***(Nigel Walsh 22/2) If there is currently an issue with access to Northern Fields, why will owning these fields make a difference?***

Access to Northern Fields is at present across Weir Meadow. This would be unacceptable if we were to use the site as a sports field. There is an alternative access via College Lane. However, the current tenant is unable to use College Lane as they use large combine harvesters (width 3m+). If we own the Northern Fields we would be able to stipulate the use of these fields and insist on access down College Lane.

***(Mrs Sylvia Moore 22/2) Will the stream be looked after as part of the plans, as it is currently in poor condition?***

Yes the stream would be part of the deal and this is seen as a positive. Ide PC would own and look after this amenity.

***(Rose Saunders 22/2) Will fundraising for the Weir Meadow project overlap with other community projects such as Ide Community Orchard?***

Yes there will be an overlap in terms of timing and signing of contracts. However, the projects are different in nature and so will attract funding and grants from different sources. They may also attract different end users and so it’s likely that fundraising efforts will complement rather than compete with each other.

***(James Morgan 22/2 and Nick Irvin 26/2) What is the cost of developing Weir Meadow site further after land purchase?***

The land purchase cost is £170k. After this initial cost, development costs will very much depend on what we do with the site. For example if we simply develop the cricket and football pitch, costs will be relatively small; if we develop the MUGA this could add up to £150-180k, however this facility would attract users and rental income. Once we have got through Phase 1 (Land Purchase) we would need to prioritise and evaluate development options. Our research to date has shown there is currently a shortage of rental sports pitches in our area, so even adding a football or rugby pitch is likely to generate income.

***(James Morgan) Is there scope for any further borrowing or grants?***

Yes the ECB, the FA and Sport England funding may be available for development of sports sites. The level of funding will depend on the facilities we wish to develop.

***(Imogen Walsh 22/2 and David Williams 26/2) Who will manage the site in the future?***

The management of the site will be taken on by Weir Meadow Working Group which, in the future, will form a management committee for the site.

Richard Cloke who serves on the Weir Meadow Working Group and is very experienced in managing and maintaining Ide CC grounds, is keen for the project to go ahead. Ide CC would be maintaining the cricket pitch and would pay rent to Ide PC for use of the site.

Ide CC have looked into moving their current pavilion. This may not be viable as the pavilion is custom built on its current location. There is a simple square on the site plan to secure outline planning for a pavilion/ club house. Further details would be worked up on the nature of a future pavilion / club house and facilities as the project progresses. Current focus is on Phase 1 - land purchase.

The primary focus of Ide CC would be to ensure that the pitch is safe for its members to play cricket on. At the present site, which is private land, there have been difficulties with allowing public access to the CC grounds, so the current CC ground is not open to the public. Weir Meadow is 6.5 acres so this should provide ample space to other users so that the cricket pitch can be sectioned off and maintained during the season, whilst other areas can still be used for other sports and public recreation. An artificial wicket could be installed that would attract other CC’s and potential income.

***(Nick Irvin 26/2) Have TDC seen the provisional plans and said that they would support the application?***

Yes, they have. The proposal is in the Ide Neighbourhood Plan – the site is designated for recreational use and this basically gives the site development the green light. They have advised that a full planning application should still be made.

***(Jane Rotinoff 26/2) Does the £170k include permissions?***

No, this is just the cost of purchasing the land. We have ensured that we have pulled the application together as economically as possible with much expert advice being obtained ‘in village’ on a pro bono basis.

***(Henry Perrett 26/2) Do the plans include a rugby as well as football pitch?***

Yes the area can be used for both. Plans are outline at present.

***(Mark Thomas 26/2) How much will the Community Orchard Project cost and how does this link with the Pynes Farm development?***

Pynes Orchard will cost £67k but it does not require planning permission and development costs are very much less. The cost per acre is higher as it was valued as amenity land rather than agricultural land. Funding sources are different as previously mentioned.

Pynes Farm Yard, if and when it is developed, will attract a community infrastructure levy (a proportion of which comes to the Parish Council) at the expense of the developer. This might be around £30k but should not be relied upon as we don’t currently know the outcome of the development proposals. Ide PC have seen and commented on preliminary proposals to ensure that they comply with the policies in Ide Neighbourhood Plan.

***(Jane Rotinoff 26/2) What do the proportions of funding in terms of grants vs donations vs borrowing look like? Could we borrow for the Orchard as well as Weir Meadow?***

We don’t know at the moment. We need the Option to Purchase Agreement and to secure planning permission before we make firm funding applications. If all else failed we know that we can borrow the whole amount by applying for a PC loan to the Secretary of State using the formal process. We would seek the community’s agreement to raise the annual Precept, which in turn would be likely to raise council tax by a definite but modest amount (as a rough illustration, by about £1 per month per band D household to service and repay a £120,000 loan over a 50 year period). Ide PC would consult on this before going ahead, This is seen as a backstop position. But there is no cap on Parish Councils’ precepts, unlike the cap on Districts’ and Counties’ incomes.

The question around whether to borrow and the amount to borrow between the Community Orchard and Weir Meadow has not been fully debated. Weir Meadow is likely to bring greater benefit to the community, however, community orchards are known to promote community and wellbeing across a great many villages in Devon alone. We would need to look into this further.

(***Nick Irvin 26/2) Has the development of the site as a solar farm been looked into? How much of the site could be used as a solar farm?***

Not been properly investigated, but in discussion at the working group it looks as though about a quarter of the site could be used without causing a visual impact, most likely the NW section of Northern Fields, possibly with a large storage battery on site to allow selling electricity to the grid at optimum times. The capital outlay for buying and installation of PV panels could make this option unattractive. Use of the power generated on the site for car charging may be an option.

 ***How much has the school been consulted by the Working Group?***

School would be encouraged to use the space. The school is not separately represented on the working group. We would welcome other schools in the area to use the space.

***(James Romain 26/2) What is the potential for a club house gym?***

The site has a lot of potential but the primary focus should be on land purchase. The outline permission currently being sought does not give details of pavilion design. This will come as part of future planning conditions.

***(Jane Rotinoff 26/2) What about security?***

The more complex the development the more complex it will be to maintain security. The current cricket ground and pavilion have not attracted any security issues but security of any new facilities should be a consideration in the future.

[With thanks to Paula Burton Perrett for logging the Q&A sessions]