

Report to Broadclyst Parish Council meeting on Monday 6th July

I hope to attend the meeting and to explain my position on the following 6 issues.

1. Pinn Court – Langaton Lane Link

For many years we have been working for this. To summarise where we stand, the situation between Pinn Court Farm and Langaton Lane currently means that pedestrians and cyclists must travel along Coaker Road, Orchard Close and Langaton Lane to reach Langaton Lane. This is roughly 750 metres and includes an up-hill and down-hill journey. As an alternative to this, there is the opportunity to create a short link, directly from the south of Pinn Court Farm to Langaton Lane. This is shown below in the image – the red line is the current journey, whilst the blue is the proposed alternative.



The blue route is along land that is currently owned predominately by Wainhomes, with small parcels also owned by National Highways and an unknown owner (we think one of the adjacent houses). We have previously worked to negotiate with Wainhomes to

purchase this land, or come to some agreement, but this was far out of budget at the time. We now have £100k of S106 funds which are specifically for this route and land purchase – note that these funds cannot be used for another project. We will also have some additional funds available should this come to Compulsory Purchase.

This proposed blue route would give easier and better access for many journeys:

- Residents of Westclyst, Broadclyst, and beyond, commuting by bike to work at Science Park, Sowton, or beyond.
- Residents of Westclyst walking or cycling to scouts, or surgery, or railway station
- Residents of Tithebarn going to school at Westclyst, or shopping at Coop. or skatepark
- Residents of Pinhoe, Monkerton, beyond, heading to Poltimore, Killerton, beyond
- Etc etc etc

I am in favour of starting work on this project now but it is held up as it needs the approval of both county councillors, or a meeting of the next available HATOC, which may not be until November . There is a concern about the future cost of maintenance.

If the work does not go ahead the £100,000 will have to be returned to the developers. Furthermore, if the work does not go ahead by a deadline, Bloor Homes will be able to withdraw their commitment to join up their path network with this proposed route.

I would like to discuss at the parish council meeting. My hope is that Broadclyst will support the construction of this link.

2. Footway on B3181 between Broadclyst and Beare

DCC would like to reduce their maintenance commitment on some of this footway by down grading it to a Public Right of Way. This has been on the agenda for several years. Until now it has not been implemented. We understand that there would be a continuing commitment to cut back the vegetation but we are awaiting more detail. Due to a change in personnel at DCC there is a slight delay in getting to the bottom of what is proposed. I would like to discuss, but I suggest that there is not enough info to make a decision.

3. Westclyst safe route to school

It is apparent that children and families are dealing with significant risk in making their way to and from school from the south (Bloor Homes) side of the road. With input from Angie, 3 members of staff at DCC, both county councillors, and residents, we are now working towards:

1. A barrier at the junction of the 2 shared use paths.
2. Changed phasing of the lights to reduce over-crowding of the island
3. A TRO (Traffic Regulation Order) to stop U turns.
4. To find funding for a feasibility study and then hopefully to implement a pedestrian crossing controlled by lights for Coaker Road, probably in the vicinity of the Co-op.

I hope that the parish will support these recommendations.

4. Town Hill safety improvements

Following a report from a safety officer at Devon and Cornwall Police, a number of recommendations in that report have been considered. Unfortunately some of these are no longer compatible with the latest guidelines and recommendations, and have now been set aside. There are 4 outstanding recommendations and it might be worthwhile for the council to give their views on the following, which could be installed at the expense of the parish council:

- A short section of double yellow lines opposite Hellings Gardens
- Flashing repeater signs showing a school crossing
- Paintwork on the tarmac at the location of the school crossing
- 20 mph limit for Town Hill only

It would be useful to get your views as I will have to work to get approval for any of these – in fact I might not succeed. I don't want to do that work unless the parish are prepared to fund. I would be grateful for an opportunity to discuss in more detail.

5. Welcome to Tithebarn

I have met on site with the Neighbourhood highways Officer (and Paula) and we are working towards “Welcome to Tithebarn” signs on Tithebarn Way, in both directions. These will be funded by the parish. At one of the two locations, there might (or might not) be an ongoing need to cut the vegetation.

6. Westclyst park and change

Barratts are about 10 years late (! or more?) in meeting their commitment to build a “park and change” car park at Westclyst. The parish, together with myself, EDDC, and DCC, have met with Barratts several times this year. We are working towards an agreement to vary the S106 agreement, making the car park smaller than originally planned. Big “park and change” car parks are no longer a DCC aspiration. Once a negotiation is completed, the result will be open to public scrutiny, and we hope that the parish will benefit from the variation.