

## Welcome

Thank you for visiting this Public Consultation which explores the potential development of land to the south of Eglos Road.

This is the second public consultation event and is intended to build on the first consultation from which we received comments and feedback that have helped to inform the proposals.

This public consultation event is intended to enable the public and local community to engage with us as developers, and architects to shape the scheme which is an important development for the village.

This document will be made available online throughout the consultation period at:

[www.cadarchitects.co.uk/consultations](http://www.cadarchitects.co.uk/consultations)

Please share your thoughts on the proposals with us by emailing:

[consultations@cadarchitects.co.uk](mailto:consultations@cadarchitects.co.uk)

All comments will be considered and will have the potential to influence the design as it evolves, prior to the submission of a planning application.

### About the Design Team:



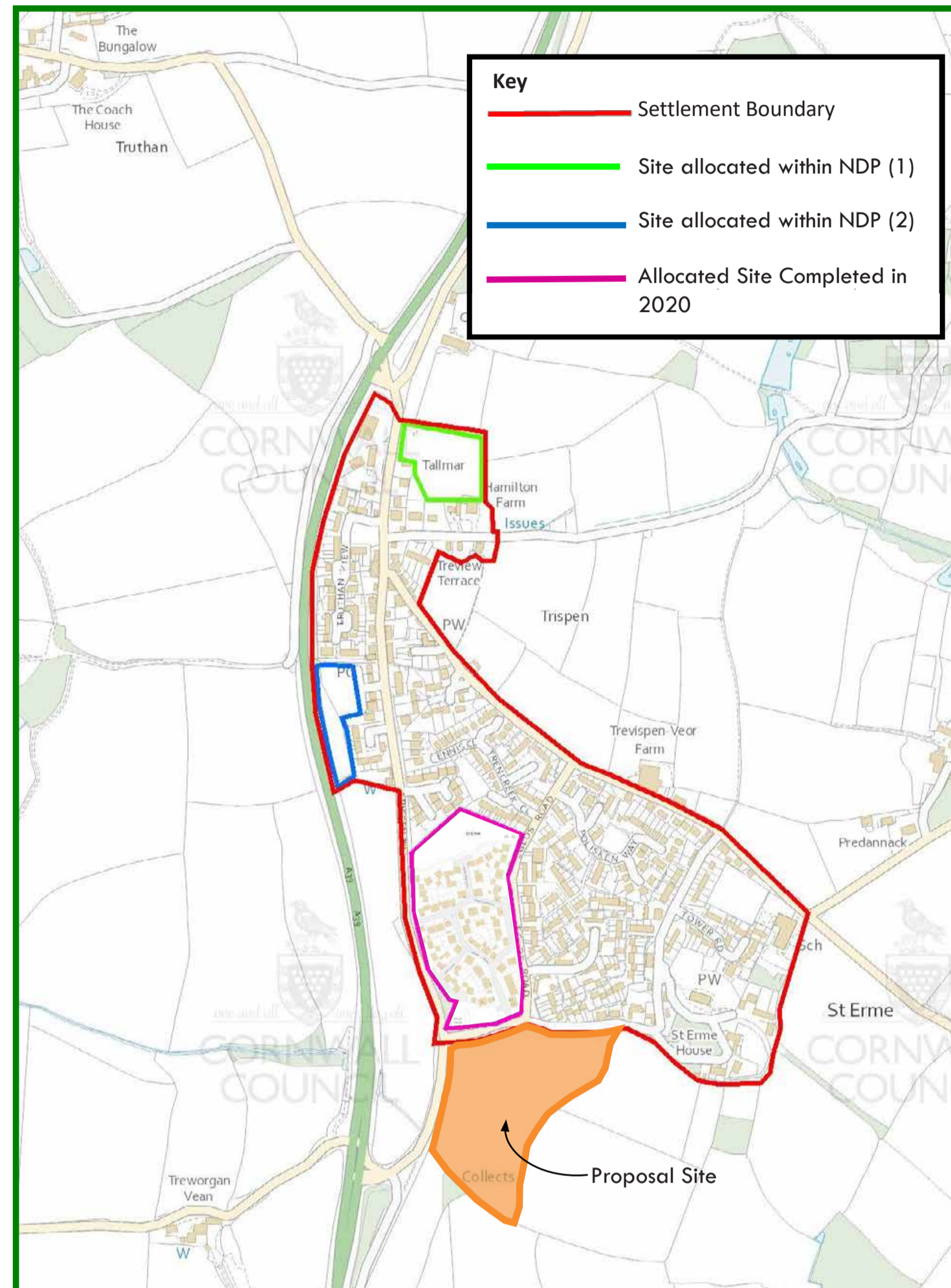
Legacy Homes, part of the Legacy Properties Group, is a Cornwall based premium house builder with a history of delivering award-winning developments.



CAD Architects are a RIBA Chartered Architectural Practice with extensive experience in the design and delivery of development projects across Cornwall and the UK.



Axis is an award-winning planning and environmental consultancy specialising in providing multi-disciplinary support on major infrastructure development projects and strategic planning studies across the UK.

