

## Welcome

Thank you for visiting this Public Consultation and Workshop which will explore the potential future expansion of the Village. While Cornwall is currently experiencing a housing crisis, there is also a recognised need for new homes to be provided within the Parish to serve the existing community. The St Erme Parish Neighbourhood Development Plan recognises that any new residential development may need to be constructed outside of the current settlement boundary. This public consultation event is intended to enable the public and local community to engage with us as developers, and architects to shape the future development of the village. We have invited the local community here today to help us answer such questions as:

- How should Trispen expand?
- What form should any new development take?
- What type of houses would you want to see built?
- How should a new development look?

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)

About the Design Team:



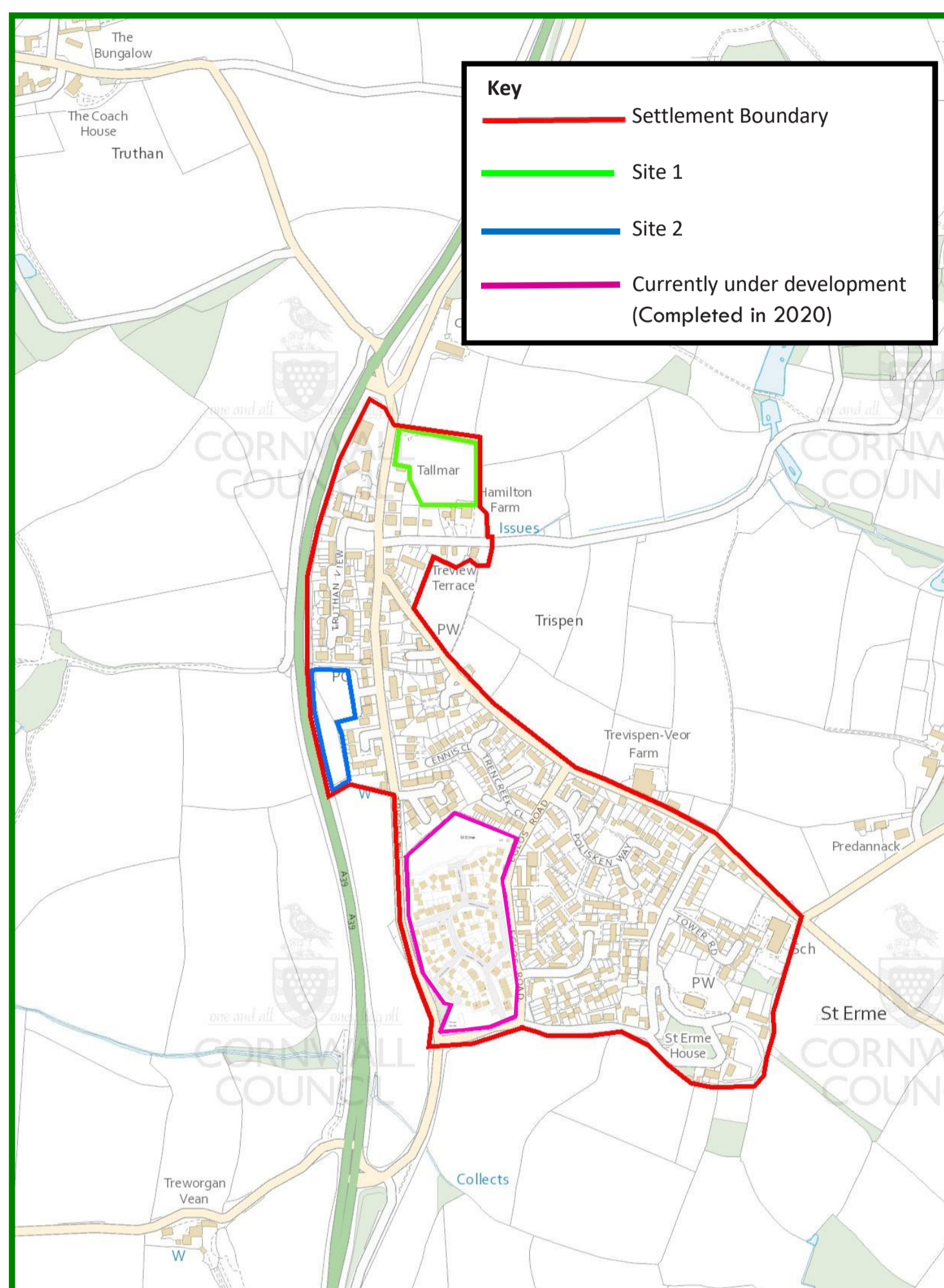
Legacy Homes, part of the Legacy Properties Group, is a Cornwall based premium house builder with a history of delivering award-winning developments.



