations that either the Council or the local community have must be acceptable to the landowner and anything over and above what a landowner can be expected to carry out or provide will need to be negotiated and supported.

With regard to the work indicated in the Draft Management Prescription this is the responsibility of Persimmons and will be carried out on an annual basis. However, City of York Council is happy to continue to organise the work on their behalf.

Review

The proposals will be reviewed every five years although proposals may be brought forward by agreement at any time should the need and capacity arise.

The list below indicates work identified in 2005. Where this has been highlighted the work has already been implemented.

Actions – Visual/recreational enhancement

- 1. Repair kissing gate and adjacent fencing**
- 2. Replace stile**
3. Repair wrought iron gate and **replace adjacent fencing**
- 4. Replace stile with kissing gate**
- 5. Install new kissing gate**
- 6. Repair post and rail fence**
- 7. Install kissing gate**
- 8. Investigate leaks from old sewage works and repair – Persimmons**
9. Clean old sewage work site – **In Part**
- 10. Remove flytipping**
- 11. Remove old tree guards**
- 12. Remove old fencing**
- 13. Tidy up ditch and banks**

Actions – Vegetation Management

1. Lay hedge on phased basis over 9yrs
2. Gap up hedge (50m)
- 3. Control Japanese Knotweed**
- 4. Spot treat ragwort in spring. Go back in summer and pull remnants.**
- 5. Walk area in early spring to remove debris**
6. Renovate/replant old orchard
7. Protect all trees with parkland guards
8. Plant new parkland trees
- 9. Manage existing trees**
10. Mow footpaths
- 11. Hay crop**

Actions – Nature Conservation Enhancement

- 12. Carry out aquatic planting.**
13. Erect Owl, bird and bat boxes.
14. Carry out wildflower enrichment of grassland.

Actions – Site specific proposals

1. Develop a Tree planting scheme – **In Part**
2. Develop an orchard planting scheme
3. **Landscape reinstatement plan for old pumping station and Lime Avenue.**

The works not implemented above were not obligations but could be subject of further discussion.

Possible Grant Sources for future work

There may be a number of grant sources available for implementing various aspects of agreed enhancement work.

Natural England Environmental Stewardship grants

Yorventure funding

Countryside Agency Community Greens

Ward Grants

City Council Nature Conservation grants

Highways Cycle improvement grant

Environment Agency Conservation Grants

This list is neither exhaustive nor researched and availability will be dependent on exactly what is proposed. It simply indicates what may be available.

Appendix 1

Vegetation Survey

- | | | |
|------------------------------------|------------------------|--------------------|
| 1. Coarse rough grassland – | Dactylis glomerata - | Cocksfoot |
| | Agrostis stolonifera - | Creeping bent |
| | Arrhenatherum elatium- | Couch |
| | Festuca sp. | |
| | Cirsium arevense - | Creeping thistle |
| | Rumex obtusifolia - | Broadleaved Dock |
| | Ranunculus repens - | Creeping Buttercup |
| | Trifolium arvense - | Clover |
| 2. Improved species poor grassland | | |
| | Senecio jacobea - | Ragwort |
| | Ranunculus ficaria - | Celendine |
| | Vicia sepium - | Bush vetch |
| | Ranunculus pratense - | Meadow buttercup |
| | Trifolium pratensis | Red Clover |
| | Lathyrus pratense | Meadow vetch |
| | Ranunculus repens - | Creeping Buttercup |
| | Senecio jacobea - | Ragwort |

Sanguisorba officinalis	Great Burnett
Cerastium fontanum	Common Mouse ear
Plantago lanceolata	Ribwort plantain
Rumex obtusifolia	Dock
Cirsium vulgare	Spear thistle
Cirsium arvense	Creeping thistle
Alopecurus pratense -	Foxtail
Dactylis glomerata -	Cocksfoot
Agrostis sp	
Festuca sp.	

