
East Area Planning Committee

Sept 2008

Report of the Director of City Strategy

Clifton Hospital : Outstanding Section 106 in relation to Management of the landscape.

Summary

1. This update details the discussions that have taken place with regard to the outstanding Section 106 issues in relation to Clifton Hospital. Members are asked to note that a number of meetings have taken place and that progress has been made in finalising the Section 106.

A report will be prepared in Jan 2009 to update members on the progress made although it is anticipated that final work will not be completed until summer 2009.

2. Background

- 2.1 A report was prepared in April 2008 with regard to the current status of the outstanding Section 106 Agreement on the old Clifton Hospital Site. It was reported that no progress had been made with Persimmon's with regard to the outstanding issues on the Section 106.

- 2.2 It was agreed that unless progress was made, enforcement action would be taken.

3. Consultation

- 3.1 A number of discussions with Persimmon's have taken place.
- 3.2 The Ward Member and Clifton Parish Council have been kept informed of these discussions.

4. Analysis

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- 4.1 Three meetings and a number of telephone discussions have taken place with regard to the outstanding issues, namely the footpath creation order, the dedication of land to the Council, the final reinstatement of the old sewage works and the management plan for the site.
- 4.2 With regard to the footpath, a formal letter requesting the creation of the right of way from Shipton Rd to the land proposed for adoption has been received. This will now initiate the Council's dedication procedures. No surfacing work

- is required for this route and all necessary furniture has been in place for a number of years.
- 4.3 The dedication of the land is currently with the Council's legal section and will be progressed in conjunction with Persimmon's Solicitors.
 - 4.4 The final reinstatement of the old sewage works site has been agreed and the Council's countryside officer has been asked to initiate the work at Persimmon's expense. Quotes for the work will be obtained. The proposal is to cut the vegetation, spray the area with a total herbicide, do a final clearance of any debris, lightly harrow the site and then seed with a wild flower mix to create a wildflower area. If a locally sourced seed is to be used then the majority of the work will need to be carried out next spring to prepare the area for seeding in July/Aug. 2009.
 - 4.5 In addition to the above, the copse at the end of Matrons Walk will be inspected with a view to undertaking some tree management work which may include some felling of dangerous trees and replacement planting.
 - 4.6 With regard to the management plan, an outline of proposed works has been supplied and the Council's Countryside Officer is considering whether this is acceptable. The work includes the continued management of the hayfield either by haycropping or topping dependent on whether gypsy horses are grazing the fields, continued ragwort control, inspection and maintenance of trees, limited replacement planting of standard trees on the ridge and furrow field to retain the parkland character, regular inspection and clearance of any litter or flytipping that may be present. It is proposed to leave the hedges to grow on but will be monitored to ensure that the overall integrity of the hedges are retained.
 - 4.7 This is broadly in line with its current management.
 - 4.8 In addition it is proposed to seek a suitable grazier to see if the meadows can be properly grazed to reduce the need for grass cutting. If a grazier can be found then the fields will be fenced with a combination of post and rail and post and wire. This will be in two blocks from Shipton Rd to the access lane to the Cricket Club and from the Cricket Club access lane to the Yorkshire Water Access Lane. This will leave the area between the YW access lane and the flood bank as grass to be managed by cutting on a 2 yearly basis for nature conservation purposes. Suitable access will be retained through the establishment of a Section 31 Order which allows public access to be retained on what is private land.
 - 4.9 Related to the transfer of the open space land to the Council, Persimmons have also suggested that the Council may wish to also include the sewage works area, once it has been reinstated, and the balancing pond. These would both be low maintenance areas but of considerable value for nature conservation purposes.
 - 4.10 This will be considered separately to the work required to conclude the Section 106 but is of some interest. A further report will be prepared with regard to this proposal in due course.
 - 4.11 Clifton Without Parish Council have also been informally approached about the possibility of the Parish Council taking on a lease for the rest of the site to manage it for the community. A formal offer is to be made and will be discussed in due course.

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.

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 To approve enforcement action if there are further significant delays.
- 8.3 A report be prepared in Jan 2009 to update members on the progress made toward completing the Section 106 agreement.

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Specialist Implications Officer(s)

List information for all
Implication ie Financial Implication ie Legal
Name Name
Title Title
Tel No. Tel No.

Wards Affected: List wards or tick box to indicate all

All

For further information please contact the author of the report

Background Papers:

East Area Planning Committee April 2008 - 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.