



# ST ERME

# VILLAGE DESIGN

# STATEMENT



The St Erme Village Design Statement has been endorsed by Cornwall Council as a material consideration to be taken into account in the determination of planning applications, by decision of the Portfolio Holder for Environment Heritage and Planning, implementation date 31.7.14.

## Forward

By working together St Erme Parish Council, the Village Design Working Party, Cornwall Council and the local community has led to the successful completion of this document.

*“This document would not have been produced without the support of residents, local organisations and Cornwall Council. The working party has worked hard to consult with the community and collate all the information to produce this document. Many thanks go to everyone involved”*

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Chairman to St Erme Parish Council

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*‘As your local Cornwall Councillor I welcome this Design Statement. It seeks to protect and enhance the special features and environment of the Village. It is a great example of local people working together for the benefit of other local people. Full marks to all concerned with its production.’*

### Mike Eathorne-Gibbons

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# 1 Introduction

## 1.1 The Beginning

Members of the community felt that it was important to protect the character of the landscape in the settlement and areas that are special to the local community. After seeking advice from Cornwall Council and speaking to St Erme Parish Council, it was decided to form a Working Party and to produce a Village Design Statement for St Erme; which could be used as a material consideration for any future development proposals.

This Village Design Statement has been researched and written by members of the St Erme Village Design Statement Working Party, which consisted of members of the community and St Erme Parish Council, and was supported with guidance from Cornwall Council.

The community wished to produce a guide which would be relevant and support the community's views that all new development, whatever the size or scale, will be in harmony with the local character and makes a positive contribution to the natural environment and the village setting.

The guide will highlight what the community feel is special about the character of the village and the area in which it sits.

## 1.2 How the Village Design Statement will be used

The Village Design Statement will be used -

- By residents, as guidance for planning extensions or buildings, to ensure harmony with the local character.
- By planning officials, who should use it as additional guidance in decisions affecting the parish of St Erme
- By architects, developers and designers as a consultation document to inform development in accordance with the wishes and aspirations of St Erme residents.

## **1.3 Planning Policy Context**

### **National Planning Policy Framework – March 2012**

The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied. It promotes sustainable development and positive growth and includes advice on the natural and historic environment and design. It provides a framework within which local councils and local communities can develop their own plans, although these plans must be in conformity with the NPPF.

### **Carrick District Wide Local Plan 1998 (Saved Policies)**

A number of policies were saved from the Carrick District Wide Local Plan (1998) and these remain relevant where they do not conflict with the NPPF, until a new Cornwall Wide Local Plan is adopted.

### **Balancing Housing Markets Development Plan Document (2008)**

Adopted by the former Carrick District Council, this has policies for a better balance in the local housing market by providing a mix of housing, and, in particular, affordable housing to meet the community’s needs.

### **Emerging Cornwall Local Plan: Strategic Policies**

The Local Plan: Strategic Policies document is at submission draft stage and was approved by Full Council in January 2014 for consultation in Spring 2014 with a view to submission to the Secretary of State in Autumn 2014. Once adopted the Local Plan: Strategic Policies will replace the saved policies above.

## 1.4 Community Involvement and Consultation

St Erme Parish Council and members of the community have produced this document following several community engagement and consultation events with the support and guidance of Cornwall Council's Planning Officers.



This consisted, in the first instance of, public meetings to engage members of the community, local organisations and businesses. We then held our first informative consultation at the local Fun Day in July 2011, in which a Planning Officer from Cornwall Council was in attendance to answer any questions. This annual event is attended by approximately 1500 people and lasted over three days.



This was followed by our next consultation, held in March 2012, over two days; which was supported by several local organisations which included St Erme WI, St Erme Silver Circle, Trispen Methodist Church, St Erme Church, St Erme Toddler Group, St Erme Community Centre, and St Erme with Trispen Community Primary School who expressed their opinions through work within the school curriculum; by producing

some magnificent paintings, models and writing comments of areas and buildings that were important to them

**'I like all the places in the village'  
by a pupil at St Erme with Trispen CP School**



Our next event was a Prioritisation Event, where we collated all the comments from our first events and asked members of the community to prioritise the statements in order of importance to them. This event was held over two days at the St Erme Community Centre.

The above events were well attended and advertised through the local newspaper and village newsletters, as well as the noticeboards, council website and leaflet drops.



**"The village setting is something special"**

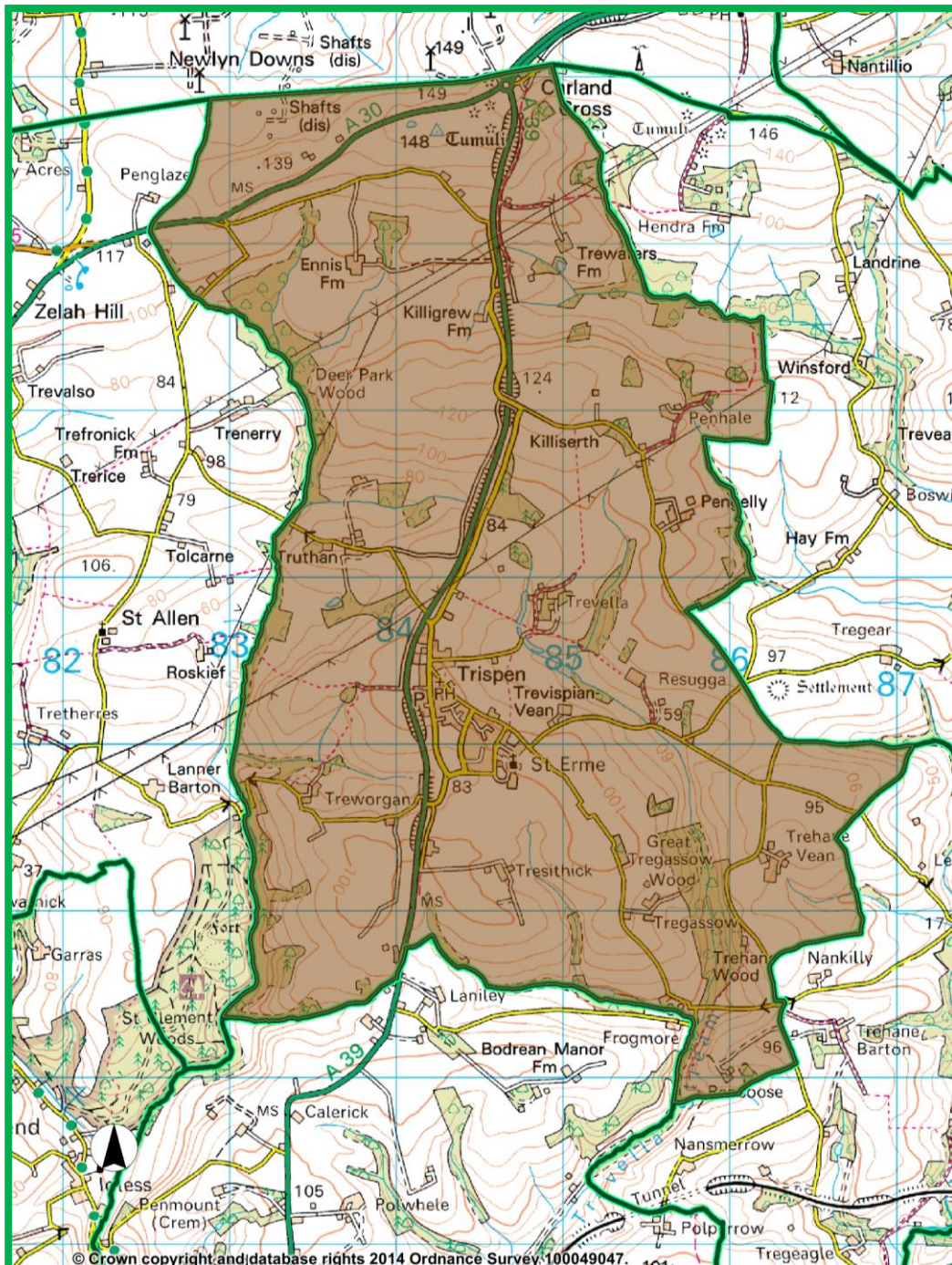


The next stages consisted of several consultations with the community on the draft statement to get to the end result, which you are reading now. The results and evidence of the consultations, which formed this document, are shown in Appendix 1 at the back of this document.

## 2 The Place

### 2.1 Location

St Erme is a rural parish which is located four miles north of Truro and is bounded by St Allen, St Clement, Ladock, St Newlyn East and Probus parishes. St Erme is surrounded by a completely rural landscape, almost entirely of agricultural use. Trispen, a hamlet in St Erme, used to be the main commuter route to Truro, until the A39 bypass was opened, to the west of the village in 1997.



## 2.2 History and Development

St Erme Parish is named after St Hermes who was beheaded in Rome on the 28<sup>th</sup> day of August in 132 AD. The parish of St Erme was taxed in the Domesday Roll in 1087 AD. The first mention of a Rector at St Erme Church was Master John in 1249 AD. The church tower and font are believed to be around 750 years old, but the church itself was rebuilt in the 1500s. It had a new roof and huge alterations again in 1819/1820. In 1906 the floor was concreted and four of the five bells were recast making a new peal of six.



St Erme has been very much an agricultural parish throughout the centuries and has been home to some very big landowners. Sir John Killigrew built Killigrew Mansion in the Middle Ages; this mansion was made of wood, and it was destroyed by fire a few years later. Sir John Killigrew then moved to Falmouth. Rob Trenchcreek of Trenchcreek in Crede owned and lived at Treworgan. He died on 24<sup>th</sup> December 1594. One of his daughters married Digorye Polwhele. During the Civil War the Polwhele family welcomed General Fairfax into Treworgan, where he was nursed back to health after being injured in battle; Sir John Polwhele sold Treworgan to John Collins around 1700. John Collins and his descendants built their empire and owned 90% of the parish, along with most the houses in the village of Trispen and Churchtown as the area around the Church was known. In 1919 the Collins family sold the entire estate which amounted to well over 3000 acres, as well as the cottages throughout the village. Throughout these years nearly every family was dependent upon agriculture for their income.



