

VIEW (Voice In Evolving Westclyst)



Why should I get involved now?

Westclyst is changing!

The 3 sites of Old Park 1, Old Park 2 and Pinn Court are expected to have:

- approx. 1200 new homes
- public open space and parkland
- a new primary school
- 4 play areas
- retail opportunities
- allotments
- community orchards
- sports facilities
- a community building
- a care home / specialist care provision

As well as this, developer obligations will fund local highways and footpath improvements and make contribution to public transport and secondary education.

Although building is well underway in Old Park phase 1, the details (reserved matters) for Phase 2 and Pinn Court are not yet set in stone and will shortly be open to public consultation through the planning process.

Westclyst has already virtually **doubled in size** with over 200 new dwellings occupied in the Old Park Phase 1 development, yet this is only a fraction of what is to come. This is your chance, as neighbours and residents of the wider area, to come forward with suggestions how you would like to see your neighbourhood develop.

The time has long since passed to try stop the builds from going ahead; outline planning consent has already been granted. This is your opportunity to have a say before the detail is decided.

It will be too late to change things once the plans have been agreed and approved.

How can I get involved?

When planning applications are consulted on, members of public along with statutory consultees, are able to submit comments and observations on the application.

There are in the region of 350-400 occupied dwellings in Westclyst today and regardless of how long you have lived here you will have an idea (or ideas) of what you would like to see and what facilities and amenities you and your family needs.

There are different ways you can get involved, including sitting on a Council committee / working party which looks at the delivery of the sites in Westclyst.

What about the future?

In the longer term, public facilities such as play areas and allotments can be run by **Management Committees** or **Community Interest Companies**.

This gives local people a real say in what's happening in their community and makes sure everything is well-run and maintained to the standard it should be.

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How can Broadclyst Parish Council help?

Broadclyst Parish Council was actively involved in the early days of Cranbrook along with the Minister and Community Development Worker, supporting the first residents as they moved in. Early settlers worked closely with the Parish and District Council, becoming recognised as the voice of the emerging community as well as establishing the first community groups and clubs.

As the election of its own Town Council neared, people interested in standing as candidates came forward and a 'Shadow Council' was formed which shadowed the Parish Council for 6 months prior to the elections. This enabled people to understand what a third tier Council did, how Local Council Finance works and the Powers and Duties of a Parish/Town Council.

There are many similarities between the early stages of the new town of Cranbrook and the strategic sites here in Westclyst, although eventually they will be very different. To help give residents of Westclyst a formal voice as these sites come forward, Broadclyst Parish Council can offer its experience to help set up a Council committee / working party to liaise with planners and developers, helping shape the future of Westclyst.

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FAQ:

1. Sounds good, but I'm very busy. How much time will it take up?

Council committees / working parties meet as they need to; maybe monthly, quarterly or when there's decisions to be made, more frequently.

Meetings do not last longer than 2 hours, and can be held during the day or evenings as best suits its members.

2. What if I can't get to all the meetings?

Agendas and Minutes are circulated electronically, so even if you can't make one particular meeting you can still keep up to date with what's happening.

No internet? No problem! A hard copy will be displayed locally.

3. What if I don't agree with what's been put forward?

In the consultation process you can still submit an individual comment to the Local Planning Authority

4. I don't understand all the terms used in planning applications; can I still get involved?

Absolutely! The Committee/working party would be supported by the Parish Clerk; District Council Planning Officers are also on hand to answer any queries

5. I've never done anything like this before; can I still join?

This is about you having a voice and helping shape the environment outside your door. No previous experience is necessary!

EDUCATION

PRIMARY EDUCATION

A 420 place Primary school will be opening in September 2016.

It will open on site in September 2017* and is part of the Multi Academy Trust, Broadclyst.

Further details will be available in due course

Enquiries to admin@bcps.org.uk

SECONDARY EDUCATION

There will be no new secondary school built in the area. Devon County Council has calculated there are sufficient places available in existing secondary schools with a new secondary school planned to be built south of the Exe.

Financial contribution towards secondary education is secured via legal agreements (Section 106) with the developers

(* Subject to build schedule)