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)

*Following a number of recent housing developments in St Erme there is limited 'in-fill' land available within the current boundaries of the village.* (St Erme Parish Neighbourhood Development Plan 2018-2030)

At present there are 65 households in the Parish registered on Cornwall Council's HomeChoice Register in need of affordable homes. It is anticipated that there would also be 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. Any expansion of the village needs to be carefully considered to ensure that it represents a natural growth of the village without negatively impacting the existing community or the landscape of the surrounding area.



Local View showing the Settlement Boundary

# Future Village Growth

St Erme Parish Neighbourhood Development Plan states that:

The north of the village along Chapel Road has a natural ridge edge, the LLCA Settlement Edge Assessment states that 'Views in and out of the parcel to the north and east are of considerable significance in the context of the overall village setting' and the 'defining feature of the village setting is the current relationship between the settlement edge and countryside where the edge is at present almost totally screened'.

Trevella Valley is also mentioned in the St Erme LLCA for its distinctive clusters of ancient small rectangular field patterns unique to the area.

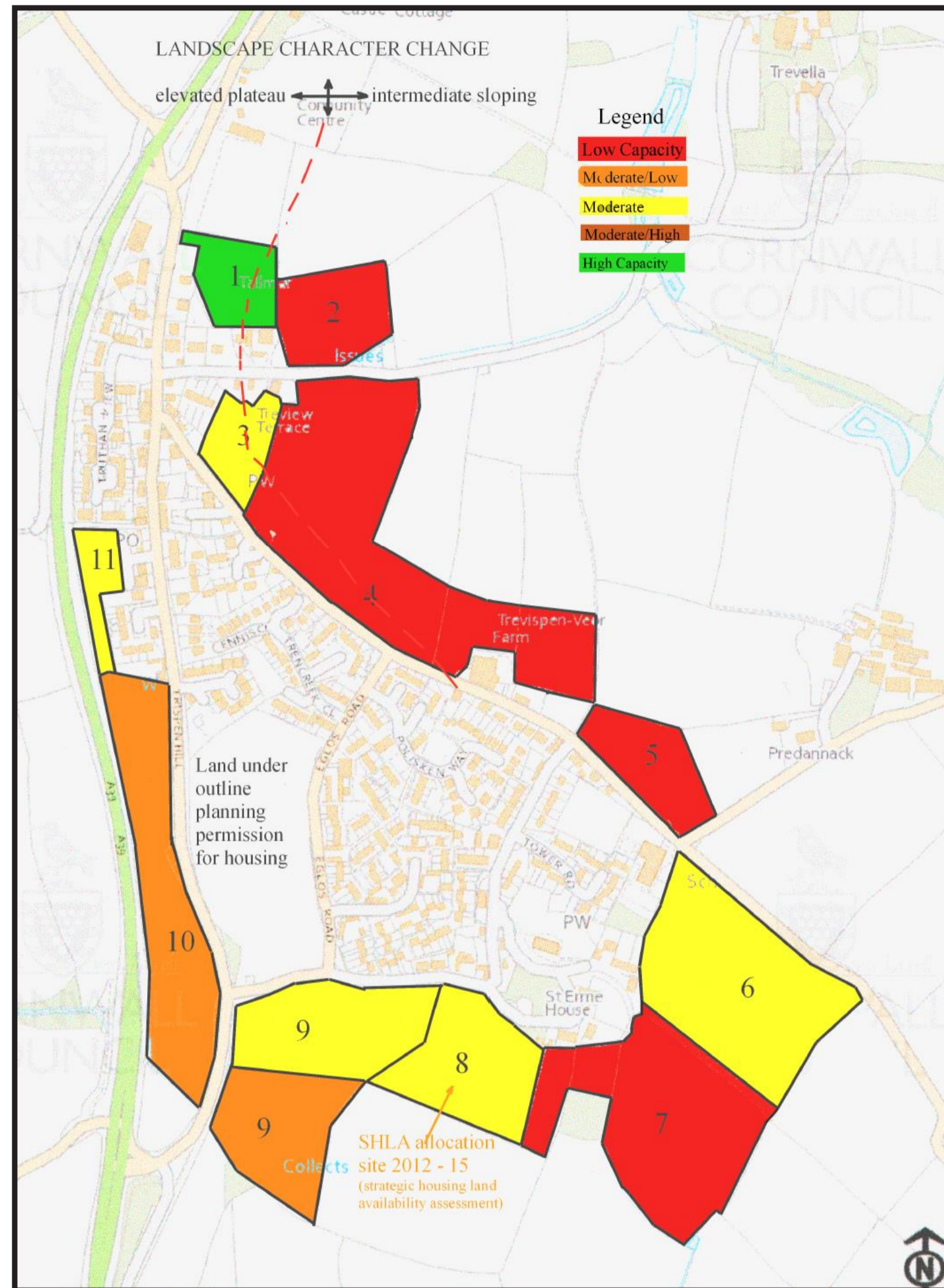
The LLCA states that the 'land to the north of the village settlement along Chapel Road has the highest sensitivity of all of those surrounding the village'.