In the village there were two pubs, two shops, two blacksmiths and a bicycle repair shop; the village also had its own resident policeman. St Erme Parish Council first met in 1894, before that the St Erme Parochial Church Council looked after the parish affairs. The last 60 years have seen some major changes in the parish; electricity came to the parish in 1956 and main sewage in 1976. There has been a lot of development, the biggest being Trevispian

Parc, when over 300 houses were built between 1977 – 1986, with no additional amenities. In 1996 saw the start of the A39 bypass, during the first few weeks' excavators' uncovered Iron Age Tin smelting works at Killigrew Hill, so there must have been another industry in the parish. More recently we have had a development in Trispen of 58 houses.



## 2.3 Community

The population of St Erme is approximately 1500 with the majority of parishioners being between the ages of 20 – 50. There are in the region of 600 properties consisting of traditional cob cottages and modern properties. The main areas of St Erme are known as Trispen, which is the main village, Churchtown, the area around St Erme Church, and Trevispian Parc, which is an estate of 300 houses built in the 1980s. There are many rural properties and farmhouses in the parish as the main population is set within a rural character area. The landscape around the village is farmland, mainly arable, with country lanes, footpaths, hedgerows and trees.

The parish has a very active community with 17 community organisations such as a WI, short mat bowls, a toddler group, youth group, history group, football and cricket clubs, as well as a local community primary school, which also caters for nursery children from three years old, a post office and stores and a public house.

## 2.4 Listed Building and Monuments

'The Parish has a rich history that is reflected in its scheduled Heritage Assets. A mix of Listed Buildings and scheduled monuments enhance the Parish and the village's character. The historic centres of 'Churchtown' and 'Trispen' are still largely intact and retain much of their past attributes and quality of character in a pastoral setting. The pattern of these historic assets reflects the rural nature of the area as a historically agricultural based village.'

- 1 **St Erme Parish Church (St Hermes) - Churchtown**  
Grade II Listed
- 2 **Two Trethewy Monuments in Churchyard**  
Grade II Listed
- 3 **Three Collins Monuments in Churchyard**  
Grade II Listed
- 4 **Egloserme Farmhouse – Churchtown**  
Grade II Listed
- 5 **Farm Building at Egloserme Farm**  
Grade II Listed
- 6 **Killiserth Farmhouse – St Erme**  
Grade II Listed
- 7 **Farm Buildings at Killiserth Farm – St Erme**  
Grade II Listed
- 8 **Tregassow House – St Erme**  
Grade II Listed
- 9 **Trehane Vean Farmhouse - Trehane**  
Grade II Listed
- 10 **Trevella Manor - Trispen**  
Grade II Listed
- 11 **Gate House to Trevella - Trispen**  
Grade II Listed
- 12 **Treworgan House – St Erme**  
Grade II Listed
- 13 **Farm Buildings at Treworgan House Farm**  
Grade II Listed
- 14 **Lanhadron – Trispen**  
Grade II Listed
- 15 **Truthan House – Truthan**  
Grade II Listed
- 16 **Well House at Truthan and Yard Paving – Truthan**  
Grade II Listed
- 17 **Gate Piers at Truthan House**  
Grade II Listed
- 18 **Truthan Cottage and Annexe – Truthan**  
Grade II Listed



**"Listed Buildings should be preserved and retained"**

- 19 Finger Direction Post at SW863483**  
Grade II Listed
- 20 Finger Direction Post at SW847501**  
Grade II Listed
- 21 Milestone at SW841490**  
Grade II Listed
- 22 Milestone at SW847536**  
Grade II Listed
- 23 Milestone in front of Rowe's Honda Garage**  
Grade II Listed
- 24 Milestone opposite lane to Pengelly**  
Grade II Listed



There are also ancient boundary stones in the parish.

The consultation revealed that the community felt that it was important the Listed Buildings and ancient boundary stones are retained and preserved to keep the historical aspects and features of the parish.

**Recommendations:**

**VDS 1: Any alterations to listed buildings must be in keeping with the historic character of the area in which it sits.**

**VDS 2: The boundary, milestones stones and finger posts are important assets should be protected and repaired, keeping the rural historic feel to the parish**

## 2.5 Community Buildings

There is a village hall known as the St Erme Village Hall, which is run by a registered charity. This building was built in the 1920s and is situated in the area known as Churchtown. It has limited off street parking, but is in walking distance to most homes, so ideally suited to the regular clubs. It has a number of societies and clubs which meet regularly including the Woman's Institute, the Silver Circle, Short Mat Bowls and Youth Club. The hall is also available for hire for parties and other functions.



There is a new Sports Community Centre which was completed in 2011, and is run by a registered charity; this is situated to the north of Trispen Village at the Cricket and Football grounds. This was built by volunteers and local tradesmen and is used for a range of functions. There is a local Art Group and Toddler Group, as well as regular clubs such as Keep Fit, Tae Kwon Do and Scottish Dancing. Recently the venue has been used for productions and the local primary school holds their Christmas performance here.

This facility is also for hire for private and corporate events. It has plenty of free parking easily accessed from the main road.

On site there is a public bar and kitchen, which provides bar meals and takeaway food during the weekend and is open to everyone. The Cricket Field and Football Pitch are at this site, with their changing facilities at the centre.

**“The community centre is great and I look forward to a sports hall to be built”**

At these grounds there is an annual Fun Fest where organisations can raise funds for their groups, whilst bringing the community together. This is well attended with over 1500 people attending over the three days.



The Methodist Church in Trispen is well attended and has a small attached Sunday School Room, hosting coffee mornings, a yearly nativity as well as religious activities.

St Erme Church has a small congregation and holds regular coffee mornings, a summer fair and an annual Christmas Carol Service. There is also Bell Ringing with a practice every Monday evening.

All of these venues and clubs provide social interaction and help bring the community together.

**The consultation revealed that community facilities are very important to the village and should be continually enhanced and updated when necessary.**

## 2.6 Sports and Leisure Facilities



The village has two parks. 'Trencreek Park' consists of a climbing frame/slide, junior swings, and cradle swings, a roundabout, a rocking rocket, basketball/football goal and seating. At the school playing field there are swings and climbing frames as well as the school football pitch which can be used out of school hours.

**“Facilities for young people such as a skate park are needed in an appropriate place, where young people feel safe and welcomed”**



To the north of the village, where the Community Centre is situated, there is an active Cricket Club which has two teams and three youth teams, and holds a youth coaching night throughout the summer; the facility is also home ground to St Erme FC and Trispen FC. A youth football team is also resident at the site. The fields in which this facility lies are open to the public for recreation.

**“The community centre is great and I look forward to a sports hall to be built”**

**“The second phase of the community centre should be built to provide more opportunities for social, sport and recreation facilities”**

### Allotments:

There are a number of small privately rented allotments in the parish which are well used, with interest shown for further requests of land for this purpose.

One individual allotment is in the area of Churchtown and is currently rented by Cornwall Council; the other two sites are located just outside the village settlement



**It was clear from the consultation that the recreation facilities play an important part of community life, for a safe environment for the young and old alike. There is a requirement for more land to be made available for allotments.**

### Recommendations:

**VDS 3: Outdoor sports and leisure facilities are important assets to the parish.**

## 2.7 Employment, Commercial and Business

Historically St Erme Parish has benefited from a thriving farming community which provided local employment and business opportunities.

With its proximity to Truro, and being served by good public transport and road networks, most people now work out of the Parish.

While some farms in the Parish are still operational, currently the main employment opportunities are provided by Rowe's Honda Garage, A 2 B Taxis, Carland Cross Petrol Station and a range of small businesses including Trispen Store (Post Office and Shop). Some small businesses are also run from residential properties and with modern working practices, some people choose, on occasions to work from home.



**“It’s important to keep the shop/post office and pub in the village”**

It is worth noting that the pub, the Clock and Key, was seen as an important community facility and that it is important for the Parish that a pub is retained.

**The consultation revealed that existing commerce and businesses are valued in the Parish and these should be retained.**

It was also noted the desire to attract additional opportunities, including some people suggesting development of other types of shop. Also gaining support was the provision of commercial business units which would provide a wider range of local employment and business opportunities. It was however, also recognised that any new commercial developments should be built in such a way that they are sympathetic to the character of the village to help it retain its rural feel.

**“Commercial units/business units should be sympathetic to the character of the village, to help local people to work locally”**

### **Recommendations:**

**VDS 4: The provision of a local shop, post office and public house are important in helping to maintain a sustainable rural community.**

## 2.8 Education

St Erme with Trispen CP School is situated east of the village and provides education for primary school age children from the village and surrounding areas. There is also nursery provision provided for children from three years of age at the school and an outreach Parent and Toddler group which meets on a weekly basis



There is an independent Toddler Group at the Community Centre, which is held on a different day, and the two groups work well together offering a meeting place for young children and their parents/carers.

The school integrates well with the whole community, and are regularly involved in projects in and around the village. They open their doors to the community with fundraising activities, and hold weekly 'ICT Suite Community Access' during term time, with free support and training for beginners.

The majority of older children attend Penair School in Truro. There is a school bus that collects and drops off in the village.

**It is important that rural villages have local primary schools in their areas for easy access for travel and support for parents and carers.**

**Evidence suggests that the housing balance and mix of properties in a community helps the sustainability of local schools. Evidence of this was apparent in our local school; numbers rose dramatically when a recent development helped readdress the housing balance in this parish.**

### **Recommendations:**

**VDS 5 : Outside recreational space associated with the school is important to the schools function and setting within the village**

## 3 Landscape Character

### 3.1 Topography

The settlement of St Erme lies four miles north of the city of Truro in the middle of the county of Cornwall. Cornwall's main arterial road, the A30, follows the centre of the county; most of this route is 50-150m above sea level. St Erme's northern boundary incorporates part of this route from Carland Cross to Boxeater (Perranporth) junction. This is the highest point of the parish and is 120m above sea level; at this point both the North and South coast can be seen. There are spectacular views from this point with undulating countryside towards St Agnes Beacon, Carn Brea and the Roseland Peninsula.

The countryside is made up of predominantly agricultural land, which is grade 2-3, some of which is intensely farmed with arable, potatoes, brassicas and livestock. The valleys are wooded where the trees have grown along the side of the streams which feed into the Allen and Ladock Rivers. The Allen River feeds into Truro and the Ladock River to Tresillian.



Moving south into the parish the land rolls downwards gently to about 80m above sea level, before climbing quite steeply to 110m. At this point the main built environment of the parish can be viewed. The village of Trispen and Churchtown were joined together in the 1980s by Trevispian Parc. The villages are built on a plateau at about 100m above sea level; linked by the road known as Chapel Road/School Road. This follows a natural ridge, which slopes gently down to the north east towards Trevella stream and to the south west towards the Treworgan stream.



