

IYN Success for St James

We are delighted to announce that an amazing 6 of our 7 entries have received the top award of 'Outstanding', with one achieving the 2nd highest award of 'Thriving.' In the RHS 'It's Your Neighbourhood' (IYN) awards, part of Exeter in Bloom.

Powderham Crescent Thriving!... Queen's Crescent Gardens Outstanding!... St James Vegetable Gardens Outstanding!... St Sidwell's Community Centre Gardens Outstanding!... St James'; Park Station Outstanding!... Devonshire Place Orchard Regeneration Project Outstanding!... Bury Meadow Residents' Association Outstanding!

Both **Bury Meadow Park and Devonshire Place Orchard Regeneration Project** were also involved in the partnership nomination for the Exeter City entry which was **awarded the Silver Gilt medal!**

Christine Fraser who leads the 'Exeter in Bloom' campaign and is an RHS 'SW in Bloom' judge, was impressed with the range and quality of the IYN entries this year and emphasized their valuable contribution to community spaces.

University encourages social responsibility

As the end of term approaches we wanted share some of the messages we are communicating to students at this time of year.

Social media messages will be sent to students regarding the need to socialise safely, responsibly and with consideration for neighbours. We will also be reminding students to plan ahead for their last grey-waste collection before departing for Christmas.

The Student Community Wardens will be working with the Students' Guild to encourage students with accumulations of bottles to dispose of their glass before Christmas. The 'glass-caddy' scheme will be in operation during the last few weeks of term.

Student Community Wardens have also been undertaking the following activities:

- Bicycle stop-checks to deter students from cycling without lights
- Burglary awareness messaging
- Food collections for Exeter Food Bank

Estate Patrol can attend off-campus noise disturbances on 01392 723999 and our Community Liaison team will make follow-up contact.

If you have any questions about our off-campus activity or you wish to discover more about accessible events and activities on-campus, please contact us:

Email: streetwise@ex.ac.uk / Tel: 01392 726252



Rory Cunningham



Sophie Parker

TWRA Turns 20!

TWRA (Thornton West Residents' Association) had good reason to celebrate this summer. 2018 marked the 20 year anniversary since its formation and the 10 year anniversary of the now infamous 'Tea in the Park'.

The residents had fun in the sun and demolished an abundance of home-made cake whilst reflecting on the original purpose of its formation; to support the residents and to protect the unique Arts and Crafts area.

The Association was delighted to offer the funds raised from the event to Exeter YMCA's Communi-café which was a pop up café in the city centre run by its young residents to gain skills and confidence in the work place.



Our statutory sources of income are at risk, this will enable us to continue to create inclusive and transforming communities where young people can be empowered to develop their full potential in body, mind and spirit. Jonathan Snicker, Trustee on receiving the news that TWRA support YMCA.

www.ymcaexeter.org.uk jonathan.snicker@ymcaexeter.org.uk

Passing the Baton

Lesley Curd, erstwhile resident of Queen's Crescent, was the Chairman of the Garden Committee for 12 years up till 1994, and spent that time encouraging fellow residents to accept the responsibilities set out in a Deed of 1900 which gave conditional use of the 'pleasure garden' to the neighbouring houses.

Lesley, who still passes by on occasion, has sent these words of appreciation:

I am so thrilled that the fun I had looking after the 'Park' I loved has been repeated by so many again. I am inspired by your wonderful team work, and the persistent resolve of you all. This has brought about the legal recognition and the handing over of the Lease and associated responsibilities for its care to the Trust. Thousands will pass and enter it in the years to come, and like me be encouraged and refreshed. This even more so for the birds and wildlife for whom it is home.

Well done and thank you.

find out more at www.exeterstjamesforum.org

ABOUT St James

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DELIVERING THE NEWS AND STORIES AROUND AND ABOUT OUR NEIGHBOURHOOD



Clock Tower Hotel – another family home opportunity in jeopardy!

Clock Tower Hotel – another family home opportunity in jeopardy! The vision of St James Neighbourhood Plan (NP), for a balanced and vibrant neighbourhood was widely supported including by the University Student Guild. The consensus view was that a sustainable St James, good for all, is one where student residents are a significant, but not a dominant part of the community.

This is very relevant to a current application for change of use of Clock Tower Hotel, New North Road, a Grade II listed property, part of a gracious terrace in St David's conservation area.