Whilst Policy 1 identifies the settlement boundary and the criteria of where development would be permitted and supported. This policy has been created to ensure that if the allocated housing requirement is met and if there is strong evidence of the need of additional housing for local people outside of the 'Settlement Boundary'; it should be located to the south of the village settlement.

The St Erme LLCA showed that the land to the south of the village is less sensitive than that to the north; this was backed up with the evidence and results of the LLCA consultation.

Development to the south the village already rolls down into the countryside.

This supports that any future development of Trispen would be best placed to the south of the village.

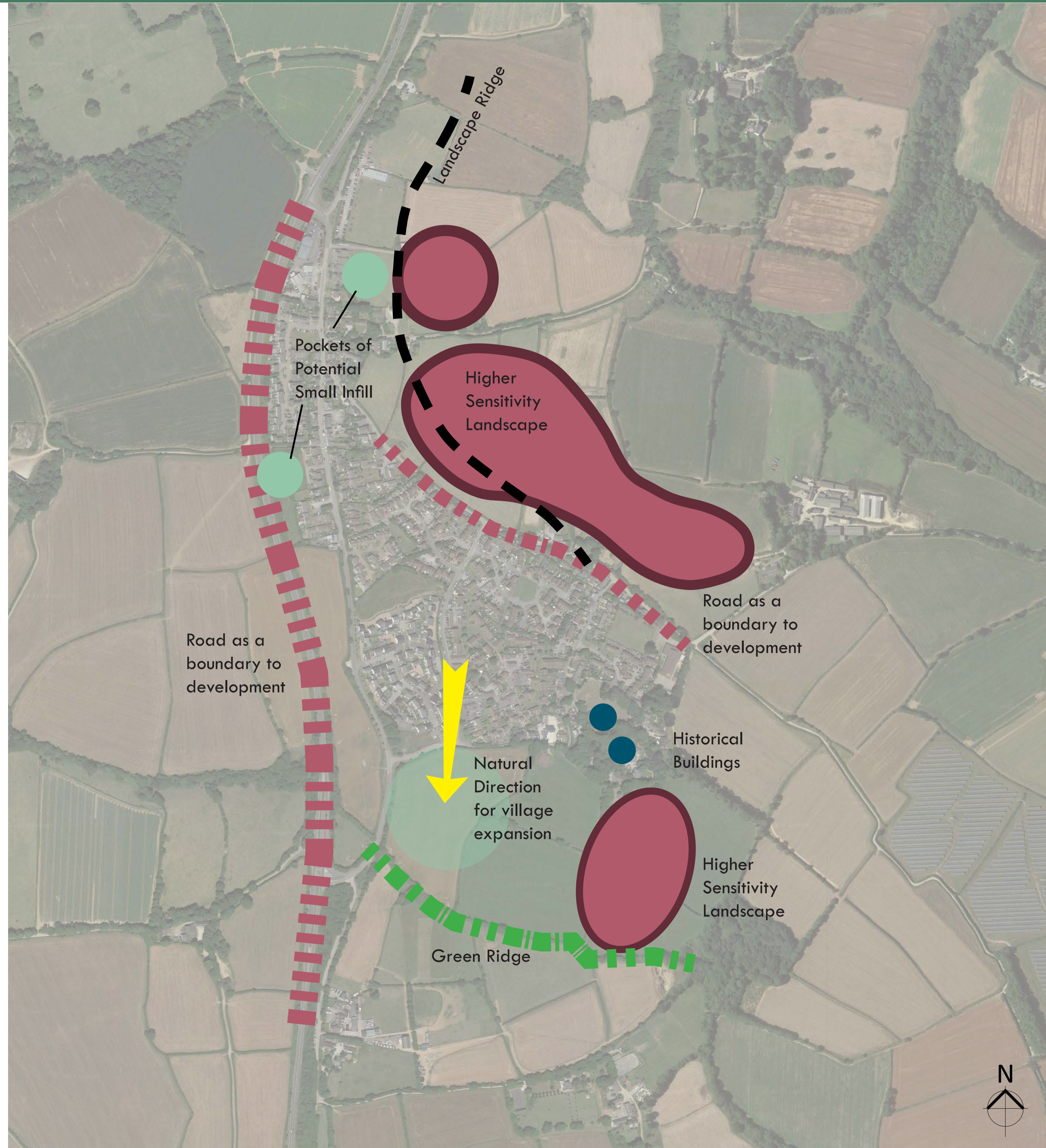


Assessment of Capacity for Change of Settlement Edge Land Parcels from St Erme Local Landscape Character Assessment