The south west slope is where Trevispian Parc was built; to the right of this point looking west you can clearly see the A39 Trispen Bypass. The A39 dissects the parish of St Erme from Carland Cross down into a valley then up to a height of 100m; this then follows the natural ridge line into St Clement Parish for three miles before descending into the Truro basin.

At the point known as 'Five Mile Hill' the land steeply drops about 80m above sea level into a wooded valley before climbing gently to the plateau where the built environment is.

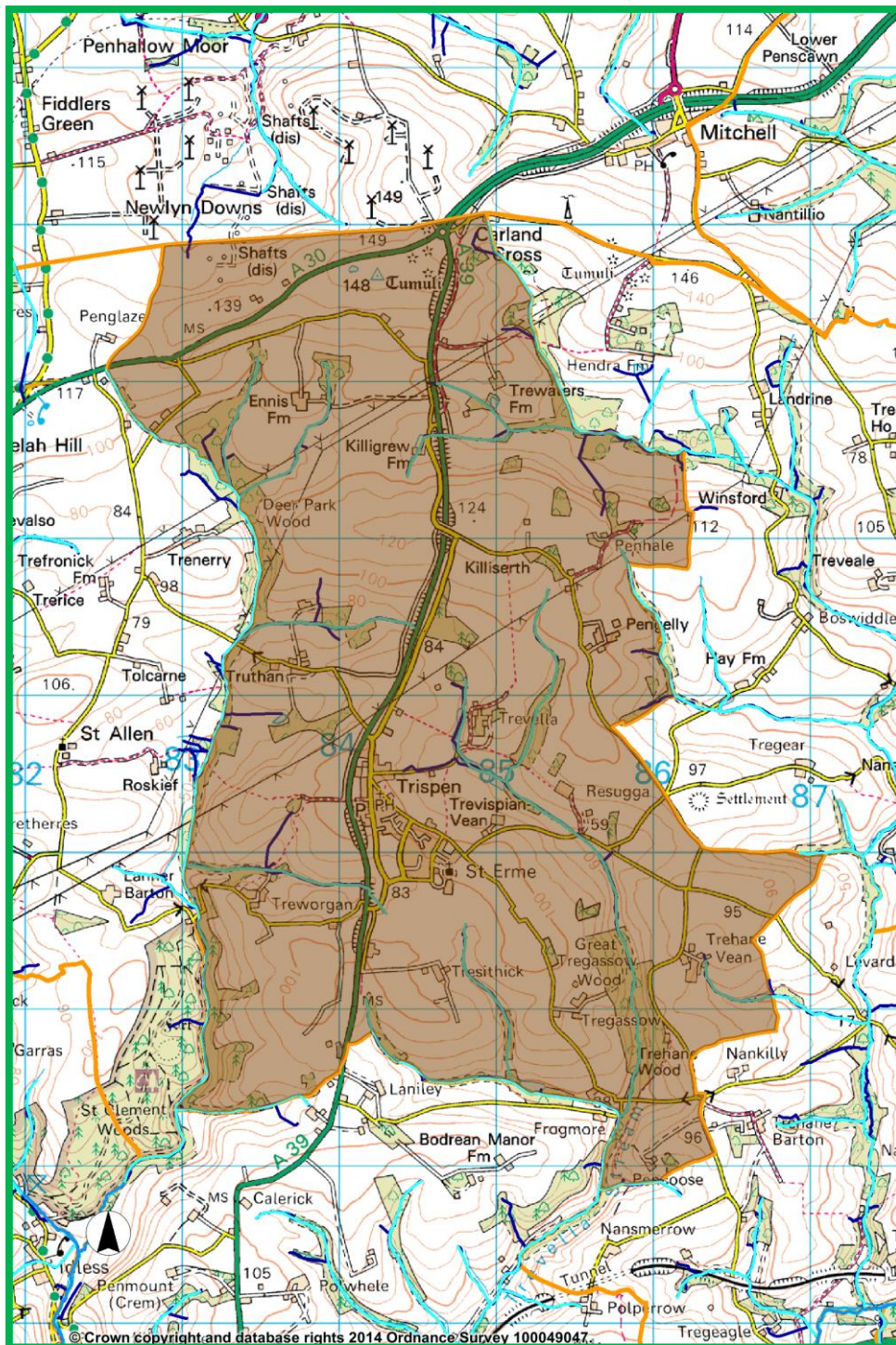
To the east of the village is Trevella Valley, where a stream flows down into the Tresillian River. The land rises gently from this valley to 110m above sea level to where the parish boundary meets Ladock and Probus parishes.

The land slopes gently to the west towards Treworgan and the Allen River, which is the boundary to St Allen Parish. Here the woodland valley extends into Idless woods and onto Truro. This land follows the river to Truthan and Ennis and the A30





### 3.2 Water Courses and Drainage



There are several springs, wells and boreholes at St Erme. At the North of the parish Ennis Farm (which means island in the ancient Cornish language) there are springs at the top of this farm, near to the A30 trunk road and also a flooded quarry named 'Black Pool'.

The water course goes underground and comes out in marsh land near the farmstead of Ennis, where it emerges as a stream and then runs down the valley known as Truthan Valley. The stream marks the parish boundary between St Erme and St Allen and runs through Lanner Mill and into Idless Woods, and emerges into the River Allen in Truro. This river has several other small streams running into it from St Allen as well as St Erme. One of the streams emerges from Piece Bottom Wood between Trispen Village and Five Mile Hill, where it runs through the farm land at Truthan. Another small stream starts at the bottom of Polisken Farm and runs down the valley of Treworgan. There are ponds at Lanner Mill which are fed by this river. The run off from the A39 also runs into the River Allen through Oil Interceptors at Piece Bottom and at Polisken.

The other main river of the parish starts at Trevella, where it runs into Trevella Ponds Nature Reserve along the valley, through another pond at Trevispian Vean, on past Stairfoot and through Tregassow and Trehane woods into Frogmore, where it crosses the parish boundary into St Clement parish. This river is known as the Trevella Stream

The Ladock River is fed from springs at Trewaters, Chyton, Penhale and Pengelly Farms, which comes out at Tresillian. Runoff water, also from the A39, enters this river at Killigrew via another Oil Interceptor. There are ponds at Trewaters that are fed from Chyton and then run into the Ladock River.

There are a number of wells around the village at Trispen Hill, Broad View (capped), Lanhadron, Chapel Terrace, Trevispian Veor, and White Cottage. All of the outlying farms have their own water supplies through wells. The chances of these wells being used are very remote since mains water. Some of the farms have bore holes with water being pumped to reservoirs.

Foul drainage from the village goes to 2 Pumping Station. All the properties to the south of the ridge of Chapel Road run down to the bottom of Trispen Hill and Eglos Road to a pumping station. This pumps the foul water up Church Lane and then it runs down to the main pumping station at Trevella Lane. This pumping station pumps the foul water down the valley of Stairfoot and up through Trehane to the Tresillian Treatment works. We believe that this system is working at full capacity. The local farms and hamlets of Truthan have septic tanks.

### 3.3 Vegetation



The village is surrounded by a countryside habitat with Cornish hedges, woodland and fields, creating a natural landscape which reinforces the rural character of the village. The farmland is predominantly grassland with grazing and arable, with natural gradients and valleys. There are distinctive views to the east over Trevella Valley where you can see fields and woodland and the Clay Hills in the distance.

From the north of the village looking south, you can see the hedges and fields of Trevispen Veor Farm, which are rich in a variety of vegetation, giving them a patchwork appearance.



The fields and hedgerows give a natural buffer to the village, keeping the village setting a rural settlement, the fields to the south of the village and the natural trees and hedgerows breakup the built up area of Trevispian Parc.

The countryside is made up of predominantly agricultural land, which is grade 2-3 and some of which is farmed intensely, with arable, potatoes, brassicas and livestock. The valleys are wooded where the trees grow along the edges of the streams which feed into the River Allen and Ladock River.

To the east are 'The Great Tregassow Woods' that were mentioned in Medieval times. Behind, the land then rises, where there are very few trees and the fields around are mainly arable.





At Trehane Farm most of its natural hedges have been removed in the 1950s to aid the mechanisation of farming.

Along the lanes to Truthan and Pengelly the rural roads are set in an avenue of trees and in the spring, the A39 between Trispen and Carland are full of wild daisies along the verges, giving a flora approach to the village setting.



Within the village and built up areas there are a number of trees that are placed around the open spaces, some of which are quite young and others that have been around for many years. These are both very important to the village settlement. There are many native trees around the parish such as ash, oak, elm, beech and sycamore these need to be protected and replaced when required.

**Recommendations:**

**VDS 6: Natural woodlands, native trees and hedgerows in and around the village help to keep its rural nature and break up the built environment in a rural setting along with providing a soft border to the village boundaries leading into the open countryside**

**VDS 7: The avenues of trees that line the rural roads around the parish are an important natural feature helping the village to retain its rural feel**

### 3.4 Landscape and Settlement Boundaries

On the north approach to the village the main settlement is sheltered by the natural vegetation and woodland and is not visible until you reach the garage at the edge of the village, where you then enter the village of Trispen.



To the west of the Trispen Bypass and to the north of Truthan Farm there is a recognised Medieval field pattern, which is important to the landscape character of the parish.

Also looking towards Trevispian Veor Farm to the south you can see that this area is also set in a Medieval field pattern

Along the A39 at the west of the village a recent development at Truthan View can be seen behind Cornish hedgerows which are built up from the roadside. These hedgerows should mature over time giving a natural landscape to the area.

On the south approach of the village settlement, St Erme Church and Trevispian Parc are highly visible. The fields in front of the settlement at the bottom of Eglos Road and Trispen Hill are an important feature as they break up and soften the built environment; with the help of maturing trees and hedgerows that blend into this built up area makes the village retain its rural features.



**“The green fields between Eglos Road and Trispen Hill are essential in retaining the village’s rural character”**

To the east the village settlement is hidden by natural vegetation and hedgerows and cannot be seen until you approach the local primary school.

