



Playfield improvements

For some time now there has been an issue with customers of the Three Daggers complex having to park in the road due to the small number of parking spaces within the site. To address this issue the Three Daggers have been working to acquire more land on which could be built an enlarged car park.

Following lengthy negotiations Three Daggers Operating Ltd. are looking to purchase part of the field to the north of the existing play field. In negotiation with the Edington Parish Council they would undertake a land swap for part of the existing play field to become part of the new car parking area and in return the Parish Council would be given part of the land to be acquired to the north of the existing field. The exact details can be seen on the attached map.

The Parish Council at a meeting in August agreed to study the proposals in detail with a view to agreeing the deal if it was felt that it was to the benefit of the village.

The following points were identified as reasons why the deal should be considered.

- The enlarged car park would remove a significant problem with vehicles parking on the B3098.
- The new field would be approximately 500 square metres larger than the existing field. All of the new play field would be owned by Edington Parish Council.
- As part of the deal the Three Daggers Operating Ltd. have agreed to take over the maintenance of the new field at no cost to the Parish Council.
- All costs incurred in the selling and purchasing of the land would be covered by Three Daggers Operating Ltd.
- Any play equipment that needs to be moved as part of the arrangement would be moved by the contractors employed by the Three Daggers Operating Ltd. at no cost to the Parish Council.
- Any play equipment deemed to be either unsuitable to move or no longer suitable for the field will be replaced by the Three Daggers Operating Ltd. for equipment identified as being desirable by the Parish Council within an agreed budget.
- At no point will there be any cost to the Parish Council apart from charges incurred in ensuring that the Parish Council have undertaken their statutory requirements relating to the sale and purchase of a village asset owned by the Parish Council.
- The Edington Parish Council will work with the representative of Three Daggers Operating Ltd. to ensure that all work is carried out to the Parish Council's satisfaction.

The proposal will be outlined at the next meeting of the Edington Parish Council on Monday 13 September at 7.30pm when members of the public will be invited to attend and raise any questions. Following the presentation and the question and answer session the Edington Parish Council will then hold their regular meeting when they will make a decision as to whether they wish to proceed with the deal.

John Pollard

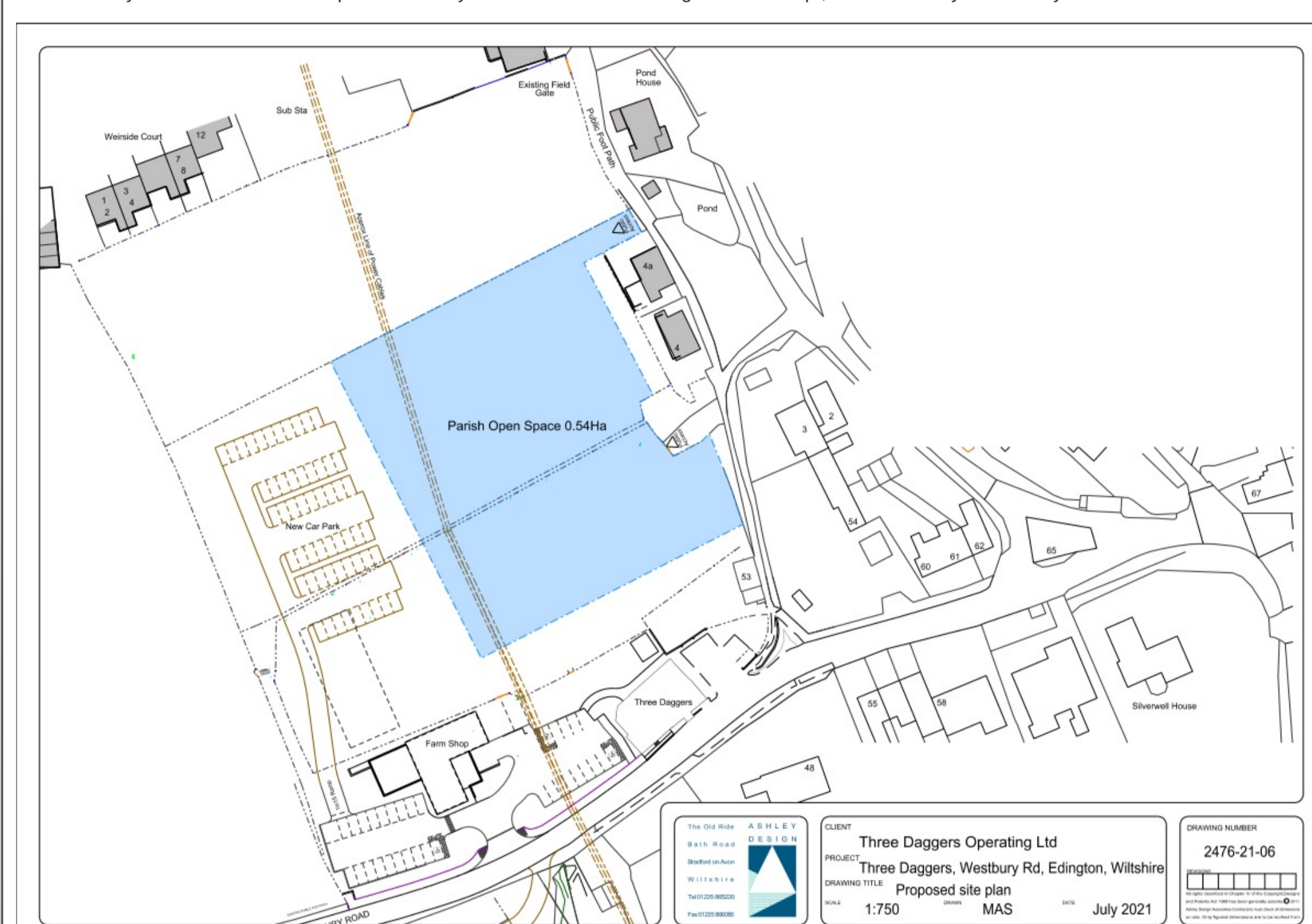
Chair Edington Parish Council

Please note, to comply with current Covid rules please notify the Clerk to Edington Parish Council at least 48 hours in advance of the meeting of your wish to attend and also if you wish to speak at the meeting.

clerk@edingtonwiltshire.org.uk

At present it is planned that the meeting will be held in the Edington Parish Hall, however should the number of people wishing to attend be greater than the safe number allowed in the Parish Hall under Covid rules we will find an alternative venue. Details of the alternative venue will be published on the village website at least 24 hours before the meeting.