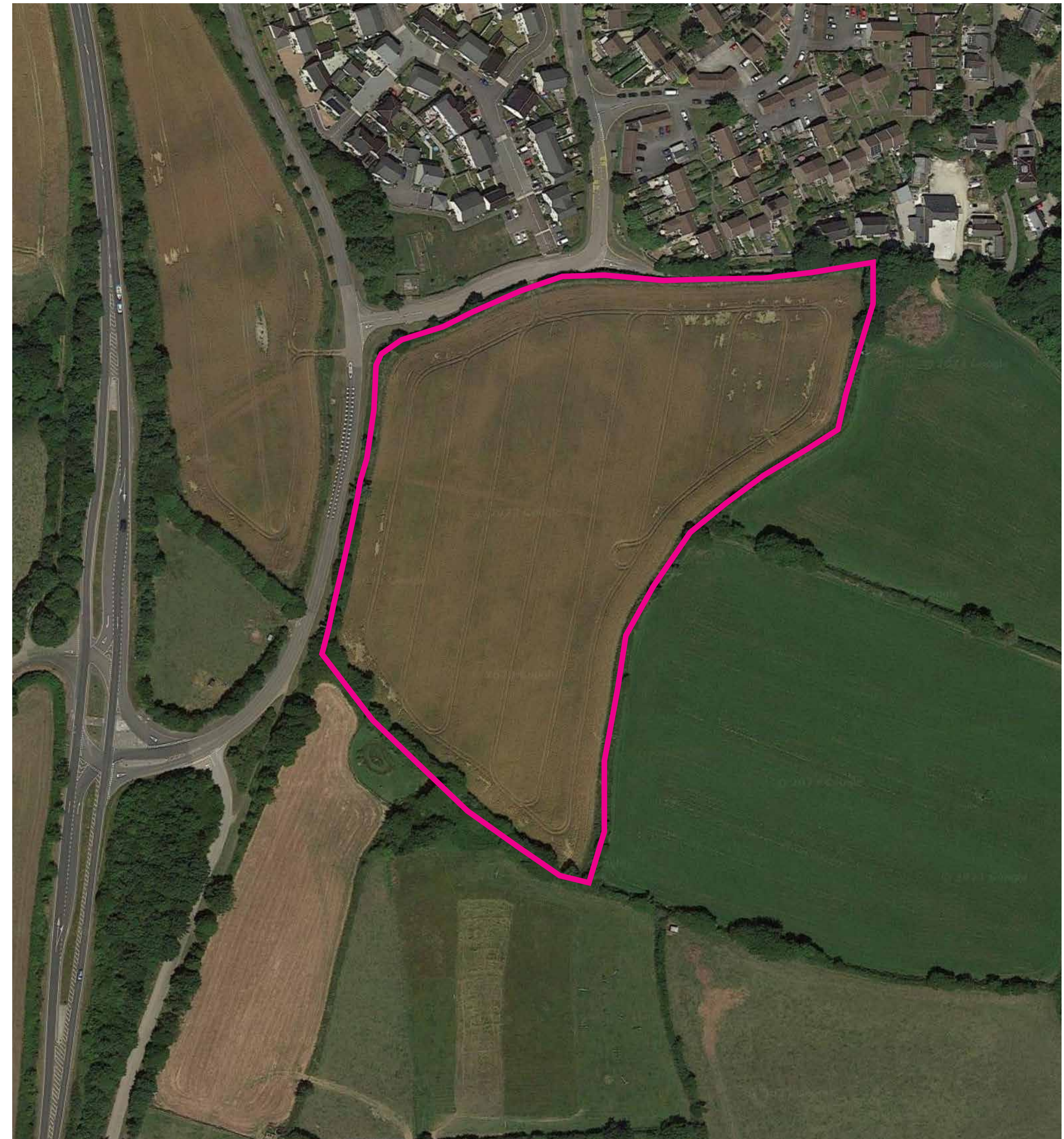


St Erme Settlement Boundary (from St Erme NDP)

The initial Public Consultation Event explored housing need within St Erme in relation to sites which were previously allocated within the Parish.

At present there are 65 households in the Parish registered on Cornwall Council's HomeChoice Register in need of affordable homes. There are also further households in the village which are in need of a new home, either requiring a larger home for their family or to downsize and yet wishing to stay in the community.

The need for new homes cannot currently be fulfilled within the current settlement boundary meaning that sites outside of the boundary need to be looked at. The proposal site represents a natural growth to the village without negatively impacting the existing community or the landscape of the surrounding area.



