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## 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

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**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 1<sup>st</sup> Feb 2006 on the Acquisition of Land at Clifton Hospital.