As advised by the Government we request that everyone wears a face covering unless exempt, this is for everyone's safety.



Proposed site plan for playfield

Statement about the proposal from Three Daggers Operating Ltd



THREE DAGGERS

Edington Play Field / Three Daggers.

For a long time The Three Daggers has been looking at options to improve the problem of parking around our business complex. We are now delighted to announce that we have secured the purchase of half the field to the north of the Parish Council play field, known as Tinhead Field.

It was our intent to buy the whole field, with the purpose to create extended parking for our business, whilst securing a preservation order on the rest of the land which would be signed over for public access as a village green. Ultimately we have only agreed the purchase of half of said field, which will allow us the same parking, but less ability to put excess land into a preservation order and subsequent public use.

The Three Daggers feels incredibly proud to be part of Edington and the surrounding areas. We want to continue to have a positive impact on the village, creating a central meeting point, a local shop for necessities and indulgence, and a place to relax and enjoy life for a while. Never has this social aspect of life been so important. We hope to continue to host the local community, in the most positive way possible, and keep on providing employment for our neighbours.

In order to obtain the increased parking, it will be necessary to exchange in part this land with the Parish council, on a land swap basis (it can be noted that the PC will increase their land holding by 500m2 in the process). The proposal has been posted on the Parish website. The necessity of this acquisition is fairly simple to understand. Currently, during busy times, there is simply insufficient parking for our customers, resulting in street parking which is far from ideal. The current restriction of parking is also a throttle on the business: we simply cannot cater for all the people that want to visit The Three Daggers, and Edington: this extension will allow the business to grow into a successful economy of scale. It can also be noted that our car park is often used by non patrons, parking before heading off for a walk in the village or up on the Plains.

The ability to access this parking from the existing entry, means that we will not affect the interior of the village as all traffic will remain on the main Westbury Road.

As you may or may not know, The Three Daggers is undergoing a period of transition. The world has enforced a huge set of constraints on us all, and this is having a huge impact on hospitality business as a whole, with us included. Without the expansion of the core business, food on plates, bums in beds and Farm Shop sales, the business, under current circumstance, will not survive the storm. This extension we hope will allow us to grow to a level that makes sense of the current setup. It is our aim to make this transition a positive one to all concerned, not least the Edington community, in both our offerings but also by continuing to create jobs

PUB | INN | FARM SHOP | BREWERY

THREE DAGGERS (OPERATING) LTD
47 WESTBURY ROAD EDINGTON WILTSHIRE BA13 4PG
01380 830940 WWW.THREEDAGGERS.CO.UK

COMPANY NO 07412353 VAT NO 103 4000 93

Additional statement form Edington Parish Council – 9 September 2021

Edington Parish Council

Supplementary information pertaining to the proposal to enhance the village playfield.

There have in recent days been a number of documents circulating that have been brought to the attention of the Chair and the Clerk to the Council. These documents contain a number of inaccuracies and some are completely false. We feel it is important that everyone is aware of the true facts and not falsehoods being circulated by some people.

Outlined below are some of these statements and with each one is a response from the Parish Council.

- Village events that utilise the existing playing field with the marquee and music will bring noise closer to residential property, generating potential conflict between village events and villagers. **RESPONSE – There are only two events held by the village each year on the playfield, namely the Charity May Ball and the Edington Fair. There are no plans to increase the number of events held on the field. These events are for the entire village and are seen to be an integral part of village life for those people who wish to take part.**
- The holiday house that is owned by the company has been the source of noise complaints because of the guest's late night partying, are there any guarantees that the proposed new hard standing car park will not become hard standing for a concert stage or other live events that will blight villagers? **RESPONSE – It is assumed that the "Holiday home" referred to is actually the Hillside complex, which is not a holiday home but is described by the company as "Cottage-Luxury-Ensuite-Garden View-6 Bedroom House". This is on the other side of the road to the playfield and has no bearing on the proposal. The reference to live events - The Parish Council has no plans to hold pop festivals or any other live events.**
- Will the car park be locked at night to prevent unwanted vehicles or occupation from caravans/motorhomes etc? **RESPONSE – The use of the car park is for the management of the Three Daggers to oversee and it is their responsibility to ensure its appropriate use. The Parish Council nor the Three Daggers have ever discussed the use of the land for a caravan/motorhome park and have no intention of doing so.**
- I have just read (04/09/21) that Three Daggers have already purchased the land. Does this mean that the deal with the Parish Council has already been done? The land would not have been purchased without Three Daggers ensuring access from the complex. **RESPONSE – The purchasing of the land is nothing to do with the Parish Council, it is a business transaction between the land owner and the purchaser. At this point in time as far as the Parish Council are aware The Three Daggers have not purchased the land. We understand that Three Daggers Operating Ltd. have conducted lengthy negotiations with the land owner and have expressed an interest to buy subject to the proposal that they have submitted to the Parish Council.**