Local View showing the Proposal Site

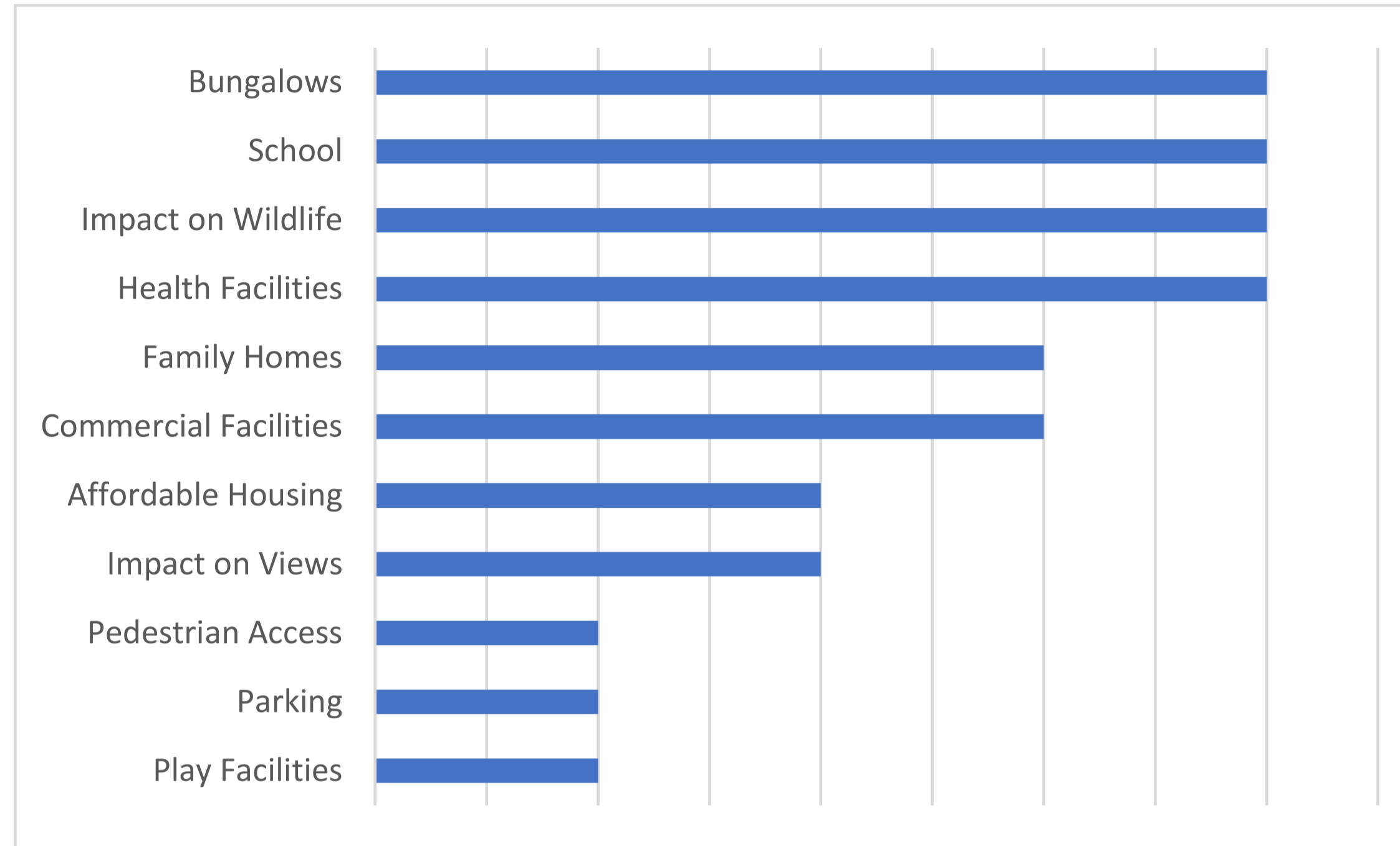


## Summary of the First Public Consultation

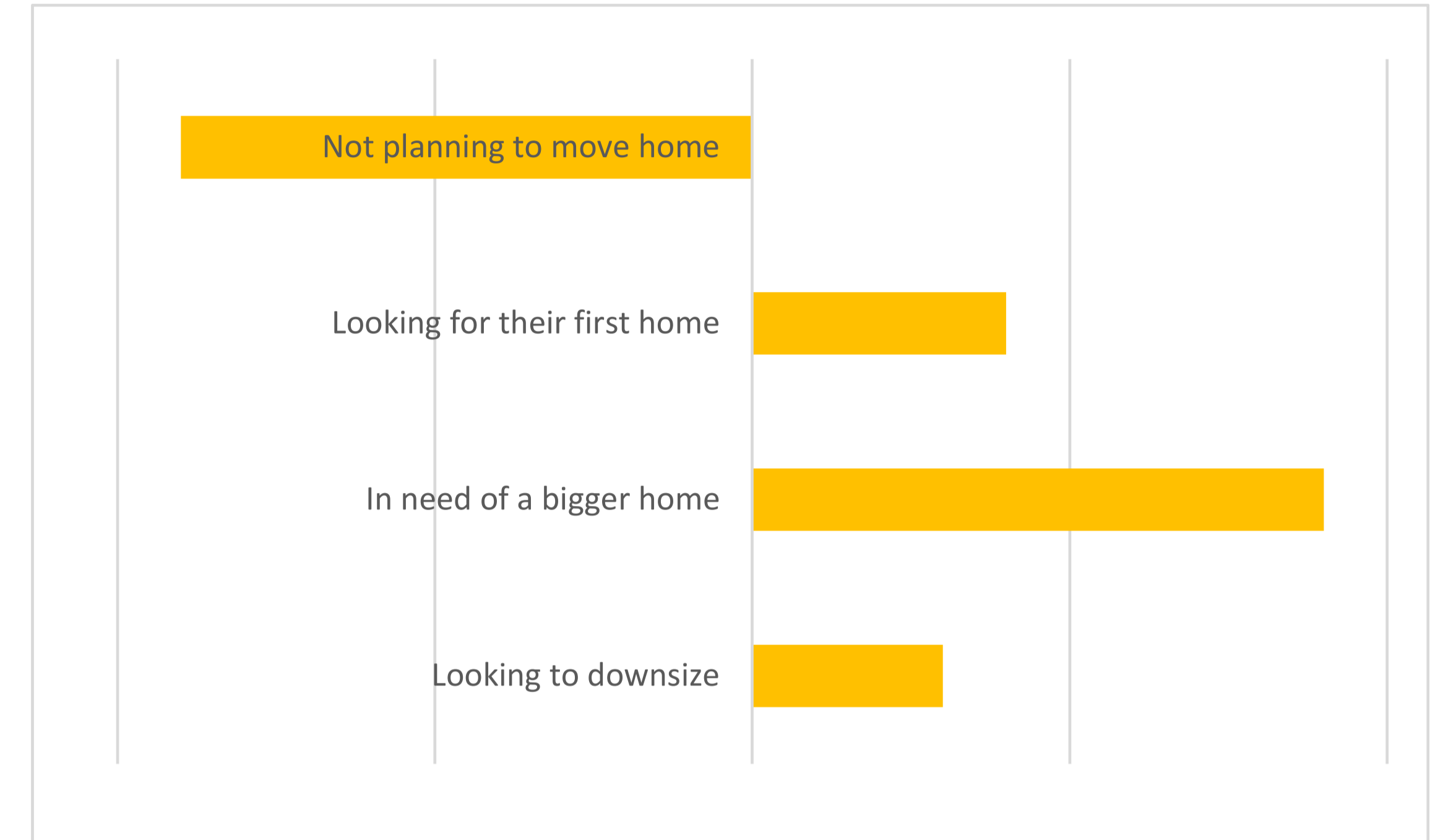
Thank you to the 60 people who recorded their attendance at the first Public Consultation Event on the 27th of March. A short survey formed part of the presentation and feedback forms were provided at the event.

A summary of the received feedback forms and results of the survey are presented on this board.

The comments and results which were received have helped to inform the proposed layout and housing mix. The proposed layout is presented for comment on the subsequent boards within this presentation.



The above diagram presents the common issues and themes which were raised in the feedback forms which were received.



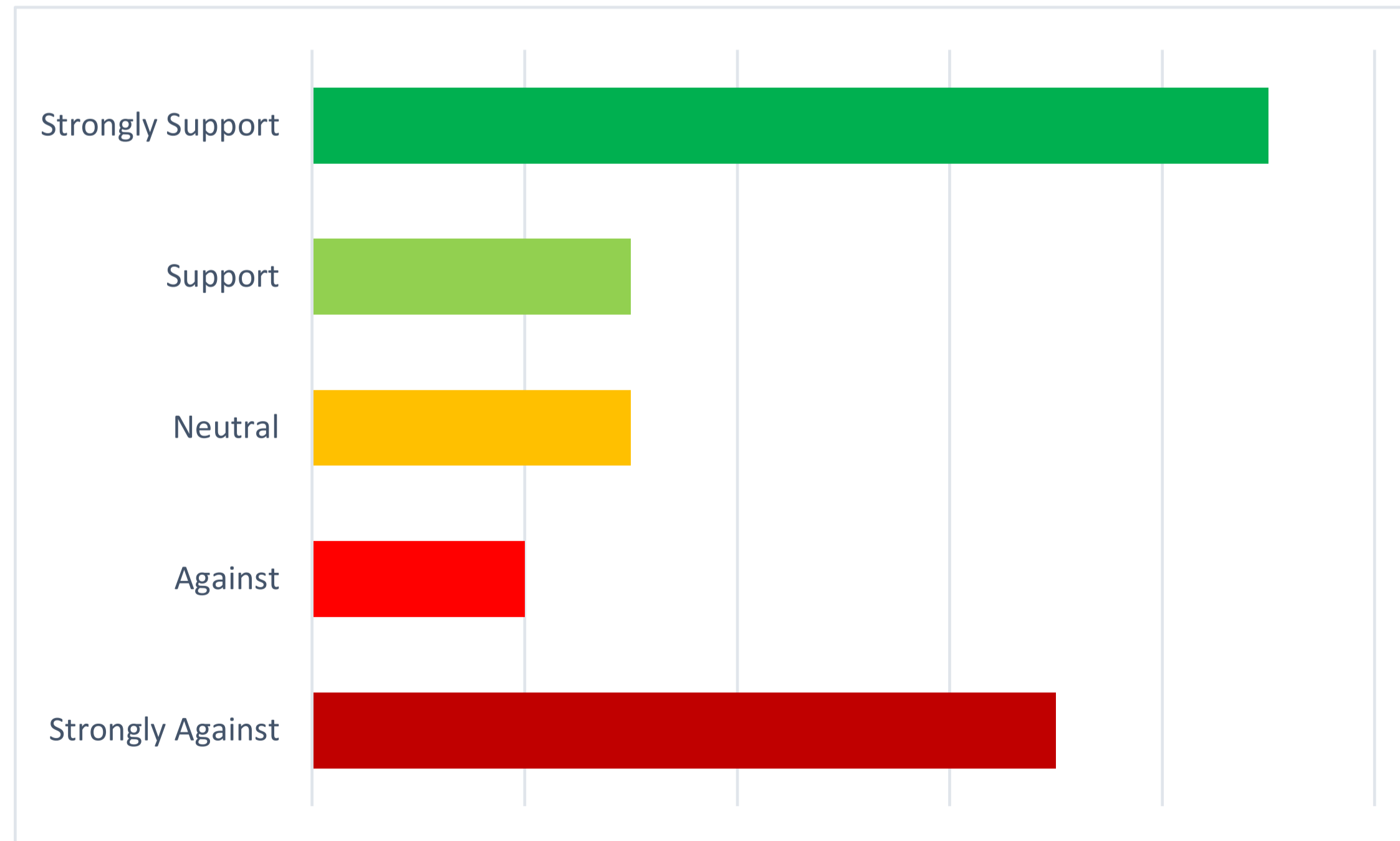
The graphic above presents the responses given to the question of people's current housing situation as surveyed at the previous consultation event.



