

Ide Parish Council
Report for meeting 21 July 2021 - Nick Bradley
Weir Meadow & Northern Fields Working Group

The working group last met on 14 July 2021. Here are updates on the current issues.

1. Stuart Brooking has stepped down as chair after two years, and will continue as a group member. Richard Cottle now takes over as chair of the group.
2. The signed Option Agreement contracts have been exchanged by the parties, giving us until 24 March 2024 to purchase the fields.
3. The water drainage management plan (WDMP), and the landscape & environment management plan (LEMP), submitted in March 2021 have been accepted for the Change of Use permission [Ref 20/00668/MAJ]. The pre-commencement conditions for this application are now, therefore, discharged.
We will need additional professional advice to write the necessary WDMP & LEMP to discharge the pre-commencement conditions for the groundworks under the permission for a pavilion and car park [Ref 20/00669/FUL].
4. Through Ide resident Jerry Kent, we were put in contact with Mr Jerry Stott, quantity surveyor at Mildren Construction, who generously produced, pro bono, a bill of quantities for the groundworks required for the car park and other planning conditions. We invited five companies to provide tenders for the groundworks in line with the drawings submitted with our application 20/00669 and this bill of quantities. Our in house estimate which appears on p12 of the draft prospectus v10 was £35,200 + VAT. The two tenders received so far have come in at £95,652 + VAT, and £102,394 +VAT, with potential reductions of £20k and £29k respectively if topsoil and spoil could be disposed of on site (possible, but not a given).
5. The group considered the implications of these tender figures, and decided to recommend the following to the Parish Council and the Joint Projects Fund Raising Group:
 - approach TDC planners to discuss the acceptability of installing a greener, non tarmac, sustainable, free draining car park surface - which would be cheaper and more environmentally friendly.
 - concentrate entirely now on raising funds to buy the land as Phase II of the project.
 - move car park and pavilion developments to Phase IV, to be tackled once we own the land
 - revise the fund raising strategy, prospectus and leaflet accordingly.
6. A joint projects fund raising leaflet for local distribution is in advanced draft form. Its content has been discussed by the Orchard, Weir Meadow and Fund Raising groups.
7. We are considering an idea of inviting donors to sponsor What Three Words 3mx3m squares on Weir Meadow as well as trees.
8. We noted that erosion is increasing at and above the Weir, under the highway and under the field bank. The Church Commissioners and Devon Highways are to be alerted. END.