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St James Park Station is trimmed!


The bank below the football ground at St James' Park railway station recently had a major trim of vegetation, a task which is done every ten years or so. There were several scruffy trees which were overwhelming the platform and a vast amount of bramble which had grown well over two metres high. In the close up photo you can just about see the white hard hat and a flash of orange of the contractor with a trimmer carving his way through the tangle. The bank is now looking brutally clear but it won't be long into the spring before it will green over again.



Prospect Park update

Prospect Park Residents' Association, PPRA, welcomed new residents this year and held a street party and barbecue on 6 October. Despite very wet weather this was well attended by residents of all ages. Children enjoyed the giant Jenga and other games and a craft table, with some of our youngest residents making wonderful creations. Thanks went to the University which provided a contribution to the party, and to the new Community Builder Natalie, who came to meet everyone. It was also a great opportunity to meet the Student Community Engagement Officers who joined the party and were really positive and active.

PPRA welcomed the Council's decision to refuse permission for the proposed co-living development in Victoria Street, given that it did not meet local housing needs. The Association is discussing ways they can actively support planning that is environmentally sustainable, meets local need and maintains community balance.



A street Advent Calendar and Carol singing in December are planned!

CliftonEmerydesign
Urban design and architecture

Local Police update

Inspector Dave Turner, who was introduced in the Summer 2024 edition, updates us on local policing matters:

It has been a busy summer in both Exeter and the St James area. The national riots caused considerable tension in the city centre and surrounding suburbs. It was genuinely heart warming to see all communities in the St James area working together to help prevent any disorder from occurring and I am grateful for this.

In September we ran a week long operation during the university's welcome week. Working with the university and council we were able to place more officers into the city centre and surrounding areas. The week went well with few incidents to deal with.

Our priorities for St James over the winter period and into the spring will be to focus on anti-social behaviour, tackling violence against women and girls, and disrupting the use and supply of illegal drugs. Your PCSO Paul Fudge and PC Richard Jephcott will be out and about and I encourage you all to say hello to them if you see them.

Road Repairs

Councillor Percy Prowse is pleased to report that Devon County Council has secured enough contractors to fulfil spending the last government's money for patching and resurfacing damaged roads in the County, City and St.James. This was long overdue!



Blackall Road nicely resurfaced!

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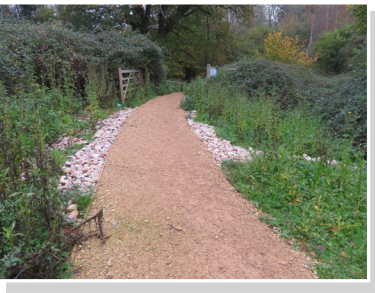
Devon County Council

FIND OUT MORE AT WWW.EXETERSTJAMES.ORG

Friends of Hoopern Valley

Friends of Hoopern Valley (FHV) is a new community association supporting the University of Exeter's management of Lower Hoopern Valley as a public green space and biodiversity hub. It aims to actively engage with students and other residents alike, hosting fun and engaging activities while promoting environmental awareness and stewardship. Lower Hoopern Valley is an amazing local resource, rich in history and biodiversity, and the aim is to make the most of it!


FHV has recently held its first Annual General Meeting and will host a variety of events, from litter picks to picnics and educational talks, starting in the new year. Most will be free and open to everyone. So, if you'd like to get your hands dirty, educate yourself about climate and biodiversity issues directly from experts at the University, or even just be sociable with like-minded people, then make sure to check out FHV's website at hoopernvalley.org where you can also join their mailing list and become a member.



Path improvements carried out by the University

Appeal Dismissed!

Appeal against the refusal to grant planning permission for a 6 bed student accommodation block in the rear garden of 70 Pennsylvania Road **DISMISSED!**



70 Pennsylvania Road, licensed as a 17 bedroom student HMO

As reported in the Winter 2023 issue, this application came hot on the heels of the refusal of a similar application for a 10 bed student block in the rear garden of 47 Union Road and despite the unsuccessful attempt by the same owner, Mr Startup, to have this refusal overturned at appeal.

Exeter City Council eventually refused the Pennsylvania Road application and once again Mr Startup submitted an appeal to HM Planning Inspectorate with the same result.

The Appeal Notice shows the Inspector weighed up all relevant factors when reaching his decision, and was persuaded amongst other matters by the harm it would do to the character and appearance of the Longbrook Conservation Area and also to

Bury Meadow Park

Bury Meadow Park Volunteers, BMPV, have been busy planting bulbs and keeping the Park looking cared for this year. The local councillors support them with small grants to fund the planting projects, including a lovely herb garden by the playground, and the local Beavers have made a bug hotel for the Park. The University provides student volunteers from the Community Engagement team too.