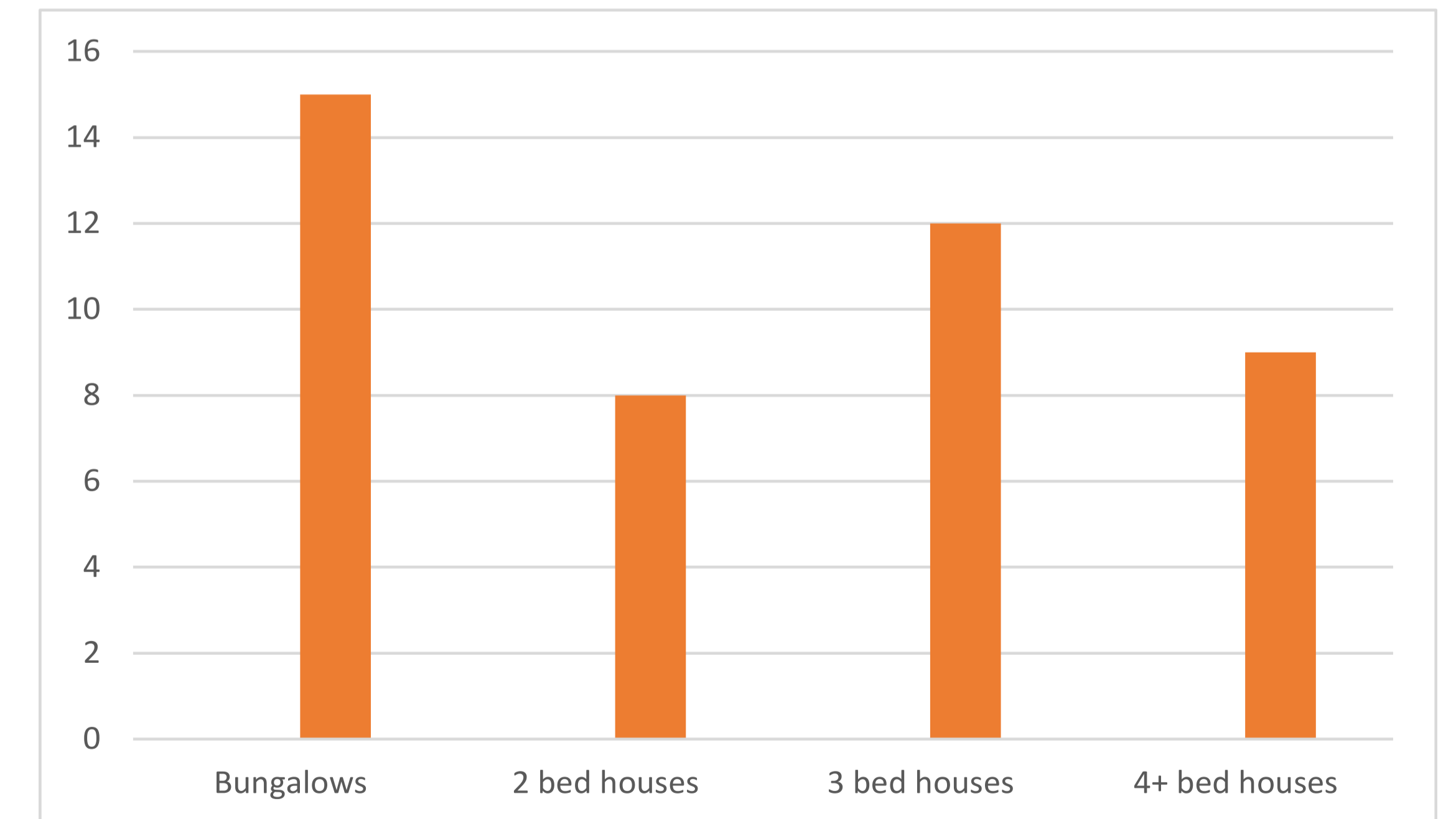
Photograph of the First Public Consultation



Output from the design workshop by a local resident



The graphic above shows the level of support for the proposed development indicated in the received feedback forms.



The chart above presents the responses to the question of "What type of homes would you like to see built in the village?" as surveyed at the previous consultation event.

## About Legacy Homes

Legacy Homes have been creating beautiful, modern living spaces in some of Cornwall for more than 15 years. Legacy Homes, part of the Legacy Properties Group, is a premium house builder with a history of award-winning developments.

Legacy Homes seek to deliver the highest standards of housing, offering quality contemporary homes with a level of craftsmanship which is second to none.

### Design

To ensure that rigorous standards are maintained, Legacy have an in-house design team that oversee every element of their designs. Legacy's houses are designed to maximise living space to create homes which are aesthetically beautiful and practical for everyday life.

### Quality Construction

The Legacy Construction team ensures an unrivalled level of build quality. Applying a wealth of construction experience ensures the delivery of homes to last a lifetime every time. Legacy employ traditional construction techniques for all their houses, for example promoting block cavity construction for external walls.

