
East Area Planning Sub-Committee

13 September 2007

Report of the Director of City Strategy

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

Summary

1. This report details the progress made on the outstanding Section 106 in relation to Clifton Hospital. Members are asked to note the contents of the report.
2. **Background**
 - 2.1 A report was prepared in April 2007 with regard to the current status of the outstanding Section 106 Agreement on the old Clifton Hospital Site.
 - 2.2 The report outlined the main conditions of the Section 106 that were still outstanding. These related to :-
 - i) The transfer of 1ha of land at the southern end of the site to the Council for £1 as open space. The transfer of this land was approved by the Council in Feb 2006.
 - ii) The dedication of a public footpath from Shipton Rd to the Open Space.
 - iii) The submission of a landscape plan and five year management plan for the site by Persimmon's.
 - iv) The implementation of these plans.
 - v) The clearance and maintenance of the old sewage work site to the Council's satisfaction.
 - 2.3 With regard to legal matters, it was reported that both the land transfer and the proposed footpath link were both with the Council's Legal section for a formal creation to be made. The work necessary to form the footpath route had though already been carried out and the route was in use.
 - 2.4 With regard to the management plan and its implementation, nothing had yet been formally received, however, land management following the prescription set out by the Council's Countryside Officer in 2004 was being implemented on an annual basis under the supervision of the Countryside Officer
 - 2.5 Further work on the restoration of the old sewage works site had also been carried out but there were still issues that needed to be resolved in order to bring the area to a standard where it could be managed properly. This

included removal of rubbish and surface debris to allow proper seeding to occur. Discussions on this were still pending for resolution this year.

- 2.6 Other work that was still pending included the limited tree planting work and the enrichment of the balancing pond.

3. Consultation

- 3.1 Further discussion with Persimmon's has taken place..

4. Analysis

Update Sept 2007

- 4.1 With regard to the Section 106 agreement, although it had not yet been fully implemented, at least in formal terms, substantial progress had been made and only a few issues were still outstanding.
- 4.2 The legal aspects were awaiting implementation by the Council's Legal Section, the management plan and the reinstatement of the old sewage treatment works were awaiting further consultation with Persimmons.
- 4.3 With regard to the transfer of the land to the Council and the creation of the new public footpath, these are still with the Council's Legal Section and they have been asked to progress this as soon as is possible.
- 4.4 With regard to the management plan, the main elements of the plan produced by the Countryside Officer have again been carried out, although the weather this year has made things very difficult and ragwort has been a particular problem. Discussions on formalising this plan though could not unfortunately take place as reported because the representative in Persimmon's dealing with this matter had left.
- 4.5 Similarly with the sewage treatment plant, no further discussions could be undertaken during the summer.
- 4.6 Persimmons have however, now appointed a replacement and a meeting was arranged for 30 August to discuss the outstanding issues. At this meeting the main reinstatement issues for the old treatment plant were agreed. This was to clear the whole site of existing coarse vegetation this autumn and carry out a final litter clearance. The area will then be herbicide treated in the spring and the Council's Countryside Officer will source a local wildflower seed mix to reseed the area in summer 2008.
- 4.7 With regard to the management plan, Mr R. Noble of Persimmon's will review the plan prepared by the Council and set up a further meeting to discuss the matter with a view to finalising it by the end of the year.
- 4.8 It is anticipated therefore that the main elements of the Section 106 will be resolved by the end of this year so that it can be signed of in 2008.

Corporate Objectives

- 5.0 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.

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 2006.

Risk Management

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

Recommendations

8. Members are requested to note the progress made with regard to the completion of the Section 106 agreement and the ongoing work still required in order to achieve a satisfactory conclusion to this long standing case, hopefully in 2008.

Reason: To update Members on progress with the Section 106 agreement conditioned as part of the planning application for the Clifton Hospital site.

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Report Approved

Date 3 September 2007

Specialist Implications Officer(s)

Implication ie Financial
Name
Title
Tel No.

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

Wards Affected: Clifton Without

All

For further information please contact the author of the report

Background Papers:

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.