**During the consultation it was made quite clear by the community that it was important to keep the rural feel of the village. Two of the highest priorities during the consultation were the areas of Trevella Valley and the fields at the bottom of Eglos Road either side of Trispen Hill.**

**Recommendations:**

**VDS 8 : The views to the North of the village towards Trevella Valley are of great local significance and help to give the village its rural character.**

**VDS 9: The agricultural fields directly adjacent to the existing village boundary are important in breaking up the look and feel of the built up area from the main approach roads and are therefore essential in retaining the village's rural character**

### 3.5 Landmarks and Views

St Erme Church is the main landmark that can be seen from the approaches to the village settlement. Trispen Methodist Church is also a prominent feature from some points from the north.

The views out of the village are very prominent to the north east across Trevella Valley where the views are quite stunning over small patch like fields and hedgerows, with the mature, bigger trees of Trevella in the background, silhouetted by the Chine Clay tips of St Austell's clay industry. This view is important to the village the area of Trevella Valley.



**“It is important to keep the rural views and landscape setting of Trevella Valley”**

The Gate House to Trevella, which is a Grade II Listed building, is a landmark from the east (Probus) and the A30. Between the A30 and A39 to the south of Carland Cross there are ancient burial grounds in the fields. To the east, just outside the parish, there is an ancient fort at Tregear.

To the north of the village you can see distant manmade landmarks such as the Carland Cross Windfarm and the telecommunications tower. These are viewed in the distance by a substantial physical separation.

Although the village is quite modern in areas, you do not have to walk far to know that you are in a rural area, as the natural hedgerows, fields, footpaths and country lanes soon show the rural character of the area and the countryside that surrounds the village.



**“It's important to keep the rural views and feel of the parish especially from the approaches”**

As stated in the Topography, the views from the A30 are spectacular from this point, with undulating countryside towards St Agnes Beacon, Carn Brea and the Roseland Peninsula

**It is important that the natural landmarks and views are not detracted from**

### 3.6 Public Open Spaces

Public open spaces are especially important to the village.

There has been some gradual loss of open spaces in the village due to mainly infill developments and extensions. The general character of Churchtown and Trispen still retain their open appearance, although the front gardens of the properties along Trispen Hill were reduced during 1960s for the widening of Trispen Hill, which was the main commuter route to Truro, before the bypass was built in 1997.

Trevispian Parc which was built in the 1980s is of a very high density, one of the highest in the area once known as the district of Carrick. This has left a much built up area with open plan gardens and very small pockets of open green space. Areas of this estate are pedestrianised with communal garage blocks. There were 300 houses built at Trevispian Parc with no amenities; so these small pockets of open space are very important to this area.



At Polisken Way there is an area named Polisken Green. This piece of land is a valuable open space where children play.

**Polisken Green is very important as an informal play area /open space and should be protected”**

At Tren creek Close, which leads through to Treworgan View, there is a relatively new park known as Tren creek Park, which is an area fenced off with play equipment and seating for children and families. This park gives a safe area for children to play and is well used.



At the local primary school there is a field adjacent which they use as their sports field. The Parish Council has a small strip of land to the side where there are swings and a climbing frame. Local children use this field to play football as there are two goalposts. This field can be used out of school hours.



At the north of the village is the Cricket Field and Football Field, where the sports/community centre is situated. These fields are open to the public for recreational use.



At Truthan View, on the new housing estate, there is an area of open space on the left at the entrance to the site.



At the front of St Erme Church there is a small green area with a mature horse chestnut tree, opposite this there is an old water pump which used to serve the residents of Churchtown prior to mains water.

**“The existing green spaces throughout the village should be protected, maintained and improved”**

East of the village towards Tregassow there is an informal small green area with seating that is used regularly by walkers.



The wide green verges along Trispen Hill as you enter the village from the south contribute to the rural character as you enter the village of Trispen.

**All the open spaces contribute to the character of the village are very important whatever size or scale they are. The village has seen a lot of development over the last 30 years, and the open space breaks up some of the high density housing built in the 1980s.**

**Polisken Green was highlighted as a very important open space during consultation.**

**Recommendations:**

**VDS 10: The green recreational and incidental amenity spaces within the village, especially within the densely developed residential areas, are important in helping to break up the built environment, provide safe and accessible recreational spaces and wildlife habitats within the community**

**VDS 11: The Church Green and water pump enhances the church setting and historical nature of this area of the village.**

### 3.7 Highways and Byways



The main commuter route to Truro used to be through Trispen Village. This was bypassed in 1997 to form the A39. This made a huge difference to the village, making the road much safer and a better environment for the residents of this area.



The A39 is continuing to get busy and narrows as you go south into Truro, leaving a busy winding road. The traffic will increase when future development takes place at the eastern side of Truro. A bridge was built at this time over the A39 to take the traffic from Ladock.

Trevispian Parc estate is linked by Eglos Road from the bottom of Trispen Hill which leads onto Chapel Road/School Road. This is a narrow country lane leading to the local primary school to the east and to the north of Trispen Hill, to the west.



These roads are serviced by a half hourly bus service in both directions. Chapel Road is heavily used and is extremely busy for a rural road. A small footpath was added in 2005 along a small section of the road for pedestrians to make it safer, the remaining road to the west is too narrow for a footpath. Due to the historic

nature of the cottages it is impossible to ease the issues and parking is extremely difficult due to the nature and layout of these old buildings that were built before the age of cars.

There are 12 rural Public Rights of Way/Byways in the parish some of which are regularly used, and take you past three of the seven ponds at Trevella and their Nature Reserve.



**“Encourage country walks / byways and bridle ways”**  
**“Footpaths around the parish should be retained and improved”**



Little Lane is a well-used Public Right of Way which is a short cut from Chapel Road to Trispen Hill opposite the shop.

There are cycle ways from Mitchell through to Polisken along the old A3076 which stop as you join the A39. There is strong support in the village to continue a safe cycle path to Truro which would provide a large new network and safer cycling.

**“A cycle lane between St Erme and Truro along the A39 is needed to encourage cycling; this road is currently too dangerous”**

To the west of the A39 there are ‘Quiet Lanes’ going through Truthan.

**As in any rural area the narrow roads and historic buildings have caused issues with parking and safety. The bus route is very important for commuting into Truro and nearby towns for employment.**

**The A39 into Truro is a busy link road and is dangerous for cyclists who wish to commute to work in this way.**

**Recommendations:**  
**VDS 12: The footpaths and bridleways throughout the parish provide opportunities for and encourage a safe and healthy lifestyle**

## 4 Settlement Character

### 4.1 Definition of Character Areas

The character area boundaries of St Erme have been based on the historical areas and characteristics, the more modern developments and the roads in which divide some of these areas. This reflects the historic growth of St Erme.

The following areas were defined and the characteristics of each were identified:

#### Historical Areas

Character Area 1: Trispen Village

- Trispen Hill
- Trevella Lane – Treview Terrace
- Truthan View - (newer development)
- Broad View
- Treworgan View (newer development)
- Chapel Road / School Road



Character Area 2: Churchtown

- Church Close
- Tower Road leading to Chancery Close
- Allium Court



#### Modern Areas:

Character Area 3: Trevispian Parc Estate

- Eglos Road
- Killigrew Gardens
- Polglase Walk
- Polisken Way
- Trevella Vean
- Trecreek Close
- Treworgan Court



#### Rural dwellings:

Character Area 5: Hamlet of Truthan

Rural dwellings/Farmsteads and Agricultural Buildings.

## 4.2 Character Area 1: Trispen Village

- Trispen Hill
- Trevella Lane – Treview Terrace
- Truthan View - (newer development)
- Broad View
- Treworgan View (newer development)
- Chapel Road / School Road

### Trispen Hill

Trispen Hill lies to the west of the built up area, and used to be the main commuter route to Truro before the A39 bypass was opened in 1997.

This area has a mixture of terraced, semi-detached and detached two, three and four bedroomed properties. There are cottage style properties some of which are over 100years old, which are now mixed in with more modern properties which blend in well and give the area character.

**“We must keep the older character buildings of the village”**



They have traditional dual pitched roofs; some properties to the rear have flat roofs. These consist of slate, fibre cement, asbestos and thatch. One of the properties also has dormer windows. The walls are a mixture of painted render, natural stone, brick and pebble dash. Some of the older properties are constructed of cob. Lanhadron is a thatched property and is the only listed property on the street scene.

To the south of Trispen Hill lies ‘The Old Smithy’; both the house and old blacksmith shop are built of stone. These buildings should be maintained as they mark the agricultural element of the village. To the rear of this property is a large flat garden with various out buildings, which are not visible from the road. There is an old well here.

**“Keep the Old Smithy, as this is part of the old village and do not knock down to build houses”**



Moving north along Trispen Hill, both sides of the road are developed with different types of housing, all lending their own importance to the street scene.

The village Post Office and Stores is a very important amenity to the parish, creating employment and offering essential services to the community.



**“It’s important to keep the public house and shop”**



The Public House is on the opposite side of the road which was built in the 17<sup>th</sup> century and built mainly of cob, with a large car park to the rear. The public house is very important to the community and street setting. Adjacent to the Public House is an old style red telephone box which is quite iconic in the street scene.

To the south of the village lies the Honda Garage; this is at the entrance to the village. This business provides local employment to the area.

**“It’s important that the commercial site at Rowe’s Honda, stays a single story unit to protect the village and landscape settlement”**

Most of the frontages of the properties have a very small court yard garden with a low brick wall; many of the properties open straight onto the street scene.

The street scene of Trispen Hill is very important as it is the main old area of Trispen, which holds a lot of history. This must be protected.

Parking in this area has become a problem over recent years, as many of the properties were built before the age of cars. Some of the properties have off street car parking and a garage to the side or the rear. But the majority of parking is on the street which does act as traffic calming. There are a couple of properties that do not have any parking in their boundary or outside their properties due to the old layout of the road. An additional small area of parking was provided at the entrance to Truthan View to help ease the situation.

Parking in front of the Post Office and Store can be an issue for deliveries, and customers. This needs to be addressed if the problem increases as it could affect the viability of the business.

The electric cables and BT cables are above ground. There is a public bench, litter bin and parish noticeboard along this road.

There are pavements along both sides of the road except a short distance where the road is too narrow, so the footpath is on one side along this stretch.



Leading to Trispen Hill from the south there are large open grass verges which are maintained by the Parish Council, these give a nice feel to the entrance of the village.