The Park is a focus for neighbourhood picnics in the summer, a lovely way to meet neighbours. A talk on rose pruning by an expert prepared the Volunteers for the big prune of the beautiful rose garden in February and there are plans to plant even more spring bulbs in November.

BMPV is a very inclusive group of neighbours from the area and they would love to have more local groups involved. If your group is interested then please get in touch by email Ruth.gilson@gmail.com

Before...



Decades of neglect encouraged flytipping and resulted in a den of antisocial activity

Overgrown knee-length grass to tame



A number of uncared-for trees felled for public safety on order of tree officers

An example of the many walls in disrepair



Corner of Longbrook Street and Queen's Crescent demolished by vehicle collision

Original narrow entrances



Evidence of years of fly tipping, regular drug and alcohol abuse as well as threatening behaviour



Trust reaches 10th Anniversary milestone!

Celebrating Queen's Crescent Garden

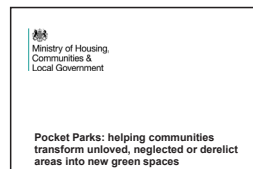
1 Queen's Crescent Garden Project Group

Adoption of our Neighbourhood Plan in 2013 saw the Group set up to realise the community's top priority ambition — transforming 'no-go' Queen's Crescent Garden into a community-owned asset for all to enjoy.



4 Regeneration commences

One of 80 projects nationwide to receive Government 'Pocket Park' funding in 2016 led to the repair of the York Road wall and the creation of the first of three new welcoming entrances.



5 'Rise and Shine' Celebrations

Trust becomes leaseholding owner of Queen's Crescent Garden on behalf of the community!

In 2018 St James' diverse community came together with special guests, including the Lord Mayor who cut the ribbon, to celebrate the long-awaited signing of the 125-year lease agreement between Exeter City Council and the Trust.



2 Creation of a Masterplan

A successful bid for funding allowed LDA Design to lead a multi-phase public consultation with residents that would inform a professional Masterplan.



3 Exeter St James Community Trust established 2014

A charitable Community Benefit Society, the Trust was ready to accept legal responsibility for the Garden when Exeter City Council completed the agreed compulsory acquisition.



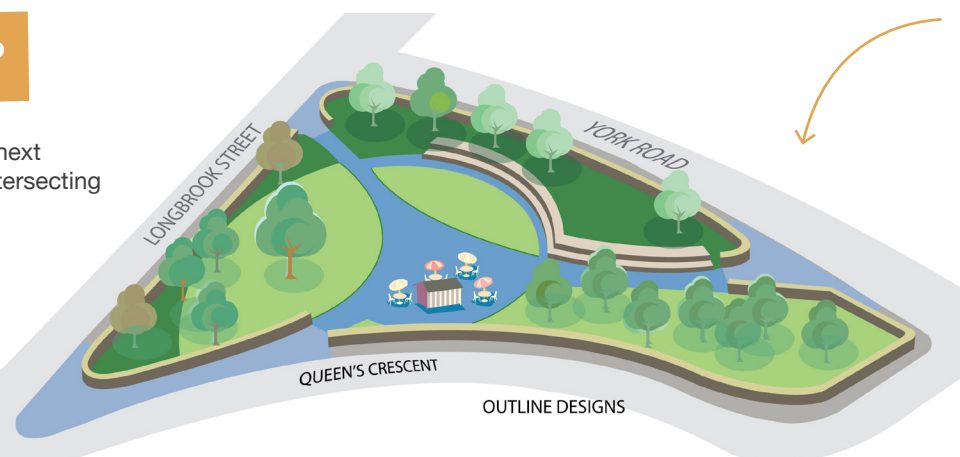
6 Second phase of regeneration

Planning consent and successful funding bids allowed construction of two more entrances, further boundary wall rebuilding, including the western corner demolished after a vehicle collision, and the addition of railings, replacing those requisitioned during WWII.



What next?

When funds permit the next phase with sweeping intersecting paths will commence.



After...



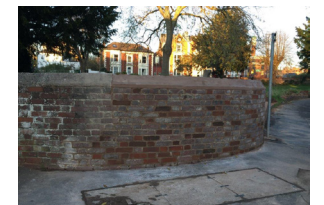
A garden safe for all, maintained with pride by volunteers

Regular mowing and daily litter-picking



Trees cared-for and plans include new planting

Rebuilt York Road perimeter wall



The rebuilt Longbrook Street/Queen's Crescent corner

New wide and welcoming entrances



Safe recreational use by local residents, families, students, local workers, schoolchildren and visitors to Exeter