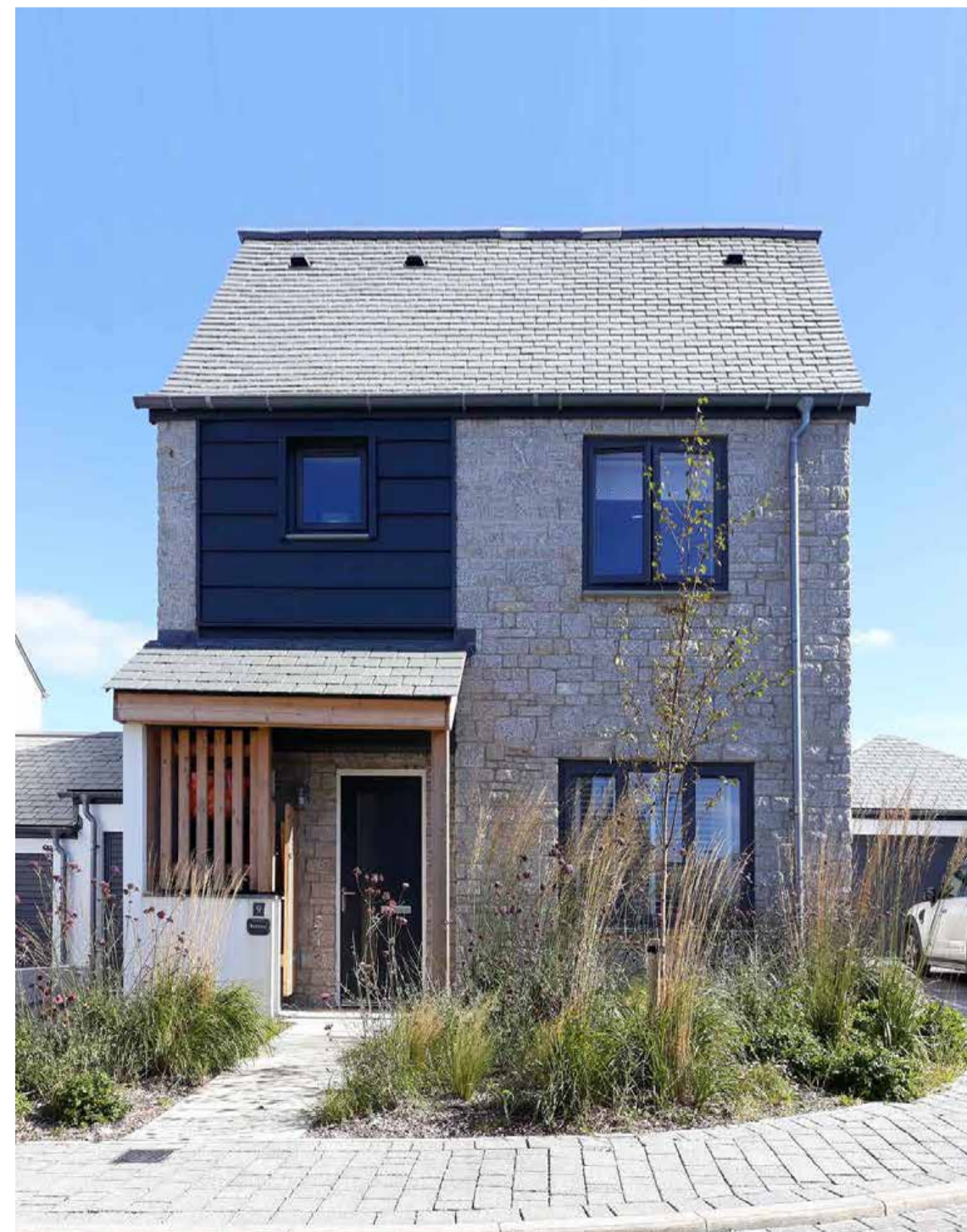
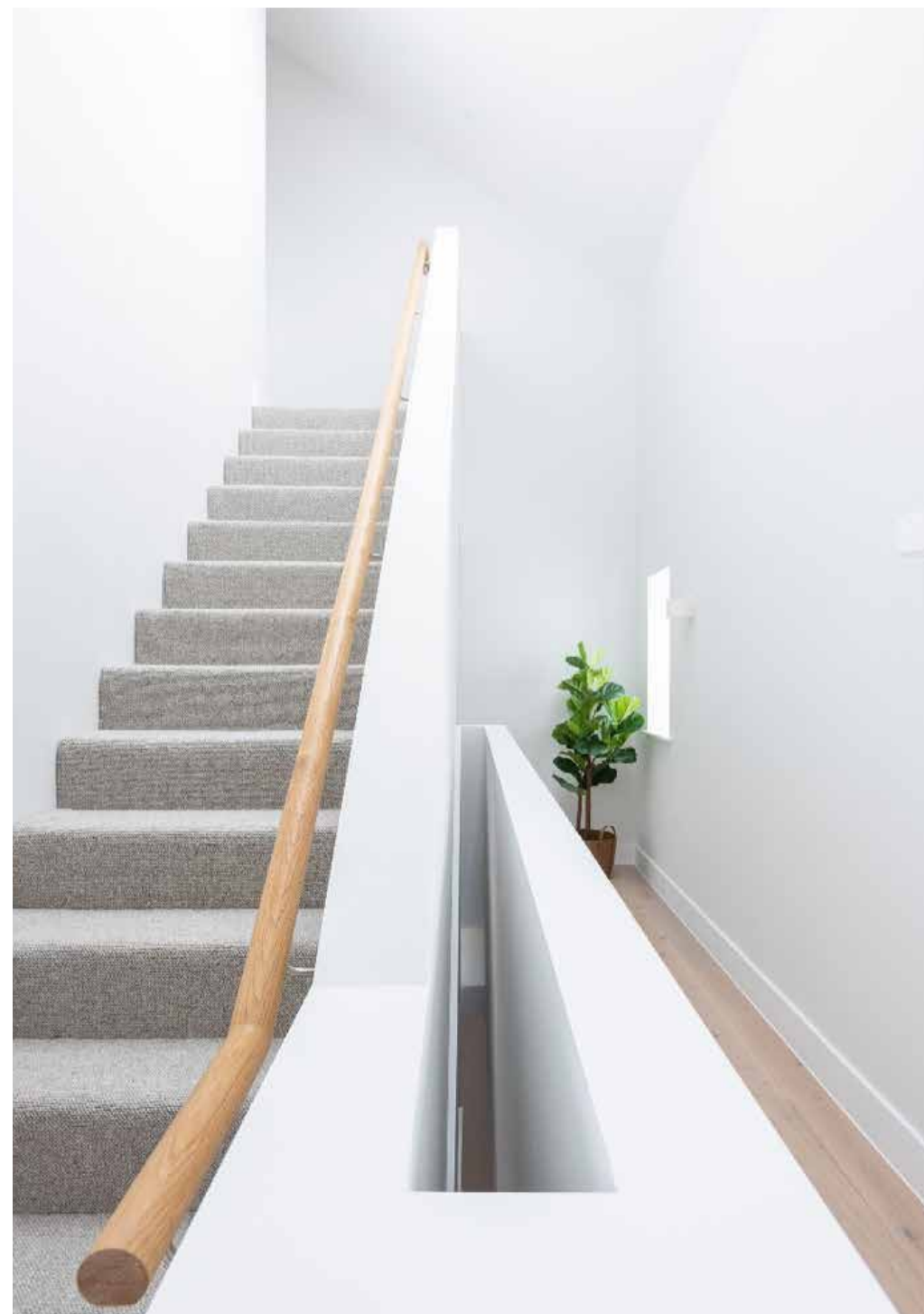
### Customer Care

Every Legacy home includes a two year warranty and a ten year NHBC warranty. For the first two years, Legacy will repair defects that are not general wear and tear or maintenance issues in line with NHBC guidelines. After this time, NHBC will provide insurance protection for specific defects up to 10 years after completion.