Following failed applications for conversion to an 18 bed student HMO (house of multiple occupancy), Exeter College has submitted an application for boarding accommodation for up to 25 students aged between 16 – 18 years. The planning consultants have argued that as this proposal is for an entirely different cohort from the university students in HMOs, it would 'contribute to a mixed and balanced community'. It seems doubtful that many would agree.

The Forum can confirm that in 2017 at least one local builder responded to an invitation by Wilkinson Grant estate agents to make an offer to purchase the Hotel, crucially at the much-reduced asking price that the agent had told a meeting of local councillors, Forum representative and the Planning Officer would make conversion

to two family homes financially viable. The invitation proved empty – Wilkinson Grant ignored his cash offer! As long as planning permission is granted to developers of student accommodation who are willing to pay prices totally unrealistic for any other purchaser, development is bound to lead to further increase in community imbalance.

NP policy Sustainable Development 3 (SD3) focuses on small scale infill or windfall sites arising for example when commercial premises become vacant. Here development proposals will only be supported for affordable housing or high quality private residential use.

If you support the community's vision of the NP and object to this application, the Forum would encourage you to submit your comments online at exeter.gov.uk/planning, or write to the case officer, laura.dymond@exeter.gov.uk, quoting the application number 18/1641/FUL before the deadline on 13 December.

ESJF lobbies ECG to reduce letting boards

A proliferation of letting boards in an area has an adverse effect on the visual appearance of the neighbourhood and can be potentially off-putting for family buyers and renters. It also unfortunately highlights potential empty properties to burglars. Exeter St James Forum (ESJF) has been monitoring contraventions of a protocol which came into force in September 2014.

This protocol, active in St James and other areas of the city states that:

No 'To let' signs should be displayed during July or August or by the same agent on adjoining properties.

No 'Let by' or 'Let and Managed By' sign boards should be displayed, including for the fourteen day period allowed by law.

Our findings show that this protocol has been openly flouted since its inception.

ESJF, together with Cllr. Keith Owen, has been lobbying the City Council to instate a 'Regulation 7 Direction' meaning that the Secretary of State would impose additional control measures over such signboards within the protocol area. This has proved to be extremely effective in other parts of the UK, most notably in parts of Nottingham which now have a total ban on letting boards from October to January and only one single board is permitted per landlord/agent per street together with various other visual restrictions.

The Council is presently undertaking a letting board survey of St James and the neighbouring areas with a view to considering submitting such a request forthwith.

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We are looking for welcoming homes in Exeter for our junior students (aged 12-17) for 2, 3 or 4 week periods this summer.

We ask you to provide half-board from Monday to Friday, full-board at the weekend (with a packed lunch for the Saturday excursion) and a friendly, family welcome into your home.
**No weekday packed lunches – we provide these from Monday to Friday at school.

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Mr Bowen, take a bow



Stroll along Queen Street or ponder the view across from Exeter Library and you're sure to be distracted by some of the most attractive and arresting artwork to adorn our city: brilliant images of well-known Exeter buildings and landmarks transform an uninspiring bridge and a plain brick facade. This is the work of long-standing resident of St James, our very own Aylwyn Bowen.

Graphic designer extraordinaire, Aylwyn has been an active participant in Thornton West Residents' Association as well as both Forum and Trust. Over many years he has generously given his expertise and skill to assist the progress of all three organisations, spending countless hours in working for the benefit of our community. Indeed single-handedly he has created a visual identity for St James as seen in all our publicity material, our websites and, of course, the newsletter you are now reading!

Aylwyn has recently moved out of the neighbourhood and is consequently stepping down from his involvement in our affairs. We wish him well and will forever remain enormously grateful for the wonderfully clever and colourful legacy he leaves us.



Hello

My name is Rachel. I am a new Community Builder for the St James ward, employed by Exeter Community Initiatives as part of the Wellbeing Exeter programme and one of a team of 12 'Community Builders' who each cover a ward of the city. We want to support residents to find more opportunities to Give, to Connect, To Be Active, and to Keep Learning within their neighbourhoods.

I am here to help...

- Raise wider awareness of what's already happening locally.
- Listen to your ideas and any skills you can offer to help make our area an even better place to live.
- Connect people who have similar interests and skills, but who may not be in touch with each other, and to support them with making their ideas happen.

I am out and about listening to residents in groups, at events and on the doorstep, but if in the meantime you have any ideas about how we can connect for the greater good of our local community, please do get in touch:

Rachel Harriss Email: duryardandstjamescb@gmail.com
 Facebook: [Duryard St James CB](#) Mobile: 07746 472581



Prospect Park leads the way with street trees

Street trees make an appealing contribution to urban streets; softening and greening the built up landscape and connecting us to nature whilst allowing nature to thrive. The positive effects of cleaner air and a calm environment on our own wellbeing are widely known.