In 2016 the St. Erme Parish Council commissioned the second stage of the St. Erme Local Landscape Character Assessment (LLCA) which provides the evidence base that supports the policies of the NDP. Within this study, various parcels of land which surround Trispen and St Erme were considered in terms of their landscape character and capacity to accept housing growth.

The findings (illustrated above) evidence that there is limited capacity for housing growth to the northern settlement edge and to the south east. The A39 marks a strong boundary to the western edge of the settlement while access to the eastern edge is largely impeded by historical buildings such as the church and former vicarage (St Erme House).

The natural growth of Trispen would be to the south of the village which would have limited impact on the existing settlement.



# Potential Proposal Site

“Parcel 9” was identified within the Local Landscape Character Assessment as having a moderate capacity for development in the northern part of the site with a reduced capacity (moderate/low) moving into the southern part of the site. It was recognised that access could be achieved off of Eglos Road, which itself is very accessible from Trispen Hill and the A39. Since the character assessment was carried out, the Burrington Homes development opposite has become established as part of the settlement. Development on Parcel 9 would therefore be well related to the rest of the village. Legacy Properties are looking to explore the potential development of this site as an option to extend the village to meet local housing need.



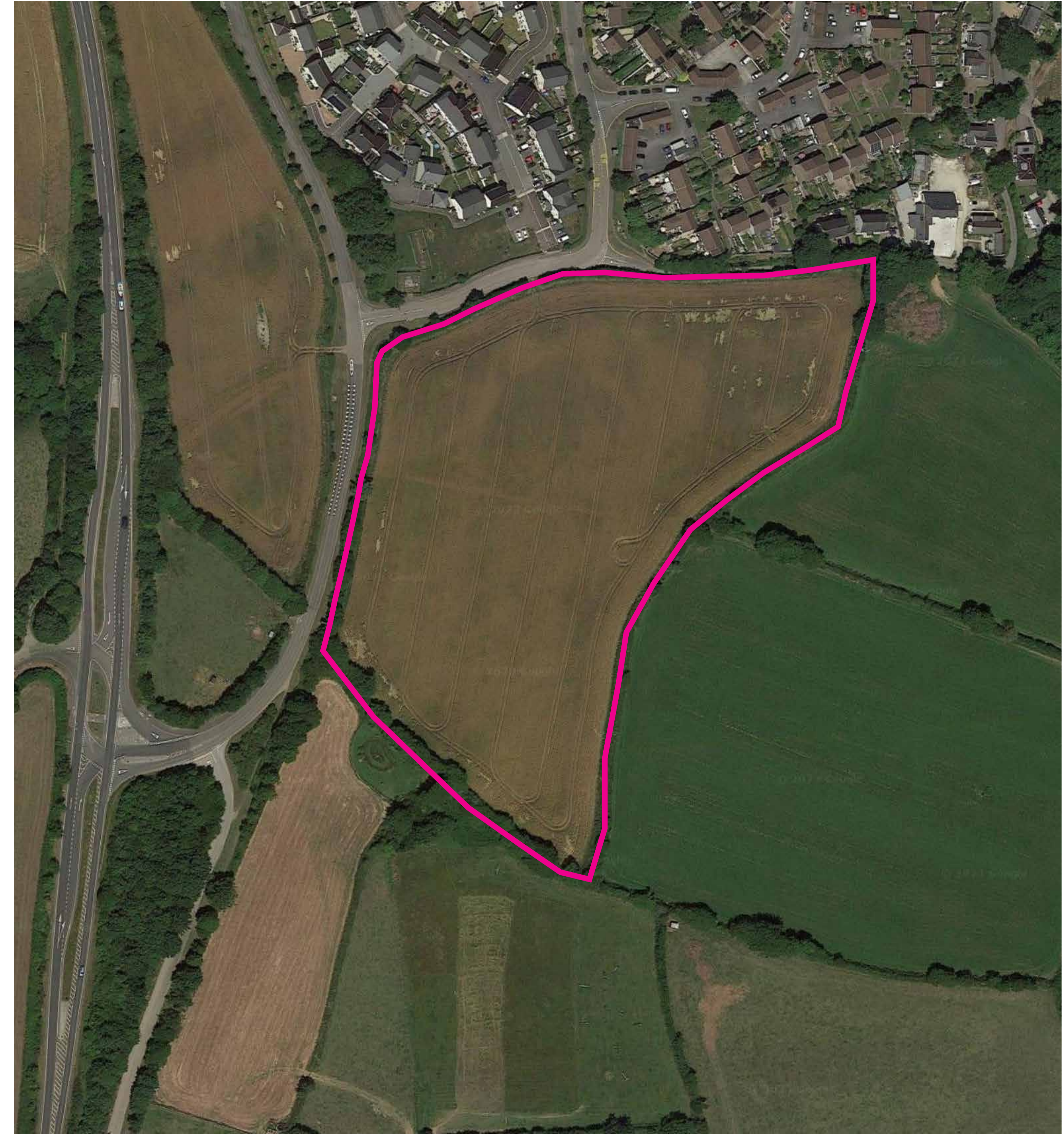
View of the site looking towards the northeast boundary

