

## Notice of meeting

There will be a special meeting of the South Marston Parish Council on  
Tuesday 26<sup>th</sup> February 2019 at 7:30pm in the Village Hall.

Agenda item	Supporting info	Start time
1. <b>Apologies</b>		7:30pm
2. <b>Declarations of interest</b> Members are reminded that they should declare any interest they have in an agenda item at the start of the meeting or, if not previously foreseeable, during any discussion of the matter concerned.	None	7:32pm
3. To approve matters relating to the school expansion onto part of the Recreation Ground: <ul style="list-style-type: none"> <li>• <b>To approve additional legal costs</b></li> <li>• <b>To confirm further instructions to the council's solicitors</b></li> </ul>	Report below	7:34pm

### Report Agenda Item 3

The South Marston Village Neighbourhood Plan, endorsed by the village referendum 2 years ago, included the expansion of the existing primary school onto what is currently part of the Recreation Ground. The Statutory Notice, recently posted up on the website, is part of that process.

The school expansion is an integral part of the village expansion. The Parish Council has insisted that it is directly linked to the transfer of the adjoining 10 acre field behind Bell Gardens to the Parish Council as 'compensatory land'. Over £2,000,000 is being put in place to fund sports facilities, footpaths and landscaping as well as a new village hall and parking at the expanded village centre.

The legal requirements for the land transfers are more complex than usual and involve 4 different parties. Solicitors have agreed the meat of the various documents, to include a mechanism to ensure that we do not give up the school expansion land until we receive the compensatory land.

We hope that the Agreement will be ready for final approval and signature by the March Parish Council meeting. It then has to go to a Swindon Borough Cabinet meeting to agree that the Borough will 'front fund' the new school buildings, funds that will eventually be re-paid by contributions from the various developers.

The Parish Council has reserved funds from previous planning gain contributions to fund professional fees related to village expansion. The Parish Council delayed instructing solicitors until the framework of the deal was clarified, but the fees to date are £4,500 and £700 in searches. The Borough has agreed to contribute £1,500 towards the overall cost. The Council approved the original estimates for legal fees in May 2018. Our solicitors now estimate a further £500 to complete the Agreement and ancillary documents with a further £750 as and when the transfers take place. This special meeting is being held to approve payment of the additional amounts and considerations necessary to complete the legal agreements.

Signed,

*Gary Vickery*, South Marston Parish Council Clerk