**The importance of the Post Office, Stores and Public House was the highest priority highlighted in the consultations process.**

**Recommendations:**

**VDS 13: Trispen Hill contains many locally important buildings in key locations, including the entrance to the village, which are important to reflect the past history of the parish**

**VDS 14: Existing commercial sites are of single storey construction which helps to protect the village entrance and landscape settlement**

**VDS 15: The grass verges leading to Trispen Hill from the south help maintain the open rural feel to the village settlement**

## Trevella Lane



Trevella Lane leads to Trevella Manor and Polglase Cottage. The road turns off from the north of Trispen Hill where there are seven detached properties, four terraced social housing dwellings and a dormer bungalow. The properties are two, three and four bedroomed. There are two old cottage style properties and the rest were built in the last 60 years. There is also one modern barn conversion.

The roofs are traditional dual pitched with either natural slate or concrete tiles, with some chimneys. One property has photovoltaic on the roof. The walls are a mixture of painted render, natural stone and two of the older properties are cob. The modern barn conversion has granite quoins and arches. The windows and doors are painted timber, stained timber or uPVC.

The road is a tarmac single track road on a steep gradient from the junction, with private driveways, some with garages and off street car parking.

Cars also park on the road and there are four designated parking spaces for the social housing dwellings. There are issues with parking along this road which does not help the large agricultural vehicles that need to travel the road to reach their fields.

**There are car parking issues at Trevella Lane, causing difficulty for agricultural machinery**

The properties are all set back from the road with old Cornish hedges, or planted hedging and walls. Gardens front and back are enclosed with soft landscaping. There are overhead electrical / BT services and modern street lighting.

## Truthan View

Truthan View is a new development which was finished at the beginning of 2013; this development leads off north of Trispen Hill. They are one, two, three and four bedroomed properties with a mixture of 50% open market and 50 % social housing. They are of a mixture of detached, semi-detached, terraced and coach houses.



The properties are mainly two storeys, with a few with a third storey in the roof. They are either painted render or stone fronted, with traditional dual pitched roofs, and some with pitched dormer windows. The windows are white uPVC and some of the properties have bay windows and the doors are black uPVC. Some of the properties have garages or court yards, and the remaining properties have communal designated parking.

The road and pavements are a mixture of tarmac and bricks, with traditional street lighting, all cables have been laid underground.





Some of the fronts of the properties have soft landscaping with boundary fences / railings. A few of the properties do not have front gardens and their front doors open onto a paved footpath. The rear gardens are enclosed with planted hedges or wooden fencing.

The entrance to Truthan View has an old style Cornish hedge planted with shrubs, and on the left of the entrance there is a grassed communal open space. Throughout the development there are also planted areas.

On the left, in front the open space is a communal parking area that was put in place to alleviate the parking issues at Trispen Hill and for 'visitors' car parking at Truthan View

**Truthan View – parking provision  
is in short supply**

To the south of the site there is a pedestrian footpath that leads through to a Public Rights of Way leading to the local Post Office & Stores and Trispen Hill.

#### **Recommendations:**

**VDS 16: Most residential properties in the village are two storeys high with no dormer windows**

**VDS 17: Open plan front gardens, with no building at the fronts of the properties help to keep the openness of the court yard appearance**

#### **Broad View**

Broad View is a road off Trispen Hill to the south of the village, which consists of six semi-detached, six terraced houses and six bungalows. All of which are two or three bedroomed. These houses and bungalows were originally built as social housing, some of which have been sold under the right to buy scheme.



The roofs are dual pitched with concrete tiles and chimneys. The walls are pebble dashed grey and the windows and doors are white uPVC. The porches have canopies and some with a built in porch.

The front gardens have soft landscaping and are open plan and the rear gardens are enclosed with pedestrian access. In the rear gardens there are some properties with conservatories,

The pavements and road are tarmac, with brick paved parking bays, some of which are private and others communal. There is also street lighting.

### **Treworgan View**

Treworgan View was developed in 2005 and leads off the road south of Trispen Hill. The dwellings consist of 13 dormer bungalows; 11 are detached and two are terraced. They are two, three and four bedroomed properties and each has a garage and driveway



The walls are painted render with a traditional dual pitched roof and concrete tiles. Some of the properties have chimneys and dormer windows. The doors and windows are white uPVC with bricks above.

There are soft landscaping open plan gardens and enclosed rear gardens with wooden fencing or planted hedgerows. The rear gardens facing south have steep gradients. The road is block bricked with tarmac pavements and street lighting.

To the east of the road there is a footpath leading past Tren creek Park to Tren creek Close.

### **Chapel Road/School Road**



Chapel Road is the old rural road north of the settlement which used to join Trispen Village to Churchtown before Trevispian Parc was built in the 1980s. This road heads east where St Erme with Trispen CP School is.

The properties along this road consist of a mixture of old cob traditional cottages, a stone terrace of cottages and more modern houses and bungalows. There is a thatched property

and a converted old school house.

To the west of Chapel Road at the junction to Trispen Hill, there are a number of old cob cottages. As you go towards the east there are two block built garages belonging to a property further along the road and a bus shelter.

Trispen Methodist Church is along this road, which was built in 1848, and has a small Sunday school room on the side, and limited parking in front and, on some occasions, spill out onto the road.

Next to the Methodist Church there are three cottages known as Chapel Terrace which back onto a well-used public right of way known locally as 'Little Lane'. This is a pedestrian short cut through to Trispen Hill opposite the local shop. This is a very important footpath and is a safer route through to Trispen Hill.

To the north there is a public footpath with a stile which takes you to Trevella Lane through the fields. There are stunning views across Trevella Valley; this should be protected for its landscape value to the area.



**“The view over the stile from the Methodist Church is stunning”**

There is an old farm building on the left. On the right, next to ‘Little Lane’, there is a more modern four bedroom dwelling with hard landscaping and off street parking

There is a small private cul-de-sac called ‘Welcome Close’ which consists of 11 detached and semi-detached bungalows, with a garage block and off street parking. These bungalows have a central communal grassed area in the middle. The development has a nice natural open feel to it and this should be retained.



They have traditional dual pitched roofs with concrete tiles and painted render white walls. Doors and windows are uPVC or painted timber. The road is tarmac and is a private un adopted road.

To the west is Trevispian Veor Farm which is still a working farm. Here there are important views across to

Trevella, which shows the ancient field pattern. This area certainly brings agriculture to the heart of the village.

The road from the junction of Trispen Hill is very narrow and has limited parking for the old cottages. As the road is too narrow for a footpath there is red coloured tarmac which gives pedestrians priority over traffic, whilst allowing the traffic to use the full width of the road when required. This is a busy road with the main bus and local school routes. A series of traffic calming measures have been put in place with speed bumps and priority traffic, which may not be ideal, but is the only solution to a difficult problem.

Past Welcome Close there is a short footpath with takes you to an off road footpath that leads along the back of Trencreek Close and comes out onto a pavement which leads you to the top of Eglos Road; from the top of Eglos Road to the school the road in known locally as School Road.

There is a characteristic thatched cob cottage with a garage and drive to the side. On the other side of the road there is a house with garden and garage, then there are a number of detached bungalows and dormer bungalows leading to the St Erme Village Hall at the junction to Churchtown. These properties have off street parking, some with garages.



Opposite the junction to Churchtown there are allotments owned by Cornwall Housing and are rented to local people. These are very important as the parish has limited allotment space. Next to the allotments there is a public right of way which takes you across open countryside to Trevella over old granite stiles. This is a lovely walk which is regularly used by the community.

**“Keep school lane as it is, a lovely old village asset”**

The old school house has been converted into three houses surrounded by the old school railings constructed in 1878 with the old school house.

Heading towards the school there are three further properties which are semi-detached and detached with driveways and garages. These are stone fronted with dual pitched roofs with slate. The fronts have hard landscaping and have small rear gardens which back onto the school playing field.



This road is narrow and only has a pavement from the old school houses to the primary school, which was built in 1985 and is important to the viability of the community.

Throughout this road, where there are no dwellings, the old Cornish hedges are high and full of different natural vegetation; there is no doubt that you are in a rural area.

**Recommendations:**

**VDS 18: Natural Cornish hedges, such as along Church Lane, help to enhance the rural feel of the parish**

**VDS 19: The historical aspects of Chapel Road / School Road, including the old buildings and iron railings help preserve the character of the historic settlement**

### 4.3 Character Area 2: Churchtown

- Church Close
- Tower Road leading to Chancery Close
- Allium Court

#### Churchtown

The area known as Churchtown historically is the hamlet before Trevispian Parc estate was built. This section will incorporate Tower Road, Chancery Close and Church Close and Church Lane to the property known as 'The Maples'.

Predominantly the old part of this area around the church consists of seven detached properties, four semi-detached and one bungalow. They are two, three, four bedroomed properties, the majority of which are built of cob and local stone, probably from Treworgan Quarry.



The roofs are traditional pitched, with either natural slate, fibre cement or slate. One property known as Trezel has asbestos corrugated sheets and the St Erme Village Hall which has a metal sheet roof. The walls are painted render, natural stone, slate hangings or cedar hangings. The windows and doors are painted timber or uPVC.

All these properties have their own private parking, some with garages. The road leading to the Church from Eglos Road is a single track tarmac road giving a rural feel, this road widens as you get into the built environment of Church Close and Trevella Vean.



There is a mixture of Cornish hedging planted hedging and trees and outside St Erme Church and churchyard on Church Green there is a Chestnut tree. Opposite the Green there is the Old Water Pump which used to serve Churchtown before mains water; this is next to White Cottage.

**“The green and village water pump should be done up”**

The gardens have a mixture of hard and soft landscaping, with shrubs, and some properties have conservatories or porches. Most the properties have boundary fences or walls.

The area around St Erme Church has traditional lighting, with modern street lighting towards Tower Road. There are overhead electrical and BT services.



To the north of Churchtown at the junction to School Road lies the old schoolhouse which has been sympathetically converted to two properties. The old school railings are still in place around the footpath/pavement. These are a historical feature of the area and old school house. Opposite the old schoolhouse sits the St Erme Village Hall.

**“I would like to keep the old school house as my mum went there when she was little”**



To the south of Churchtown lays the old farmstead of Egloserme Farm, which has listed planning consent to convert the redundant barn into a dwelling. In this area lies the old rectory called St Erme House which is now a care home.

#### **Recommendations:**

**VDS 20: The area of St Erme Church and St Erme House is recognised for its character with old style cottages, water pump and church green**

#### **Church Close**

Church Close is north of Churchtown and were originally built as social housing known as ‘Cornish Unit’ type of housing, which were built in the 1950s. This row of houses sits opposite a section of Trevella Vean which is part of the Trevispian Parc Estate. They consist of semi-detached and terraced houses which are two and three bedroomed properties with gardens to the front and rear, which back onto the School Playing Field. Some of these properties have been bought through the right to buy scheme and are tied to local people only.