Many of the beautiful trees in Prospect Park were planted approximately 35 years ago by a group of likeminded residents and help to make the area special. Sadly 2 of the trees were vandalised last year, and after months of perseverance the residents are now looking forward to a new Cherry and Pine. The trees will be adorned with homemade decorations in the hope that by making the trees looked cared for, this will deter further vandalism. Street tree planting in key streets of St James is one of the community-identified projects in the St James Neighbourhood Plan. We welcome the views of local residents and suggestions of possible locations. info@exeterstjamesforum.org



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Encourage our Hedgehogs!

Hedgehogs have been seen recently in St James which is good news for this declining species. Hedgehogs need a large territory, travelling around a mile a night, and these sightings highlight the value of having good wildlife corridors in St James.

With a few simple steps, you can help encourage hedgehogs into your garden:

Build hedgehog holes so that they can pass through the garden from both sides. They need to be 13 cm wide and the same height to be able to pass through.

- Leave some logs and leaves in your garden. Hedgehogs love leaves and branches and will hibernate beneath them in winter.
- Avoid pesticides and weed killers - these can harm hedgehogs and reduce their food supply.

If you can attract them to visit, they will return the favour by eating your slugs, so it's good for the rest of your garden too.

You can learn more, register your hedgehog holes, see a map of hedgehog sightings and pick up other tips at: www.hedgehogstreet.org

Left: Prospect Park residents enjoying a street party at the end of September. Notice the street trees and look out for advent windows from 1st December!

Queen's Crescent Garden - What's Next for the Regeneration?

The long-awaited continuation of the wall restoration has already seen the rebuild of the Longbrook / Queen's Crescent corner using reclaimed bricks kindly donated from various sources. This section of wall, already in poor repair, was badly damaged a few years ago when a car collided with it.

The value of mature trees in the Garden is undisputed. Following independent arboriculturist advice and consultation with Exeter City Council's Tree Officer, it was decided to retain all the yew trees along York Road to provide some protection from the traffic-related pollution, but to amend the 2014 concept design and remove the Western Red Cedar that has seriously damaged the Queen's Crescent wall and pavement. This will make way for the restoration of the full length of Queen's Crescent wall.

As a result of the tree and topographical surveys, a refined design was agreed at the Trust's AGM which sees the proposed York Road entrance moved a few metres further up to the corner of York Road and Queens Crescent as shown on this latest plan of hard landscaping elements, including layout of paths drawing people into and through the space.

Many hands needed to keep our community space spick and span!

We are looking for volunteers to join the mowing rota next year - working in pairs the whole job takes less than 2 hours. We also plan to create a year round weekly litter-picking rota and hope that 100 residents will come forward. Could you commit to just one week a year?

It has been very encouraging that a number of you have already been helping with simple maintenance tasks, including some anonymously in litter-picking. Exeter Round Table, Police Cadets, University Staff, Community Student Volunteers and Clifton Emery Design have each provided a working party or two over recent years. Thank you to all! Please get in touch if you can help in any way.



St Sidwell's School have had a very busy start to the new academic year with the children being involved in many different activities including apple pressing, Community Gardening afternoons, a Teddy Bears' picnic at Belmont Park, and visits to Escot Park, Tiverton Museum, Stover Country Park and Killerton gardens.

The school is dedicated to promoting healthy living through learning and activities surrounding healthy eating, mental health and staying active. You may remember that following the Wildlife Champions Conference 2017, the children were aiming to create a wild area within the school grounds based on Forest School principles. The children have now made a start and are currently in the process of re-developing the pond area and with further plans to enhance their outside space.

More events are coming up including their Christmas Fair on Friday 14th December at 3.30pm. All are welcome.

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Community celebrations and new opportunities!

The coming together of the community at the Rise and Shine event in July celebrated the long-awaited signing of a 125 year Lease of Queen's Crescent Garden by the Trust. It was a very happy occasion, shared with many other individuals, businesses and organisations whose support for the project is greatly valued. Although celebration was the focus, the marvellous sum of £757.60 was raised, with the Mosque alone contributing £208.81, the total proceeds from its food stall.

The Masterplan envisages Queen's Crescent Garden as our community space, being used for a wide variety of activities and events. But even before the regeneration is complete the Trust is encouraging individuals and groups to consider how they might like to use the space. Please do get in touch!