

The Minutes of a Meeting of the Edington Parish Council Playfield Land Swap Working Group held at The Parish Hall, Edington on Tuesday 21st September 2021 at 7.30 p.m.

Present: Mesdames Greening and Dorgan and Messrs Pollard, King and Burgess and the Clerk

The PC at its meeting on the 16th September 2021 had agreed in principle to the 3D land swap subject to the satisfactory conclusion of negotiations on all matters that would be raised by the PC and had tasked the Working Group (WG) to look at all issues that had been raised at the Parish Meeting held on the 13th September 2021 as well as the representations that had been made in writing to the PC. The WG used the following criteria to consider the land swap proposals:-

- The village has an adequate PF, will the proposal enable the PC to improve on what there is at present
- Will it be of benefit to the village as a whole in ensuring the future of the complex as a village asset
- Will the proposals improve the facilities for the village children
- Will it help to secure employment opportunities within the village
- Will it meet some of the needs for the village that were identified in the village Development Plan and the evidence gathered for the Neighbourhood Plan

The WG then went on to review the comments made at the Parish Meeting and how they might be addressed:-

1. Imposing on green space. Accepting that the PF was a part of the green space it was only the proposed parking area, and negotiations would seek to minimise its impact
2. Noise/lighting/ from the parking area and number of spaces. Negotiations would seek to address these
3. Not a straight swap of land. Had it been that then the entire area of the existing PF would have been available to 3D
4. Putting all eggs into one basket. The only business that had a viable interest in the proposal was the 3D and the WG was not aware of any alternatives
5. 3D moving on. This would have to be a commercial decision over which the PC would have no control but would be a legitimate question to ask as part of the negotiations
6. Visitor centre/museum/ PC's strong bargaining hand and why the need to exchange/ new PF maintenance/ emptying bins: these would all be points to raise in discussion with 3D
7. Restrictions similar to Priory Farm. The proposals were not on all fours with The Priory but the WG was concerned as to numbers and noise that might be generated and would seek to alleviate that either by agreement as part of an eventual deal or as Planning conditions on any Planning application made by the 3D
8. Alternative ideas. These would be put to 3D as part of the discussions
9. Covenant to restrict use of land. There would be legal and commercial issues to be balanced in the negotiations (a) as to their enforceability, especially against successors to 3D, and (b) the extent to which, if too restrictive, might call the deal into question. Any such covenants would need to be carefully drafted
10. An agreed landscaping Plan. The WG would seek to ensure this would also be a planning condition

11. State of existing PF and its equipment/more for teenagers. Improvement, transfer of some equipment and possible new subject to an agreed budget was already on offer and the WG would seek to maximise that
12. Proper access to B3098 and adjoining fields to the west. All necessary rights would be considered along with the covenants referred to above

Other comments/concerns raised in the written representations to the PC

13. Protection of existing line of trees/retention of the footpath. This was not affected by the land swap save for those trees that would be in the area of the suggested new Car park and would be part of the negotiations in regard to rights of access. It was noted that an application had just been made for a TPO on these trees. The WG took the view that the footpath would no longer be necessary other than to cross the proposed car park to the stile into the adjoining field to the west. The WG considered it would be appropriate to keep the fence as dividing the children's play area from the northern section (accessed by a gate) which could be used for the new football pitch
14. That there should be significant improvement in play equipment etc. It was anticipated that the negotiations would ascertain the level of finance that would be on offer to carry out replacements that the PC might consider appropriate. It had been impressed by the input of Henry Marshall at the Parish Meeting and would be seeking the views of the village teenagers
15. Public electric car charging. This would be put to 3D as part of the discussions. *(MRW note. If this could be achieved it would be a significant benefit to the village as a whole)*
16. Parking spaces for the village. This would be part of the negotiations and if agreed the PC would need to consider specific arrangements.
17. Numbers and time limits on events held by 3D. The negotiations would seek to agree these - and to incorporate them as conditions in any planning consent that is sought
18. Potential for 3D to extend and develop the complex. The WG will expect a full and frank discussion of all issues in the negotiations but is conscious that 93% from the village survey thought that local businesses should be supported and encouraged
19. Current uninterrupted views across the part of the field to be acquired. The PC would, if the land swap went ahead, consider carefully the siting of equipment to minimise obtrusion
20. New access from Tinhead Road at northern boundary. This was not an issue so far as the negotiations with 3D was concerned and would be a management consideration for the PC in the event of the 3D deal being satisfactorily concluded

The WG then asked Mr Burgess and the Clerk to develop a set of terms that could ground the negotiations that could now begin. It acknowledged that the negotiation may lead to other issues for consideration by the WG and the PC.