The roofs are concrete tiles with chimneys and the walls are pebble dash or brick with hanging concrete tiles. The windows and doors are uPVC glazed.

The parking is on street parking, although a couple of properties have taken part of their front gardens to incorporate a driveway and one property has a garage, which is in line with the development.

## Tower Road leading to Chancery Close

Tower Road was built in the early 1970s and consists of six two storey flats and six three bedroomed houses. These were originally built as social housing dwellings which are tied to local people, and a number of these are now privately owned and purchased through the right to buy scheme.



Some of the properties have conservatories to the rear. The roofs are dual pitched with concrete tiles and chimneys and one property has solar panels. The walls are painted render with uPVC or aluminium windows and uPVC doors. The front gardens are mainly open plan with soft landscaping, and a couple have been fenced or have hedging. The rear gardens are enclosed and some properties have conservatories.

The flats have communal back gardens, which are walled with a concrete floor, and this is where the access is to the properties.

Adjoining the flats there is a pedestrian access to the school playing field, which is well used by young people out of school hours.

The roads and pavements are tarmac; there is communal off street parking and there is a public telephone box at the junction of Tower Road.



Tower Road leads onto Chancery Close which consists of 21 terraced houses which were built for the local council, some of which have since been sold under the right to buy scheme and are tied to people with a local connection.

The houses are two and three bedroomed with dual pitched roofs with concrete tiles and chimneys, a number of these properties have solar panels. The walls are painted render with the top half pebble dash and the three properties close to St Erme Church have been built with brick. The windows are uPVC or aluminium and doors are uPVC or painted timber.

Some of the houses have had extensions or conservatories to the rear, which have fitted in well with the existing dwellings. One property has removed their back garden and replaced with an extension and garage, leaving little garden amenity.

The front gardens have a low brick wall; some of the properties have a hedge or wooden fencing with soft landscaping. The rears of the properties are enclosed, some with pedestrian access.

**“Allocated parking needed at Chancery Close”**

**“Chancery Close has limited parking”**

There is designated parking for a few of the properties and on street communal parking. There is also an overspill car park for visitors. In front of the bricked properties there is a green open space.

The roads at Chancery Close are bricked and the pavements have paving slabs and there is limited street lighting.

There is a pedestrian access into the local primary school through Chancery Close.

**Recommendation:**

**VDS 21: The parts of the village which are less densely developed and include generous areas of soft landscaping helps to create a more attractive and spacious places to live**

**Allium Court**

Allium Court is situated behind St Erme Church on the site of the old Glebe Farm. This is accessed through a private single track lane laid with gravel to the south of the main Church entrance by the green.

This consists of four dormer bungalows which are three and four bedroomed. The roofs are natural slate and concrete tiles with chimneys and solar thermal photovoltaic. The walls are natural stone and buff brick and the windows and doors are stained brown timber/uPVC.

These properties have private parking and garages in a court yard style, with block brick. They have open style front gardens and enclosed rear gardens.



#### 4.4 Character Areas 3: Trevispian Parc Estate

- Eglos Road
- Killigrew Gardens
- Polglase Walk
- Polisken Way
- Trevella Vean
- Trecreek Close
- Treworgan Court

This area of the village was originally named as Trevispian Parc. It was built between 1977 and 1986.

The Estate consists of about 300 properties which are detailed as above:-

**Eglos Road** is the main road that runs through the estate. There are only six houses that have the address as Eglos Road. The remainder of properties that back on to Eglos Road belong to Polglase Walk, Killigrew Gardens, Trecreek Close and Polisken Way.

Eglos Road has four bus stops with shelters and a parish noticeboard. The road is part of the built up area and has a speed limit of 30 mph.



**“Rear of properties facing Eglos Road makes it feel less welcoming and safe”**

**Killigrew Gardens and Polglase Walk** both have very high density housing. There are predominantly houses with a few bungalows. A mixture of terraced and semi-detached houses that are either two or three bed roomed.

The majority of the houses are finished with a half concrete hanging tiles top half with painted render at the bottom, some with pebble dashing. The bungalows are brick or pebble dash finish.



**“Too high density”**

**“Future development should be less dense, a better mix of 1/2/3/4 bed properties”**

There is a row of houses in both Polglase Walk and Killigrew Gardens that back onto Eglos Road.

There is only emergency vehicular access to many of the properties, which causes frustration to many of the homeowners and also to the emergency services. Some of the properties have pedestrian access only.

There are communal parking bays, which are normally oversubscribed. In addition, most of the properties have a garage that is in a block; however the garages are so small it is difficult to park a car inside, so many use them for storage. Some homeowners have sold or rent their garage.



**“Badly designed car parking”**  
**“All properties should have vehicular access”**  
**“Garage blocks are a bad design”**

The properties have open plan front gardens with enclosed rear gardens. There are a few open/green spaces that break up the high density houses. There are a collection of trees and shrubs along pathways, which has softened the feel



If not for the open plan gardens and rural views out through alleys (emergency access), this area would be very oppressive. The green areas are a natural meeting place for children to play in, close to home, as gardens are small

**The consultations showed that the design of this area was not very well thought out, and lessons should be learned so that these issues are not repeated in the future.**

**Recommendations:**

**VDS 22: Properties fronting on to the main estate roads make a safe and welcoming feel to the village**

## Polisken Way

Polisken Way is found at the top of the Eglos Road. This area was built later than Killigrew Gardens and Polglase Walk. The layout is better than the earlier developments.



Polisken Way is mainly a collection of small cul-de-sacs. The house sizes consist of one, two and three bedroomed houses. A few houses have added extensions to make them into four bedrooms. A few properties have also added conservatories to their home. There is one block of six houses that only have pedestrian access.



**“Parking on road side in Polisken Way makes drivers’ visibility difficult”**

Not all houses have a garage but there are a few houses that have adjoining garages and there are also two blocks of garages. There are communal parking bays close to each cul-de-sac, however these are now very busy (as households normally have more than one vehicle, particularly as children are not able to afford their own properties) and vehicles are being parked on the roadside. This does create visibility issues.

**“Open area of Polisken Way - Please keep”**

**“Polisken Green - remain as is”**

There is large green open space in the centre of Polisken Way. This is well used and acts as a focal point for the local residents. During the summer months the children are frequently found congregating on the green. In addition dog walkers use this space to exercise their pets.

The estate housing has a very confusing system for numbering. It has been based on an odds and evens model, however it is not easy to follow and makes finding households particularly difficult, especially in the pedestrian only areas. This is not just case for postal workers and delivery services but also for the locals.

Over the past seven years the Parish Council has invested in improving the signage throughout the Estate.



## Trevella Vean

Trevella Vean forms part of Trevispian Parc; this area leads from Killigrew Gardens and Polglase Walk, which is a pedestrian area with no vehicular access.

These properties are a mixture of terraced, semi-detached, and bungalows. The walls are painted render, brick and faced with hanging tiles at the top. The roofs are dual pitched with concrete tiles. Some of the properties have solar panels on the roofs. The windows and doors are a mixture of painted timber and uPVC. Some of the properties have front porches



The fronts of these properties are mainly open plan with soft landscaping and the pavements are tarmac.

There is a communal tarmac parking area with block garages that have flat roofs.

Slightly detached and fronting onto Church Close in the area of Churchtown there is another row of Trevella Vean properties. This is somewhat disjointed and causes issues for the emergency services, deliveries and visitors.

These properties are facing Church Close, these are a mixture of terraced and semi-detached dwellings, they have enclosed front gardens with stone fronting walls, four of these properties have driveways and garages the remainder of properties have a parking space in the block of garages and communal parking area, as the other area of Trevella Vean.

## Trencreek Close: Leading to Treworgan Court and Ennis Close

Eglos Road segregates the main Trevispian Parc estate from Trencreek Close which leads off this road, and is one of the main bus routes. Treworgan Court and Ennis Close also lead from Trencreek Close



Trencreek Close is made up of a mixture of one, two, three and one four bedroomed semi-detached, terraced and detached dwellings; they are London brick built, with double pitch concrete tile roofs. The semi-detached properties have the upper half wood/uPVC clad to the front elevation. Most dwellings along the main way have a drive way and garage. There is a horse shoe shaped cul de sac of properties that do not have garages or drives but have a block paving section in the front for car parking. There are also two communal parking areas backing onto the

**“This part of the Trevispian Parc development is much better”**

**“Back of Trencreek facing Chapel Road is a bad design”**

properties. A row of these properties in the cul de sac back onto Chapel Road and have back garden gates.

The properties are mainly of open plan front gardens and enclosed rear gardens; the roads and pavements are tarmac and there is street lighting throughout.

At the top of the road on the right there is a pedestrian walk through to Chapel Road and on the left to Treworgan View.

This road is of a much lower density than the rest of Trevispian Parc and has a better layout and parking facilities.

### **Treworgan Court**



To the left as you enter Tren creek Road there is an un-adopted private cul de sac serving a group of eight dwellings, a row of two sets of four, each comprising a pair of semi-detached houses with a linked bungalow at each end, with open plan front gardens. The houses are painted render at the top and brick to the bottom the bungalows are brick built. There is a large communal parking area, and a small communal grassed area with a tree.

### **Ennis Close**

Situated at the top of Tren creek Close, and built at a later date are six detached bungalows built from Bradstone with driveways and garages. They have open plan front gardens and enclosed rear gardens.

There is an enclosed play/park area known as Tren creek Park with a pedestrian access from the road leading to Treworgan View. Along this walk way is a large parish noticeboard

The whole area has open plan front and enclosed rear gardens, and has much better provision for parking, than the other area at Trevispian Parc.



**The consultation showed that Tren creek Close has a much better layout, and parking facilities. This area does not feel overdeveloped and is of a much lower density.**

#### 4.5 Character Area 5: Hamlet of Truthan

The hamlet of Truthan lies to the north, north west of Trispen; there are six habitable properties consisting of three cottages built of stone, a dormer bungalow built of concrete blocks in the 1970s and the old Coach House and Truthan Manor which was home to the Collins family in the 19<sup>th</sup> century. There is also a working farm with livestock and arable.



