



Broadclyst Parish Council
GROWING OUR COMMUNITY

Broadclyst Parish Council
19 New Buildings
Broadclyst
Exeter
EX5 3EX
25/11/2025

Dear Members of the Tithebarn Residents' Association,

Thank you for your recent letter outlining the views and concerns of the Tithebarn community. Broadclyst Parish Council (BPC) welcomes dialogue with local residents and recognises the importance of ensuring that emerging communities such as Tithebarn are properly supported, represented, and included in parish-wide matters.

We have reviewed the four key areas raised in your letter and respond to each in turn below.

1. Community Building and Spaces

The Parish Council fully recognises the importance of community infrastructure, including spaces for gathering, social connection, and cultural identity. However, it is important to clarify that the provision of facilities such as a public house or community centre is not, and has never been, within the remit of the Parish Council. The delivery of such amenities is a matter for the strategic planning authority, East Devon District Council (EDDC), and also relies heavily on commercial feasibility.

We share your disappointment that the intended community space at the Tithebarn community centre was repurposed by other stakeholders. This decision was outside the Parish Council's control.

With regard to community events, the Parish Council remains keen to support the TRA in developing a sense of ownership and leadership within the community. In 2025, it was our understanding following meetings with the Chair of the Residents Association that the TRA would be organising the community event with support from the parish council. However, when it became known that the event was not being delivered by TRA, council officers stepped in to deliver an alternative at short notice, ensuring that residents still had an opportunity to come together and that the children had a free event to attend during the summer holidays. As per all community events across the

parish, including the Broadclyst Fun Day, the Tithebarn event was volunteer-led, with delivery by the Council Officers team in their own time, supported by Parish Council resources. The amount of volunteer involvement in parish community events was explained to TRA representative when the Chair met with him.

While we agree that greater forward planning would improve the scale and reach of events in Tithebarn, such efforts require sustained, collaborative leadership from within the community itself - something we remain willing to support where capacity allows.

It is also worth noting that current infrastructure limitations in Tithebarn - such as the absence of a large, accessible space for events and insufficient parking for those travelling from outside - present significant barriers to large-scale community activities at the current time. These limitations will need to be addressed through future planning, and we are happy to advocate for this where appropriate. The primary school, for example, would be a suitable space for a larger community event once it is delivered.

2. Planning and Infrastructure

You raised important points regarding the proposed sports pavilion and the forthcoming primary school. We must emphasise that the Parish Council is a non-statutory consultee in planning matters. This means we can provide comments and raise concerns, but we have no authority to approve or reject plans, nor do we have any decision-making power.

Broadclyst Parish Council has made repeated representations to Devon County Council and other stakeholders regarding access issues, traffic safety, and the overall suitability of local infrastructure. To date, we have seen limited response or action. This – very frustratingly – repeats earlier experiences at Cranbrook and Westclyst, where we foretold of many of their current issues at planning stages, but were ignored. We will continue to raise these matters, particularly where they affect resident safety or community cohesion.

Regarding management companies and adoption, this is again outside the Parish Council's jurisdiction. The presence of a Management Company was embedded in the legal arrangements at the time of purchase. Residents should have been made aware of this arrangement through their legal conveyancing process. The Council has no influence over the operations of private companies such as FirstPort and cannot be held accountable for their practices or communications.

We are aware of concerns about FirstPort, and our most recent understanding is that the developer has embargoed them, so we cannot offer any explanation as to why Tithebarn residents on the East Devon side of the motorway have received communications (we understand that they are used by Linden Homes and other developers on the Exeter side of the motorway). We encourage residents to continue raising issues directly with developers and their legal representatives.

3. Contributions and Fairness

The concern around equitable return from council tax contributions is understandable. However, it is important to clarify that the Parish Council receives only a small proportion of the overall council tax bill. The majority of funds go to other authorities including Devon County Council, East Devon District Council, police, and fire services.

The perceived disparity in maintenance is not a result of Council policy, but rather of the existence of Management Companies, which operate under separate legal agreements. While residents in other parts of Broadclyst may benefit from maintenance by public bodies, this is not a model that can be retroactively applied to private estates. The costs you refer to are, rightly, a matter between residents and the Management Company.

The Parish Council does not have the legal authority to intervene in these civil arrangements, nor does it benefit from any portion of the private management fees collected.

4. Communication

The Parish Council agrees that strong communication is essential to building trust and ensuring that residents feel informed and involved in local matters. We appreciate your invitation to develop a closer working relationship, and we are open to further dialogue with TRA representatives.

The Council meets monthly in public, with additional committee meetings held throughout the month. Each meeting, except for the Staffing Committee, includes a designated opportunity at the beginning for public participation. This provides an open forum for residents, including representatives of the TRA, to raise questions or share concerns directly with councillors. The Chairman also highlighted this opportunity during recent discussions with a TRA representative and encouraged attendance.

We acknowledge that formal meetings may not always provide the flexibility some groups are seeking, and so we are also happy to consider periodic, informal meetings with the TRA committee, subject to capacity and scheduling. These could offer a useful opportunity for more focused discussion on matters specific to Tithebarn.

The proposed noticeboard at the Tesco/Strawberry Fields location is supported in principle by the Council, and we are exploring how this can best be delivered. Alongside our website and official notices, this will provide a visible and convenient location for sharing relevant updates with residents.

We appreciate your offer to assist in the dissemination of information and would welcome continued collaboration to help ensure clear, consistent messaging across the parish.

Conclusion

The Parish Council shares the desire for a thriving, well-supported, and connected community at Tithebarn. However, we must also be clear about the legal limits of our powers and resources. We are committed to transparency and accountability, and we are keen to work constructively with TRA wherever possible.

Thank you again for your engagement and your continued efforts to represent the voice of Tithebarn residents. We look forward to further collaboration.

Yours Sincerely

AMS Hurren

Mrs Angie Hurren BEM
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Broadclyst Parish Council Clerk & RFO