# LEGACY

HOMES

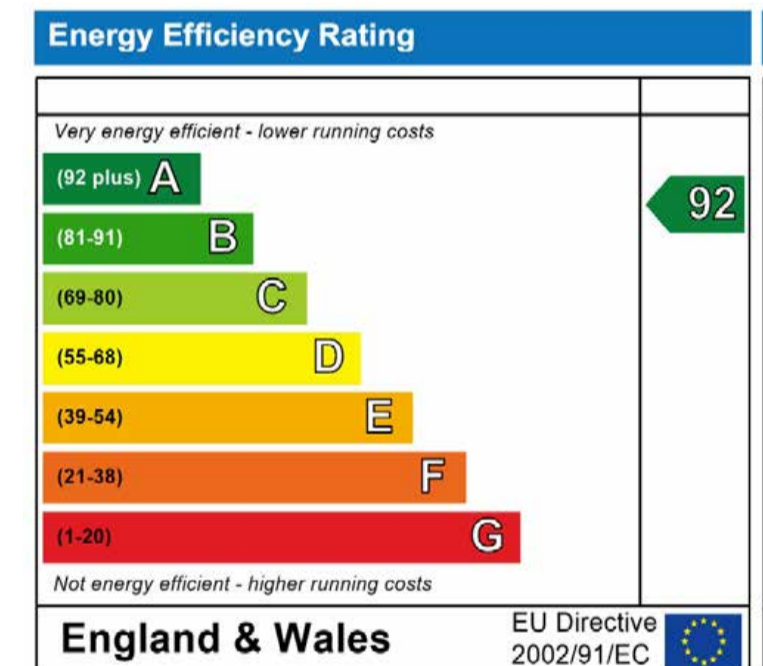
Building Quality New Homes & Communities



Legacy Homes work with industry leading organisations to build homes of the highest quality, energy efficiency and low environmental impact.



Legacy Properties are proud to have achieved prestigious UK Property Awards for our homes and developments for over 5 years in a row.



# Site Appraisal

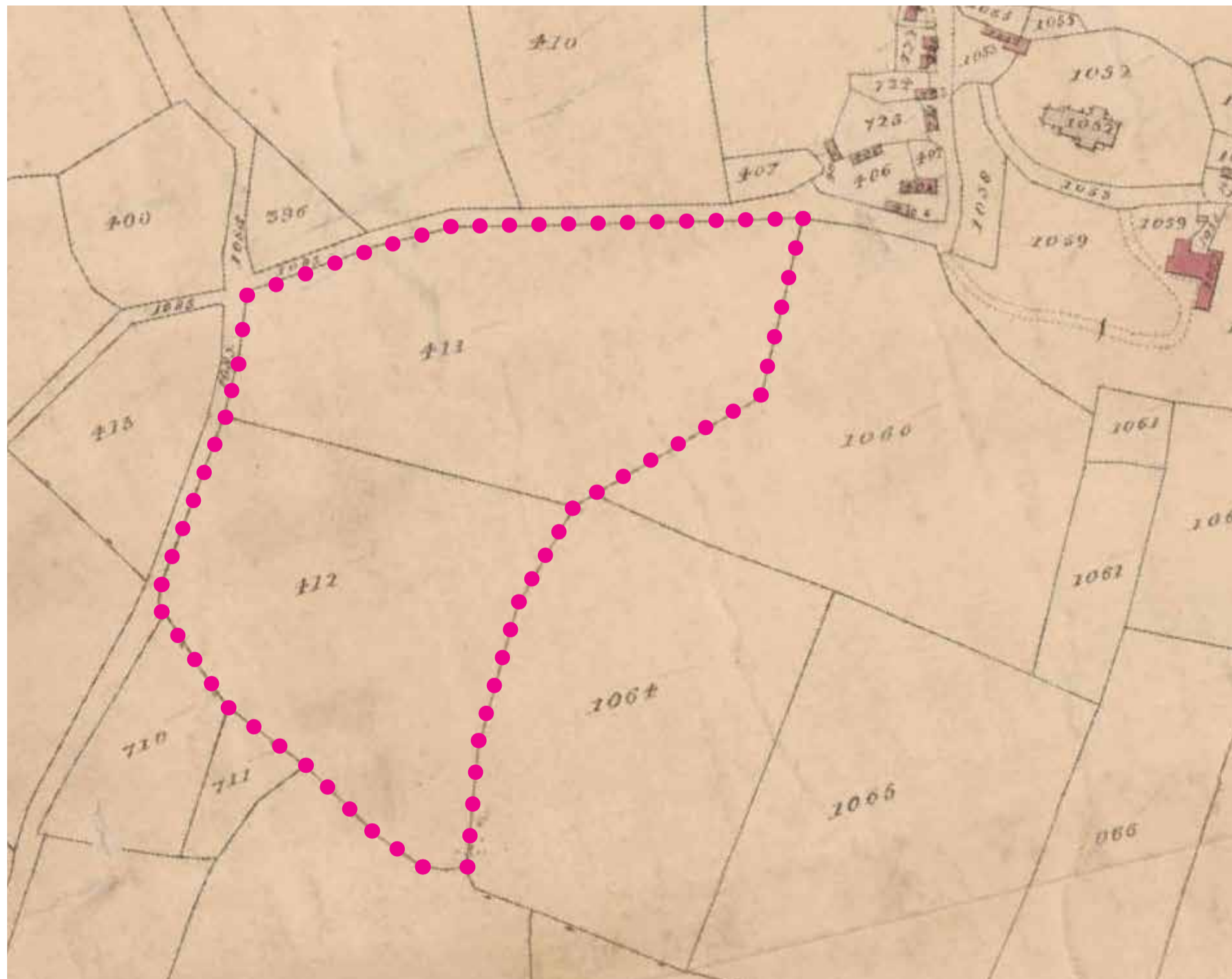
The existing site is approximately 3.8 hectares/9.5 acres, consisting of a farmer's field primarily used as arable land.

The field slopes downward from south to north with the lowest part of the field in the northwest corner of the site. An agricultural gate provides access to the field from its northern edge from Eglos Road with a less-used access gate in the northeast corner onto Church Lane.

Historically the site was divided into two fields with a hedge, now removed, running across the middle of the site from east to west. The site is bounded on all sides by hedgerow with the southern boundary containing numerous mature trees. There are also further mature trees to the northeast corner of the site which enclose the narrow Church Lane, north beyond the site.

The site is bounded on the western edge by Trispen Hill, and to the north by Eglos Road (leading to Church Lane). Trispen Hill and Eglos Road provide a much used access route into the village of Trispen. There is a cycle path beyond the southwest corner of the site.

An archaeological assessment of the site carried out by South West Archaeology has not raised any significant issues in relation to the site. A geophysical survey which was carried out indicated that the archaeological potential for the site is low with elements of a probable medieval and post-medieval field-systems the only identified features.



Title map of the Parish of St Erme circa 1840 showing the position of the proposal site. The church of St Erme is visible to the northeast of the site. St Erme Churchtown is shown as a cluster of buildings isolated from Trispen.



