

CENTRAL SWINDON NORTH PARISH COUNCIL

Keepmoat Lease Variations

1. Recommendations

AUTHORISE the Clerk to issue the lease variations for the Moredon Sporting Hub lease, as detailed in Section 2, to Bevirs for formal variation.

AUTHORISE the Clerk to reclaim incurred legal fees arising from the lease variation from Keepmoat Ltd, Lakeside Blvd, Doncaster, DN4 5PL.

NOTE that it is understood the proposed variations present no material change to the management, maintenance, or public use of the site, given the already granted planning permissions.

2. Report Details

Summary

In July 2024, the Parish Council entered into a lease with Swindon Borough Council (SBC) for the Moredon Sporting Hub, associated playing fields, and adjacent land, as shown in the plan below.



Under clause 4.1.9 of the lease ("the Parish Lease"), SBC retains the right to vary the lease. SBC has now requested several minor variations, following discussions with the developer of the adjoining land (Keepmoat Ltd), to facilitate adjacent development works.

Proposed Variations

Surrender of Easement Strip

The Parish Council is asked to surrender the area shown coloured blue on the attached plan (“the Easement Strip”) from the Parish Lease.
Amendment to Clause 3.3 (Right of Entry)

The clause is to be varied to read as follows:

“The right to enter onto the Landlord’s adjoining land for the purposes of complying with any of its obligations under the provisions of this lease, in so far as they cannot otherwise be reasonably complied with, save for land which comprises (or is intended to comprise) a dwelling and its curtilage, an electricity substation, gas governor station, pumping station, service media, energy centre, combined heat and power plant or similar areas.”

Additional Developer Reservation(s):

The developer has requested a further reservation:

“The right to divert any Service Media on the Landlord’s Neighbouring Property serving the Property.”

SBC will confirm whether this is already covered by clause 4.1.5 of the Parish Lease before agreeing to the variation.

3. Summary

The proposed variations appear minor and will not affect the Parish Council’s management, maintenance, or operational responsibilities for the Moredon Sporting Hub.

The surrender of the small blue-shaded strip, currently forming part of a proposed attenuation area, would remove maintenance obligations from the Parish Council and is therefore potentially beneficial.

While the surrendered area is classed as green space albeit designated in planning terms as ‘brown field land’, this matter has been addressed through the planning process.

As part of planning consent, Keepmoat Ltd and Swindon Borough Council have already secured mitigation and financial contributions to offset any loss of green space through a Unilateral Undertaking, including:

Contribution	Amount
LEAP Contribution	£33,668.75
Off-site Formal Play Facilities	£33,668.75
Off-site Local Open Space Contribution	£51,446.66
Off-site Major Open Space Contribution	£16,388.65
Off-site Outdoor Sports Facilities Contribution	£35,864.73
North Meadow and Clattinger Farm* SAC Mitigation	£21,318.00
Monitoring Fee	£7,372.44
Travel Plan Contribution	£288 per dwelling (approx. £19,008)
Total (excl. RPI indexation)	£218,735.98

These contributions are claimed to deliver environmental and recreational benefits through tree planting, landscaping, and the installation of bird and bat boxes across the wider development area and appears beyond.

*Clattinger Farm appears to be located in the Cotswold Water Park managed by Wiltshire wildlife.

4. Conclusion

The proposed lease variations appear administrative in nature and do not materially affect the Parish Council's interests. The changes align with existing planning obligations and offer minor operational advantages through reduced maintenance responsibilities.