The site is described in the Character Assessment as:

*The northern edge of the parcel is defined by Eglos Road, and to the east, the locally named Church Lane which has the existing settlement of Polglaze Walk and the properties known as The Oaks and The Maples opposite, and part of the section with the future housing area yet to be constructed opposite the remainder. Access would be possible along this northern boundary. At the junction of Eglos Road with Trispen Hill, the parcel boundary turns south as far as the first tree-lined hedgerow boundary. At this point, the parcel boundary follows the skyline in a south-easterly direction, and is defined by a distinctive tree-lined hedgerow. The eastern boundary of this parcel then returns north, meets the edge of parcel 8, and together they return to the edge of Eglos Road. Whilst there is no character change within this parcel, there is a definite change in landscape around the mid-point of the parcel sufficient to mark an increased sensitivity for the higher, southern part of this parcel.*

Character sensitivity	Visual sensitivity	Value judgement	Capacity
<p><b>Character of settlement edge in its landscape setting</b> sensitivity and vulnerability to settlement growth</p> <p>The parcel is characterised by being a relatively large single field (approx. 8 acres), with strongly developed tree-lined boundaries on all sides which slopes gently and evenly to the northwest. These features are the distinctive elements of the parcel. Biodiversity is of importance due to the field boundaries. The settlement edge is barely 15% of this parcel, although this will increase when the field to the east of Trispen is developed. The transport pattern is of little significance, since both Eglos Road and Church Lane provide potential access from the northern edge of the parcel. The condition of the parcel is good but unremarkable, like most others surrounding the village. There are no historic features which add to the landscape character of the parcel. The aesthetic character is somewhat downgraded due to the proximity of the busy Trispen Hill.</p> <p><b>The landscape character sensitivity is relevant, and for the higher southern part of the parcel is a defining and limiting feature of this land parcel. This is due to the importance which the elevated southern half of the parcel provides as a “backdrop” and sense of containment for this side of village.</b></p>	<p><b>Visibility of settlement edge in its landscape setting</b> sensitivity and vulnerability to settlement growth</p> <p>There are currently views into the site from Trispen Hill which will be slightly reduced once the housing development to the east of Trispen Hill is completed. Nonetheless, the importance of the “framing effect” of the rising ground to the south contained by the parcel’s tree-lined hedgerow cannot be overemphasised in terms of providing a strong, visually enclosing setting for the village.</p> <p><b>The visual sensitivity is very relevant, particularly for the southern more elevated half of this parcel, and should be considered a defining and limiting feature of the parcel.</b></p>	<p><b>Value and importance of the character and views</b></p> <p>There is much value in the rising sweep of well managed farmland that provides visual containment to the village when viewed from Trispen Hill travelling south. The southern tree-lined boundary hedgerow is particularly important in providing a rural backdrop to the village.</p>	<p><b>The overall capacity of the land parcel</b></p> <p><b>THERE IS MODERATE CAPACITY FOR HOUSING DEVELOPMENT WITHIN THE NORTHERN, LOWER HALF OF THIS SETTLEMENT EDGE LAND PARCEL.</b></p> <p><b>HOWEVER, THE MORE ELEVATED AND VIUSUALLY IMPORTANT SOUTHERN HALF HAS THE LESSER CAPACITY OF MODERATE / LOW</b></p> <p>The Moderate capacity designation really only applies to the northern half of the parcel, since the southern more elevated half of the parcel is significantly more visually sensitive, providing as it does the essential framing landscape for the southern edge of the village. This function will continue even after the development on the east side of Trispen Hill has been completed, and at that stage may become even more significant.</p>

Local Landscape Character Assessment Summary (St Erme Parish Council)