View of the existing access to the site from Eglos Road

# Spatial Concept

The diagram (right) presents a potential option for zoning the site giving consideration to important aspects of the site and its relationship to the existing village. For example, with the now completed Burrington development on the opposite side of Eglos road, the position of the site forms an important gateway into the village and there is an opportunity to create a sense of arrival in the northwest corner.

The southern part of the site is recognised within the Parish's Local Landscape Character Appraisal as being more sensitive in terms of visual impact as the land slopes up, becoming more visible from further away. This would suggest that a good use of this part of the site would be as an ecology/wildlife area and consideration should be given to the use of single storey bungalows near this end of the site to reduce any visual impact of the development. The lower middle area of the site might be a good position for any higher density development, being less visible from external areas.

Tree planting and ecological buffers can enforce existing and new hedgerows to emphasise the village's rural nature and break up the built environment, softening any development.

The Parish Design Statement gives importance to retaining the rural nature and setting of the village particularly towards the edge of the village as it leads into the open countryside. Any development will only be successful if it can ensure that it retains the character of the village.



View of the site looking north towards the mature trees of the northern boundary



View of Eglos Road from Trispen Hill - new gateway into the village



View of the beginning of the cycle path to the south west corner of the site off Trispen Hill

# Future Development of Trispen

## Preliminary Layout

### Executive Summary

- 78 dwellings proposed including 27 Affordable Homes and 51 Open Market dwellings
- Proposals feature bungalows, apartments and a mix of 2 to 5 bedroom houses
- Vehicular access to be provided at the existing site entrance point, with the access widened and Cornish Hedges reconstructed to form a suitable visibility splay onto Eglos Road.
- New dedicated cycle route to be created between Eglos Road and Trispen Hill through the proposed development
- Potential footpath to be formed adjacent to existing narrow lane off Eglos Road providing an alternative walking route for pedestrians.
- Bungalows to be positioned centrally within the development and facing onto proposed green space.
- Public Open Space of 0.39 hectares/0.96 acres and to include a Plen-an-Gwari/Playing-Place landscape feature to be utilised for outdoor events.
- Ecology Area for Biodiversity Mitigation of 0.428 hectares/1 acre

### Affordable Housing

The tenure for the affordable housing is still to be confirmed but will typically take the form of:

#### Affordable Rent

- Affordable rented housing is owned, let and managed by Registered Providers.
- Rents are typically set at 80% of open market rented value in the area.

And:

#### Intermediate Homes for Sale

Which can either be:

#### Discounted Sale:

- Consisting of houses built and sold below market value.
- The discounted sale percentage would be agreed during the Planning stage by a legal agreement. This remains with the property and applies to the next buyer and future buyers.

Or alternatively:

#### Shared Ownership

Shared Ownership is a cross between buying and renting with the buyer owning a share of the property through a small mortgage and paying a reduced rent on the remaining share.

With either option, the affordable housing will be subject to an eligibility clause intended to promote applicants who have a local connection.

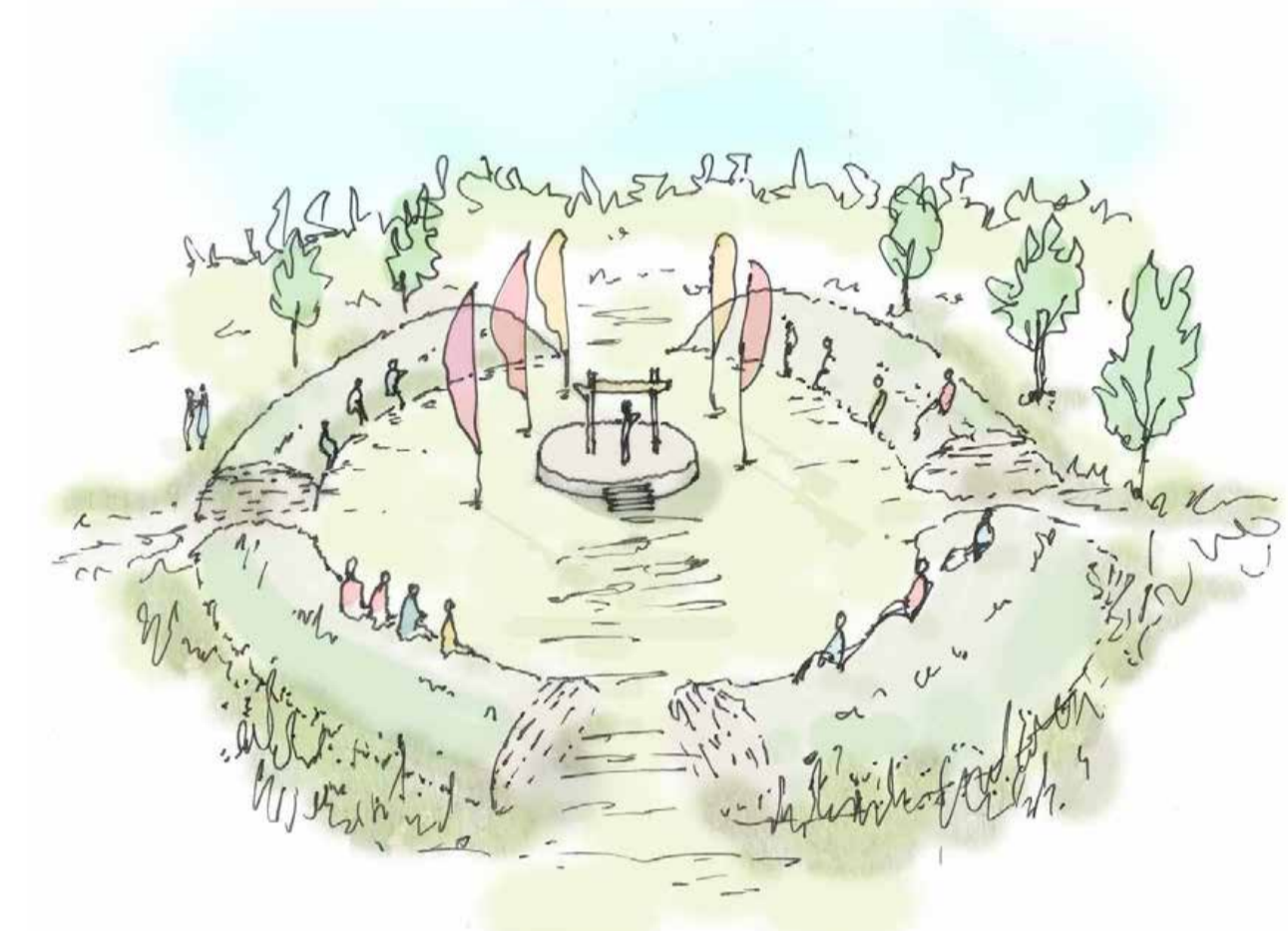
The type and amount of Affordable Housing will be confirmed prior to any Planning Application in discussions with the Parish Council, Cornwall Council's Planning Department and Affordable Housing Service.