Truthan Manor and the Coach House are set in a Medieval parkland setting; they are both grade II listed. The road leading to Truthan and to the parish boundary are lined with a lovely avenue of native trees which create a tunnel during the summer months, which should be protected and retained.

There is a grass island and verges which are important to this setting.

#### 4.6 Rural Dwellings/Farmsteads

The rural community has played a significant part in St Erme Parish. On the 4<sup>th</sup> Dec 1894 seven members of the parish were elected onto the newly formed Parish Council, all of whom but one, were farmers and lived in the rural dwellings.

Some of these dwellings are still constructed of stone and cob walls with blue slate roofs (which were previously thatched). Due to their vulnerability, and the use of open fires, many were destroyed by fire and replaced with slate, or the dwelling was rebuilt using locally sourced stone walls and blue slate roofs.

Due to the amalgamation of farms, a large number of these dwellings have been sold and are not part of the original farmstead. To address this planning puts an agricultural tie on any new rural builds.

Most farms had workers' cottages, a good example of this is north of the village at Penhale Row, three cottages were built at the beginning of the 20<sup>th</sup> century, one for each of the adjoining farms; they are constructed of stone walls and blue slate roofs.



Since the 1960s a number of modern single storey dwellings have been built to replace the older cottages. They are constructed of concrete block or pre-fabricated concrete sections with man-made tiled roofs.

Many of the traditional stone farm buildings have been replaced and have been converted to residential use with a tie to the farm or into holiday let; this has been done in a sympathetic way, so not to change the character and appearance of the farmstead.

Some of the original farmsteads are used for other commercial use, and the land on which they sit are still used for agriculture.

#### 4.7 Agricultural Buildings

The majority of traditional stone cattle and two storey barns are not in agricultural use anymore, they have been converted into a more functional use i.e. dwelling, holiday lets or commercial units.

They were replaced in the middle of the 20<sup>th</sup> century, with much larger and easier to maintain buildings; constructed with pre-cast structures, with corrugated asbestos roofs or wood framed buildings with wood and concrete walls. The majority of these roofs have now been replaced with corrugated steel due to their short life span and unsightly visual impact.



Most new agricultural buildings are of a steel structure meeting British Safety Standards. The corrugated asbestos has been replaced with fibre cement sheets due to the health hazard.

The closest agricultural buildings to the village settlement are a small yard at Trevispen Veor along the north side of Chapel Road.

#### Recommendations:

**VDS 23: The historical agricultural and other farm buildings add to the rural character of the village and parish**

## 4.8 Renewable Energy

A number of properties in the village have solar roof panels, and the Sports/Community Centre is heated using a Ground Source Heat Pump and Solar Thermal.

There is a solar farm on land at Tregassow east of the village, this comprises of 31 acres and was developed at the beginning of 2013. The land on which the solar farm sits will be grazed by sheep and has an estimated life span of 25 years



**“Renewable energy needs to enhance the village and not detract from it”**



## 5 Appendices

### 5.1 Summary of Recommendations for the Village Design Statement

VDS Ref no.	VDS key points	Page No.
VDS 1	Any alterations to listed buildings must be in keeping with the historic character of the area in which it sits.	11
VDS 2	The boundary, milestones stones and finger posts are important assets should be protected and repaired keeping the rural historic feel to the parish	11
VDS 3	Outdoor sports and leisure facilities are important assets to the Parish	13
VDS 4	The provision of a local shop, post office and public house are important in helping to maintain a sustainable rural community	14
VDS 5	Outside recreational space associated with the school is important to the school's function and setting within the village	15
VDS 6	Natural woodlands, native trees and hedgerows in and around the village help to keep its rural nature and break up the built environment in a rural setting along with providing a soft border to the village boundaries leading into the open countryside	20
VDS 7	The avenues of trees that line the roads around the parish are an important natural feature helping the village to retain its rural feel	20
VDS 8	The views to the North of the village towards Trevella Valley are of great local significance and help to give the village its rural character	22
VDS 9	The agricultural fields directly adjacent to the existing village boundary are important in breaking up the look and feel of the built up area from the main approach roads and are therefore essential in retaining the village's rural character.	22
VDS 10	The green recreational and incidental amenity spaces within the village, especially within the densely developed residential areas, are important in helping to break up the built environment, provide safe and accessible recreational spaces and wildlife habitats within the community	25

<b>VDS Ref no.</b>	<b>VDS key points</b>	<b>Page No.</b>
<b>VDS 11</b>	The Church Green and water pump enhances the church setting and historical nature of this area of the village	25
<b>VDS 12</b>	The footpaths and bridleways throughout the Parish provide opportunities for and encourage a safe and healthy lifestyle.	27
<b>VDS 13</b>	Trispen Hill contains many locally important buildings in key locations, including the entrance to the village, which are important to reflect the past history of the Parish	31
<b>VDS 14</b>	Existing commercial sites are of single story construction which helps to protect the village entrance and landscape settlement	31
<b>VDS 14</b>	The grass verges leading to Trispen Hill from the south help to maintain the open rural feel to the village settlement	31
<b>VDS 16</b>	Most residential properties in the village are two storeys high with no dormer windows.	33
<b>VDS 17</b>	Open plan front gardens, with no building at the fronts of the properties help to keep the openness of the court yard appearance	33
<b>VDS 18</b>	Natural Cornish hedges, such as along Church Lane, help to enhance the rural feel of the parish	36
<b>VDS 19</b>	The historical aspects of Chapel Road / School Road, including the old buildings and iron railings help to preserve the character of the historic settlement	36
<b>VDS 20</b>	The area around St Erme Church and St Erme House is recognised for its character with old style cottages, water pump and church green	38
<b>VDS 21</b>	The parts of the village which are less densely developed and include generous areas of soft landscaping helps to create a more attractive and spacious places to live.	40
<b>VDS 22</b>	Properties fronting on to main estate roads make a safe and welcoming feel to the village	42
<b>VDS 23</b>	The historical agricultural and other farm buildings add to the rural character of the village and parish	47

## 5.2 Summary of Considerations for our Parish Plan

During the consultation process many items highlighted were more in keeping with a Parish Plan, so we have summarised as actions the points below in a table to consider including in our Plan.

From Section No	Actions
2.5 Community Buildings	To consider looking at the options for the Village Hall in any future Parish Plan.
2.5 Community Buildings	Opportunities to use existing community buildings for other services such as day nurseries or doctors surgery should be considered to assist in the needs of local residents.
2.5 Community Buildings	The provision of an indoor sports hall as a second phase of the Community Centre should be built to provide more opportunities for social, sport and recreation facilities: any such development should be favourably considered.
2.6 Sports and leisure facilities	The provision of appropriate safe spaces and facilities for young people in the parish is important.
2.6 Sports and leisure facilities	Space should be made available close to the village to enable residents to have the opportunity to have their own space to grow their own vegetables and plants.
2.7 Employment, Commercial and Business	The provision of a local shop, post office and public house should be retained in the parish as these are seen as being important in helping to maintain a sustainable rural community.
2.7 Employment, Commercial and Business	Opportunities to create more local employment through the expansion of existing businesses or the attraction of new businesses of an appropriate size and nature to the Parish should be favourably considered.
2.8 Education	The use of the school site for other out of hours activities, including further adult education should be explored.
3.7 Highways and Byways	The footpaths and bridleways provide opportunities for and encourage a safe and healthy lifestyle and need to be maintained.

### 5.3 Summary of Consideration for a Neighbourhood Plan

During the consultation process many items highlighted were more in keeping with a Neighbourhood Plan, so we have summarised as actions the points below in a table to consider including in a future Neighbourhood Plan.

From Section No	Actions
2.5 Community Buildings	To consider looking at the options for the Village Hall in any future Neighbourhood Plan.
2.5 Community Buildings	The provision of an indoor sports hall as a second phase of the Community Centre should be built to provide more opportunities for social, sport and recreation facilities: any such development should be favourably considered.
2.6 Sports and leisure facilities	To consider looking at protecting and improving existing facilities as well as opportunities to provide new ones to meet future demands through potential increase in local population.
2.6 Sports and leisure facilities	To consider looking at opportunities to provide indoor sports facilities through the development of the second phase of the community centre.
2.6 Sports and leisure facilities	The provisions of appropriate safe spaces and facilities for young people in the parish are important.
2.6 Sports and leisure facilities	Space should be made available close to the village to enable residents to have the opportunity to have their own space to grow their own vegetables and plants.
2.7 Employment, Commercial and Business	Provision of any small business units which provide local employment opportunities should be located and built in such a way as to be sympathetic to the character of the parish.
2.7 Employment, Commercial and Business	Opportunities to create more local employment through the expansion of existing businesses or the attraction of new businesses of an appropriate size and nature to the Parish should be favourably considered.
2.8 Education	Careful consideration must be made to ensure that the school does not become landlocked by development, to enable space for expansion during natural growth of the village.
3.3 Vegetation	Provision to update the sewage system should be considered with any planning applications for development, due to the existing system being close to full capacity.

3.6 Public Open Spaces	The green spaces within the village are important and help break up the built environment, provide safe and accessible recreational spaces and wildlife habitats.
3.6 Public Open Spaces	The Church Green and water pump should be identified as historical assets and protected as it enhances the church setting and historical nature of this area of the village.
3.7 Highways and byways	The provision of a safe cycle path into Truro alongside the A39 is required taking cyclists off this busy stretch of road.
3.7 Highways and Byways	Adequate parking should be provided with any future development in the parish. This is important so that any future development does not add to any existing parking issues in the village.
3.7 Highways and Byways	Footpaths and bridle ways should continue to be maintained to a high standard and consideration in opening up further networks to encourage a safe healthy lifestyle.
3.7 Highways and Byways	Church Lane is a narrow rural road an consideration must be taken, to make sure the traffic flow in this area is not increased, as it would have a detrimental effect on the rural setting and would be a health & safety issue.
4.2 Character Area 1: Trispen Village	Consideration must be given as not to increase the traffic and parking issues in this area.
4.2 Character Area 1: Trispen Village	Car parking is an issue at Trevella Lane, consideration is required for any future changes that may create additional traffic or car parking issues along this road. Opportunities to alleviate existing problems will be considered favourably.
4.2 Character Area 1: Trispen Village	There needs to be adequate off street parking for houses and visitors in a rural area, to ease existing parking issues in the village.
4.2 Character Area 1: Trispen Village	Conservatories and extensions to the rear of properties would be acceptable providing that they are in keeping with the character of the houses and do not impede on their neighbours.
4.2 Character Area 1: Trispen Village	Consideration must be taken to alleviate parking issues at Chapel Road and for the Methodist Church
4.3 Character Area 2: Churchtown	Church Lane is a narrow road and consideration must be taken, to make sure the traffic flow in this area is not increased, as it would have a detrimental effect on the rural setting.
4.3 Character Area 2: Churchtown	The overspill car park should be maintained and protected at Chancery Close to continue to ease the issues with car parking in this area.