## Site Appraisal

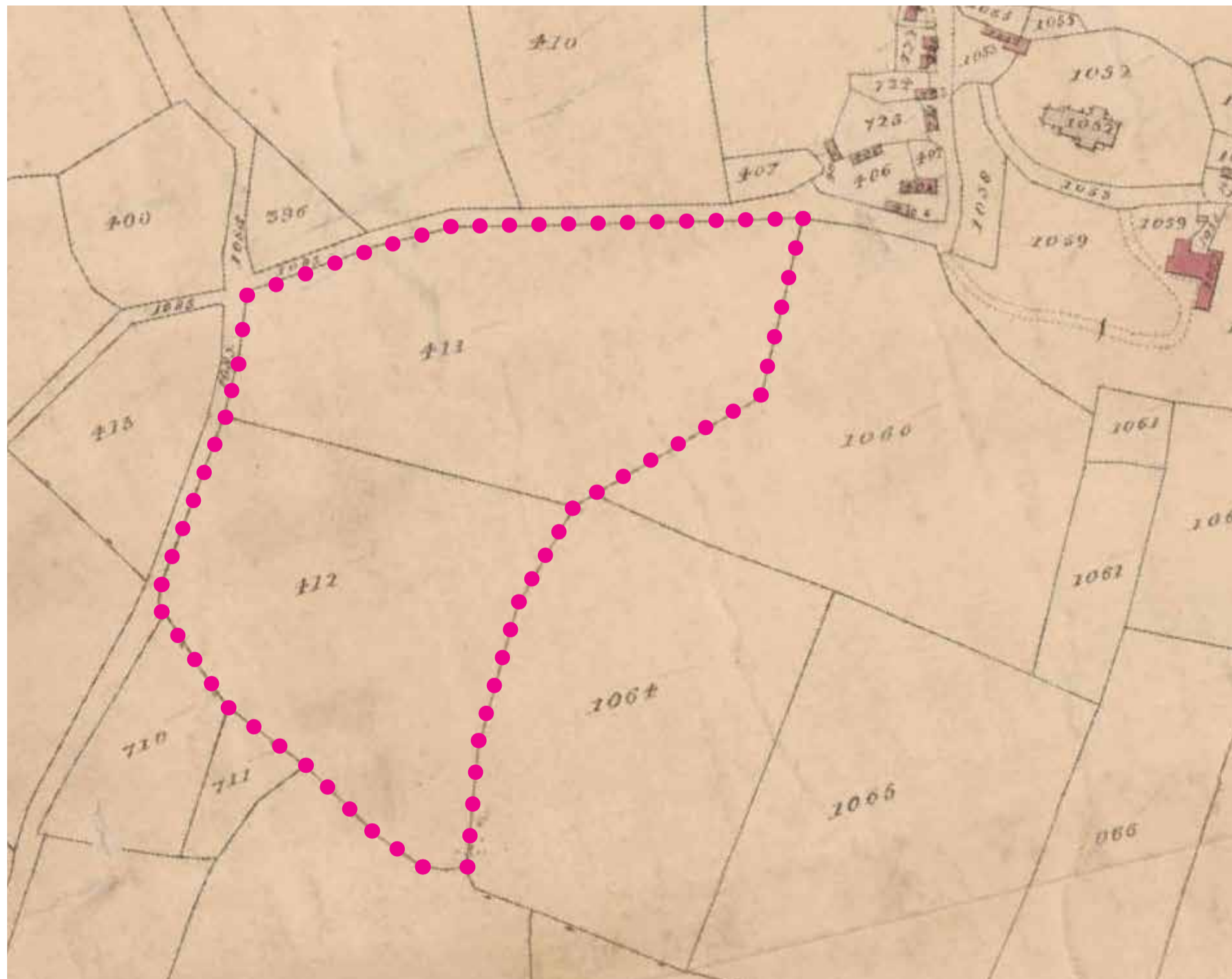
The existing site is approximately 3.8 hectares/9.5 acres, consisting of a farmer's field primarily used as arable land.

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

# 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

# St Erme's Missing Playing-Place/Plen-an-Gwari

## What is a Plen-an-Gwari?

A Plen-an-Gwari is a "Playing-Place" or round, a medieval amphitheatre which would have been found all across Cornwall and it is likely that every parish in Cornwall would have had one. A Playing-Place was a circular outdoor space used for plays, sports, and public events. Only two survive in nearly complete form today; the Plain in St Just in Penwith and Saint Piran's Round near Perranzabuloe.

A Playing-Place could be used for local gatherings, sports events, and production of plays. Cornish culture had a type of play called Miracle Plays, written in the Cornish language. To capture the attention of the audience, the plays would have been loud and entertaining.