KEY	
<b>Affordable Homes</b>	
	Proposed 1 bed Flat
	Proposed 2 bed Bungalow
	Proposed 2 bed Semi
	Proposed 3 bed Terrace/Semi
	Proposed 4 bed Detached
<b>Open Market</b>	
	Proposed 3 bed Bungalow
	Proposed 3 bed Semi
	Proposed 4 bed Detached/Semi
	Proposed 5 bed Detached
<b>TOTAL</b>	<b>78</b>

# Preliminary Layout

The diagram (right) provides a breakdown of the key features and zones of the proposed layout. Residential zones (including bungalows) are positioned between two main areas of Public Open Space and an Ecological Area. Primary, Secondary and Tertiary roads will link the various areas of the development along with dedicated footpaths and a new cycle route.



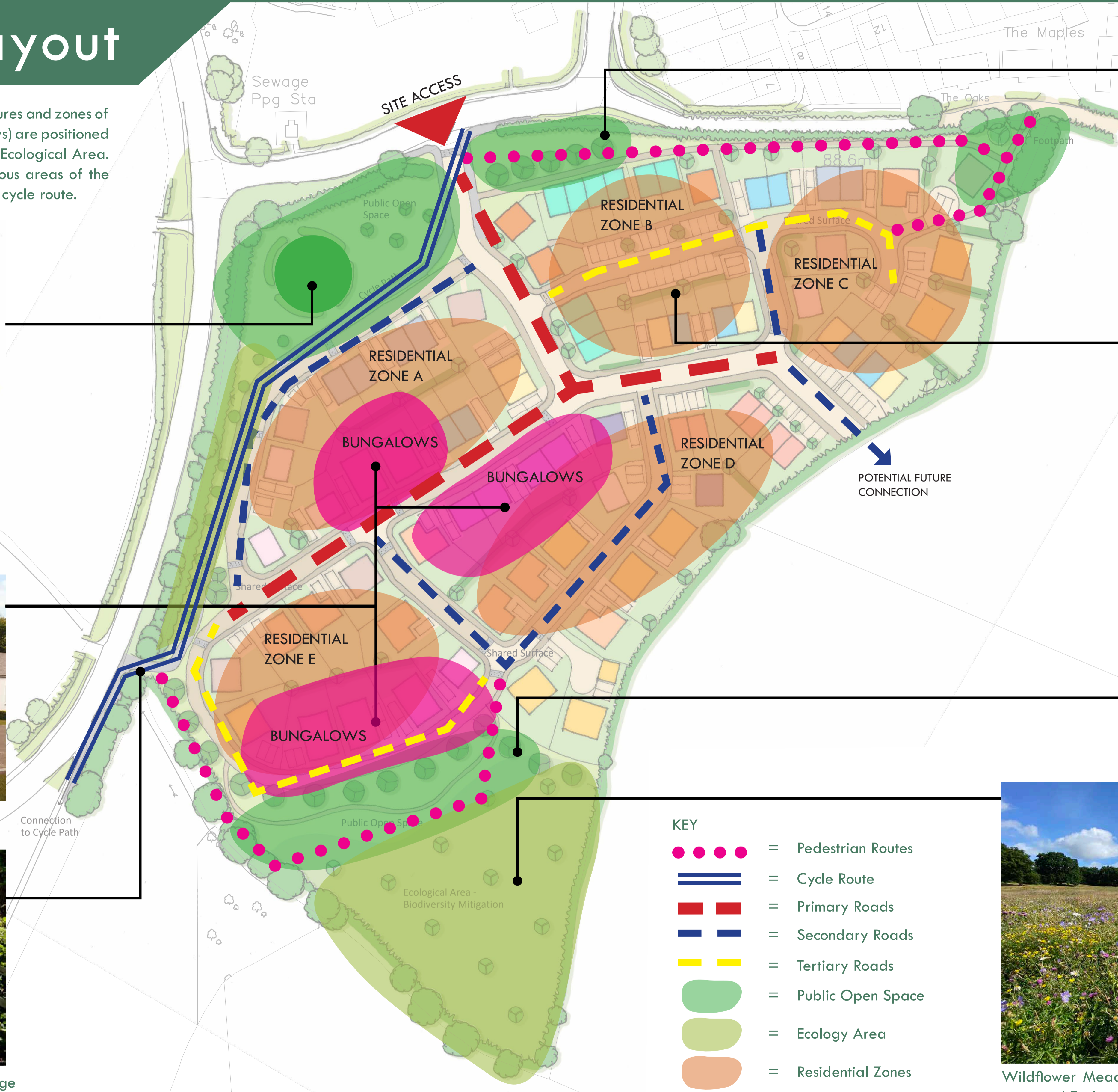
Sketch Image of a Plen-an-Gwari/Playing-Place outdoor events area within the Public Open Space



Proposed Bungalows (illustration of potential design)



Dedicated Cycle Route providing a connection to the village



**KEY**

- = Pedestrian Routes
- = Cycle Route
- = Primary Roads
- = Secondary Roads
- = Tertiary Roads
- = Public Open Space
- = Ecology Area
- = Residential Zones



Proposed Tree Planting



New Cornish Hedges



Public Open Space with walking routes



Wildflower Meadow - Potential Biodiversity Mitigation within the proposed Ecological Area.

# Sustainability

## Ecology

### Enhancing Site Ecology

The proposals intend to maintain and enhance the existing site ecology. Methods will include maintaining and reconstructing Cornish hedges, providing an ecology buffer to existing trees and hedges, encouraging local wildlife by introducing bat and bird boxes as well as bee bricks.

Since 2020, all major housing developments in Cornwall have been required to demonstrate a minimum 10% increase in biodiversity on the existing ecological condition of the site, to ensure that habitat for wildlife is in a better state than it was before development. Legacy Homes have achieved this by dedicating areas of development sites to wildflower meadow, tree planting and hedgerow creation.



## Energy

### Sustainable Energy

Every Legacy home is warmed sustainably by an air source heat pump. All homes will include integrated, powerful photovoltaic roof panels powering each home with renewable energy. All new homes will be provided with an electric vehicle charging point. Conserving the energy which is within our homes is also important and can be achieved by providing good levels of insulation in walls, floors and roofs.



Solar Photovoltaic Panels

Air Source Heat Pumps

Electric Vehicle Charging

Loft Insulation

## Materials

### Use of Local and Vernacular Materials

Choice of materials can play an important role influencing the character of a new development. Proposed materials are still to be decided and a range of materials are being considered for the site. A potential selection of these are illustrated which have been used by Legacy Homes locally:



Natural Stone

Slate

Render

Completed property showing a mix of materials



## Appearance



Visualisation of how the proposed development might look showing four bed homes to right of image.



Visualisation of how the proposed development might look showing a five bed house type to the left of image.

Images Right: Homes which have been recently constructed by the developer, Legacy Properties, on sites around Cornwall. Photos illustrate the type of houses which could be constructed as part of the proposals, as well as the variety of potential materials and finishes. Photos include Open Market and Affordable type homes.



Visualisation of how the proposed development might look showing houses looking onto a "shared surface" street