3. Semi improved species poor grassland

Rumex acetosa -	Sorrell
Ranunculus pratense -	Meadow buttercup
Ranunculus repens -	Creeping Buttercup
Senecio jacobea -	Ragwort
Cerastium fontanum	Common Mouse ear
Vicia sativa	Common vetch
Plantago lanceolata	Ribwort plantain
Rumex obtusifolia	Dock
Cirsium vulgare	Spear thistle
Cirsium arvense	Creeping thistle
Alopecurus pratense -	Foxtail
Dactylis glomerata -	Cocksfoot
Agrostis sp	
Festuca sp.	

4. Semi improved species poor grassland

Rumex acetosa -	Sorrell
Rumex obtusifolia	Dock
Senecio jacobea -	Ragwort
Ranunculus pratense -	Meadow buttercup
Ranunculus ficaria -	Celandine
Ranunculus repens -	Creeping Buttercup
Taraxacum officinalis -	Dandelion
Plantago lanceolata -	Ribwort plantain
Stellaria graminea -	Lesser stitchwort
Cirsium vulgare	Spear thistle
Cirsium arvense	Creeping thistle
Heracleum sphondylium	Hogweed
Anthriscus sylvestris	Cow Parsley
Urtica dioica	Nettle
Veronica persica	Field Speedwell
Gallium aparine	Cleavers
Alopecurus pratense -	Foxtail
Dactylis glomerata	Cocksfoot
Agrostis sp	
Festuca sp.	

5. Semi improved species poor grassland

Bellis perrenis	Daisy
Achelia millifolia	Yarrow
Ranunculus repens -	Creeping Buttercup
Senecio jacobea -	Ragwort
Plantago lanceolata	Ribwort plantain
Plantago major	
Rumex obtusifolia	Dock
Cirsium vulgare	Spear thistle
Cirsium arvense	Creeping thistle
Alopercus pratense -	Foxtail
Dactylis glomerata -	Cocksfoot
Agrostis sp	
Festuca sp.	

7. Pond

	Typha angustifolia -	Reedmace
	Veronica beccabunga -	Brooklime
	Filipendula ulmaria -	Meadowsweet
	Ranunculus scleratus	Celery lved buttercup
	Ranunculus repens	Creeping Buttercup
	Lemna minor	Duckweed
	Alisima plantago-aquatica	Water plantain
	Juncus effusus	Soft rush
	Rumex obtusifolia	Dock
Planted in 2008	Phragmites	Reed
	Salicaria	Purple Loosestrife
	Caltha palustris	Marsh Marigold
	Stachys palustris	Marsh Woundwort

Appendix 2

Table 1

Tree	Size	Age	Number	Location
Scots Pine	Medium	Mature	32	Avenue
European Lime	Large	Mature	15	Avenue by Old Sewage Station.
Pear	Large	Mature	7	West of Pavilion Cottages access track.
Oak	Large	Mature	3	West of Pavilion Cottages access track.
Beech	Large	Mature	6	North and east boundaries
Walnut	Large	Mature	1	West side entrance to Pavilion Access track
Sycamore	Large	Mature	1	East side entrance to Pavilion Access track
Ash	Large	Mature	4	1 East of Pavilion access track, 3 on southern boundary.

Willow	Large	Mature	2	Old Sewage works site
Oak	Medium	Semi mature	4	3 East of Pavilion access track, 1 western hedge. 1 in poor condition.
Beech	Medium	Semi mature	5	East of Pavilion access track
Horse Chestnut	Medium	Semi mature	2	East of Pavilion access track
Birch	Medium	Semi mature	8	Access track and by old sewage works
Sycamore	Small	Semi mature	3	Western hedge
Apple	Small	Mature	7	West of Pavilion Cottages access track.
Plum	Small	Mature	11	Orchard, west of Pine avenue.
Willow	Small	Young	7	Around new pumping station
Beech	Small	Young	1	Eastern boundary
Ornamental Mallus/Prunus	Small	Mature	6?	Pavilion access road
			131	
Dead			5	4 Flowering Cherry 1 Birch