## Where is St Erme's Playing Place?

There is a historical record for a Playing Place in St Erme but the actual location is unknown. Historian, H Michell Whitley, describes St Erme's Playing-Place as being approximately 40-50ft in diameter with the outline of a smaller circle adjoining it on the south-west edge. The round is believed to have been lost over time, either having been ploughed into the ground or built upon. There is a possibility that St Erme's Playing-Place may have been located near to St Erme Church although many rounds were located outside of settlements.

## St Erme Players

As well as St Erme's Playing-Place, historical records from the 16th Century also mention dancers from St Erme travelling to Bodmin to perform at a seasonal fair. The players from St Erme were paid to be at the event which suggests that historically, with or without the Playing Place, there was a strong cultural tradition of performance in the Parish.

## A New Playing Place?

It is anticipated that a proposed extension to the village would include new Public Open Space. Would you like to see a recreated Playing Place for St Erme feature within any new development?

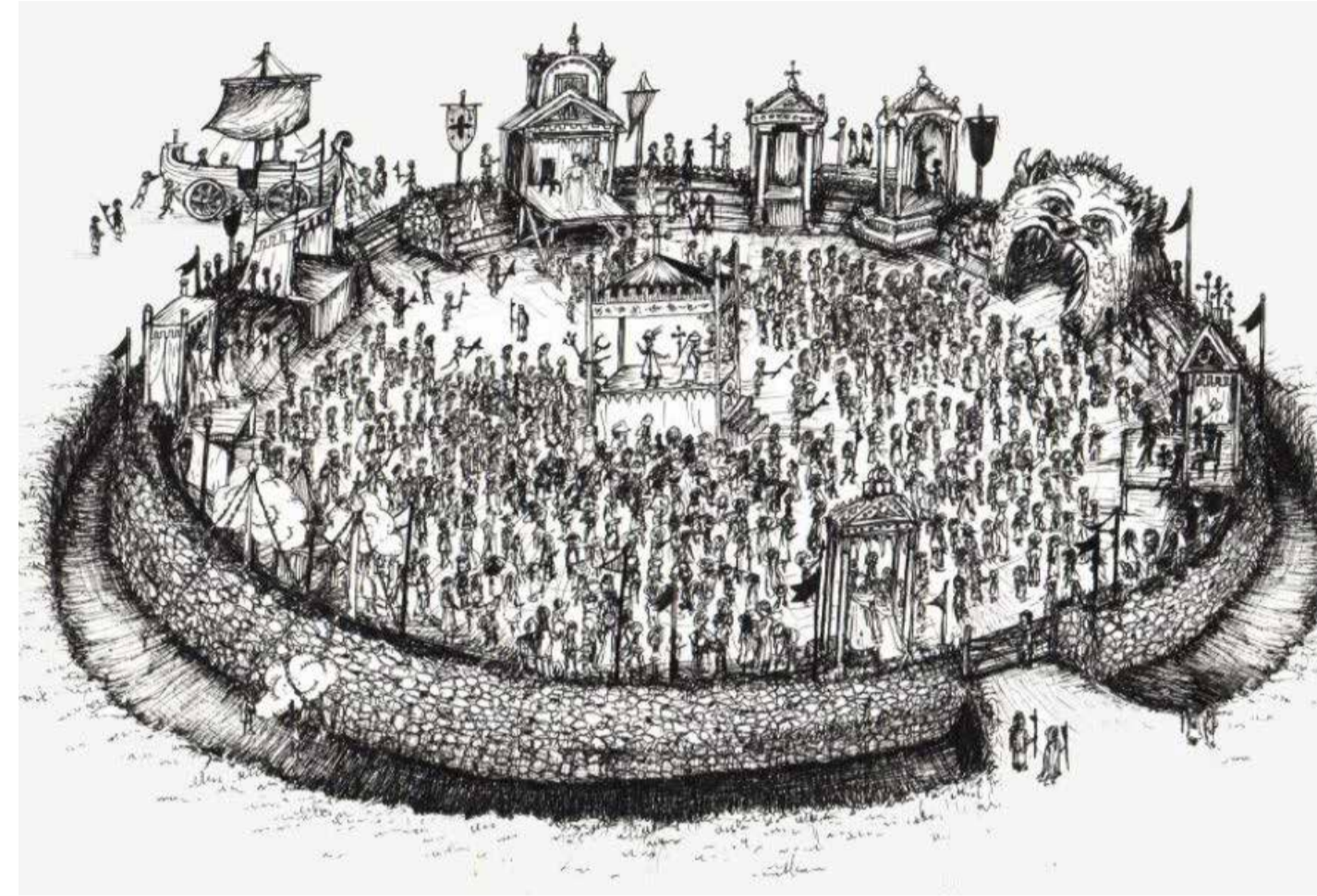


Illustration of a Plen-an-Gwari at use in Medieval times (Image by Golden Tree Productions)



Photo of a performance at St Just Plen-an-Gwari, "The Plain"



Map of the Playing Places of Cornwall. Plen-an-Gwari of St Erme indicated (Image by Golden Tree Productions)



Aerial view of St Piran's Round in Perranzabuloe (Photo by Miracle Theatre)



Historical photo of The Plain, Plen-an-Gwari in St Just taken around 1900

## 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.

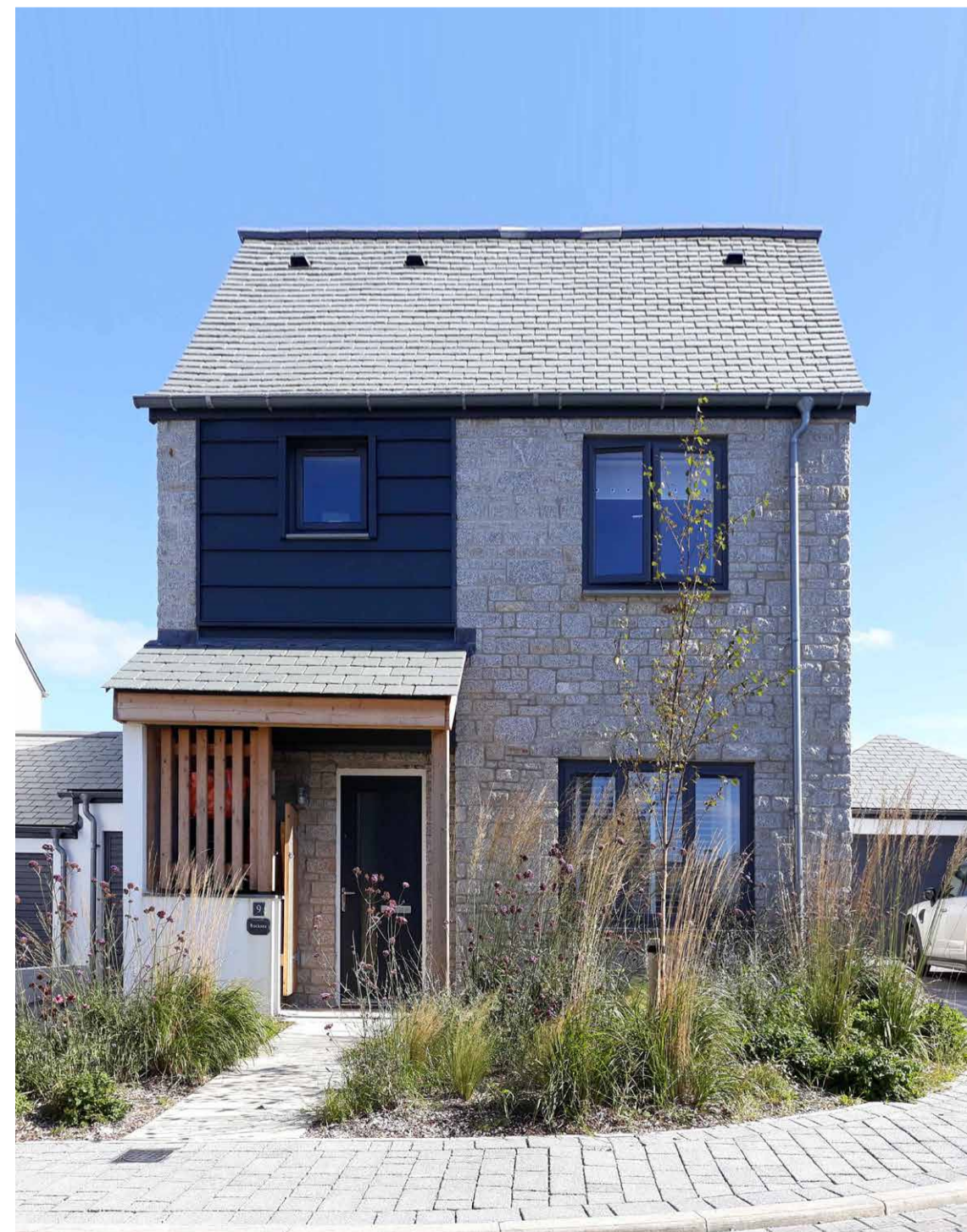
### Customer Care

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.