4.4 Character Area 3: Trevispian Parc Estate	The houses at Trevispian Parc are of a very high density with mainly one or two bedroomed starter homes. To address this balance, any future development should be less dense and family sized properties with three plus bedrooms, to accommodate the future needs of the community and sustainability of the local school.
4.4 Character Area 3: Trevispian Parc Estate	Garage blocks and communal parking bays should be avoided in the future, they are difficult to manage and they get sold off and rented separately causing further parking and maintenance issues. Houses should have their own vehicular access and off street parking in the curtilage of their property, this is important in rural communities where cars are often essential for commuting to work.
4.6 Rural dwellings /farmsteads	Consideration should be given to ensure that all converted dwellings / holiday lets remain attached to the original farmhouse; this is to protect the nature of development; but allows farms to be able to diversify without changing the historic nature of the farmstead.
4.8 Renewable Energy	When considering new builds / developments developers should have renewable features built in.

#### 5.4 Results of the Prioritisation consultation regarding items to take forward under a Neighbourhood/Parish Plan

During the consultation of the 1st draft 'Village Design Statement' between 25<sup>th</sup> July and 23<sup>rd</sup> August 2013 we asked the parishioners of St Erme Parish to prioritise the items below in order of importance to them; highlighting their top five.

Ref Number	What you told us was important	Possible ways to take it forward	PRIORITY					Total
			1	2	3	4	5	
13	The provision of a <b>safe cycle path into Truro alongside the A39</b> is required taking cyclists off this busy stretch of road.	<b>Neighbourhood Plan</b>	8	3	1	3	1	<b>16</b>
21	<b>The provision of a local shop, post office and public house should be retained in the Parish</b> as these are seen as being important in helping to maintain a sustainable rural community.	<b>Parish Plan / Community Right to Buy</b>	5	1	1	5	3	<b>15</b>
5	Opportunities to provide <b>better facilities for young people</b> should be provided and a suitable venue to provide a skate park and safe meeting place found in the Parish.	<b>Neighbourhood Plan/Parish Plan</b>	1	4	1	3	5	<b>14</b>
1	To consider looking at options for the <b>future of the St Erme Village Hall.</b>	<b>Neighbourhood Plan/Parish Plan</b>	5	1	2		5	<b>13</b>
15	The <b>footpaths and bridleways</b> provide opportunities for and encourage a safe and healthy lifestyle. They should continue to be maintained to a high standard and consideration should be given to <b>opening up further networks</b> to encourage a safe healthy lifestyle.	<b>Neighbourhood Plan/Parish Plan</b>		4	2	3	2	<b>11</b>

Ref Number	What you told us was important	Possible ways to take it forward	PRIORITY					Total
			1	2	3	4	5	
4	To consider looking at opportunities to <b>provide indoor sports facilities</b> through the development of the second phase of the community centre	Neighbourhood Plan/Parish Plan	1	2	2	2		7
20	Opportunities to <b>use existing community buildings for other services</b> such as day nursery's or doctors surgery should be considered to assist in the needs of local residents'	Parish Plan	1	1	3	1		6
12	The <b>Church Green and water pump should be identified as historical assets</b> and protected as it enhances the church setting and historical nature of this area of the village	Neighbourhood Plan		2			2	4
26	<b>Any renewable energy schemes should be sympathetic and improve the village</b> and not detract from it, with suitable community benefit schemes. Possible NDO	Planning Policy/ Neighbourhood Development Order		1			2	3
3	To consider looking at protecting and <b>improving existing outdoor sport and recreation facilities</b> as well as opportunities to provide new ones to meet future demands through potential increase local population	Neighbourhood Plan/Parish Plan		1	2			3



Ref Number	What you told us was important	Possible ways to take it forward	PRIORITY					Total
			1	2	3	4	5	
8	Opportunities to <b>create more local employment opportunities</b> through the expansion of existing businesses or the attraction of new businesses of an appropriate size and nature to the Parish should be favourably considered	Neighbourhood/Parish Plan			1		1	2
9	<b>Outside recreational space associated with the school</b> is important to the schools function and setting within the village	Neighbourhood Plan		1			1	2
14	<b>Adequate parking should be provided with any future development</b> in the Parish. This is important so that any future development does not to add to any existing parking issues in the village.	Neighbourhood Plan			2			2
17	The houses at Trevispian Parc are of a very high density with mainly one and two bedroomed starter homes. To address this balance, any <b>future development should be less dense and include family sized properties with three plus bedrooms</b> , to accommodate the future needs of the community and sustainability of the local school.	Neighbourhood Plan		1	1			2

Ref Number	What you told us was important	Possible ways to take it forward	PRIORITY					Total
			1	2	3	4	5	
10	Provision to <b>update the sewage system</b> should be considered with any planning applications for development, due to the existing system being close to full capacity.	Planning Policy/Neighbourhood Plan				1		1
16	<b>Church Lane is a narrow rural road</b> and consideration must be taken to <b>make sure the traffic flow in this area is not increased</b> , as it would have a detrimental effect on the rural setting and would be a health & safety issue.	Neighbourhood Plan			1			1
27	When considering <b>new builds/developments</b> developers <b>should have renewable features built in.</b>	Planning Policy Neighbourhood Plan			1			1
22	The <b>use of the school site for other out of hours activities</b> , including further adult education should be explored	Parish Plan						0
23	<b>Conservatories and extensions to the rear of the properties</b> would be <b>acceptable providing they are in keeping with the character of the houses</b> and do not impede on their neighbours.	Neighbourhood Development Order						0
24	<b>Garages and extensions should be considered carefully as not to over develop the area</b> making the cul de sac feel too built up with little soft landscaping	Neighbourhood Development Order						0

Ref Number	What you told us was important	Possible ways to take it forward	PRIORITY					Total
			1	2	3	4	5	
25	<b>Commercial use for rural dwellings should be looked at</b> very carefully, with consideration of traffic flow on the rural roads in which they sit and that the settlement landscape is not affected by its uses	Planning Policy						0

## 5.5 Evidence of Consultation Events

The table below shows the attendance and comments at our consultations events held on the 29<sup>th</sup> and 30<sup>th</sup> March 2012 at St Erme with Trispen CP School and the St Erme Community Centre

### St Erme with Trispen School – 29<sup>th</sup> March 2012

<b>Attendance</b>	<b>31</b>
<b>Comments</b>	
<b><u>Trevella Vean</u></b>	
Allocated parking spaces for houses	1
<b><u>Tower Road</u></b>	
Allocated parking spaces for houses	1
<b><u>Killigrew Gardens</u></b>	
Garage blocks are very bad design	
Garage blocks are being sold off separately	2
Garages too small	1
Garages being used for commercial use	1
I can see lovely views of the countryside and fields	1
Clear signposting for Killigrew Gardens	
<b><u>Polglase Walk</u></b>	
Parking spaces should fit cars	1
<b><u>Polisken Way</u></b>	
Clear sign posting for Polisken Way	1
Need for more yellow lines to ease visibility on bend	1
<b><u>Churchtown</u></b>	
To enhance old features eg. the village pump	1
Restore the village pump and make it a seating area	1
I love the old well opposite the church it could be more of an attractive feature	1
<b><u>Trispen Hill</u></b>	
Traffic calming through Trispen Hill	1
We must keep the older character buildings of the village	3
Through the main village - stop the parking on the double yellow lines opposite Chapel Road	
	1

<b><u>Wainhomes - Truthan View</u></b>	
Double yellow lines outside Wainhomes development	1
<b><u>Chapel Road</u></b>	
I would like to keep the old school house as my mum went there when she was little	1
<b><u>Business and Employment</u></b>	
Keep the shop	3
Fish and Chip Shop	4
Bakery	1
Butchers and Farm shop for local people	1
Keep the Honda Garage	1
Honda Garage	2
A Lego Shop	1
<b><u>Recreation &amp; Open Spaces</u></b>	
Keep Tren creek	1
Keep the School park	1
Keep the Football Field	1
Allotments available for everyone	1
The swings are good because I live near by	1
Bouncy Castle	2
More play equipment next the school - a nice large beautiful space	3
Skate/Scooter Park	6
Swimming Pool	1
Cricket and Football Field to keep	2
Tren creek Park is a lovely space that my children really enjoy	1
Children's parks keep	3
Keep footpaths around the village	1
Youth Football Team	2
Park at Polisken Green - to make it better	1
More seating for adults at both parks	1
Polisken Green is a great space for children of all ages	1
A public pond	1
The green spaces on the estates should be kept and also the trees	1
Cycle trail	1
Important to keep green open spaces on the estates due to very high density housing	1
Grass needs cutting more often	1
<b><u>Renewable Energy</u></b>	
No wind turbines	3
<b><u>Landscapes and Village settlement</u></b>	
To be able to look out from the Cricket Pitch and see our beautiful Cornish countryside	1

Protect the village settlement from the south approach from Truro, important to keep the green agricultural fields opposite Killigrew Gardens and down from the Old Smithy to keep the rural aspect of the village	1
Important to protect the view from the north east of Chapel Road looking towards Resugga, Trevispen Veor, and Trevella	1
Land between village and Trevella, lovely rural views	1
The views coming from Truro, the rural aspect, field next to Eglos Road should be kept	1
<b><u>Refuse and Rubbish</u></b>	
No joint refuse collection areas (as too far from houses)	1
Weekly garden waste collection in summer two weekly	1
Weekly garden waste collection in Winter bi- weekly	1
Paying extra is not reasonable when we pay council tax already	2
Old rubbish bay at the top of Eglos Road needs tidying up	1
Children have been seen throwing litter around	1
<b><u>General Comments</u></b>	
I would miss the variety of houses especially the thatch ones	1
James's House	1
The buildings are really interesting keep up the good work	1
The modal Church	1
The map of St Erme shows the whole village	1
I like all the places in the village	1
The signage has hugely improved in the village	1
Make a photo Museum	1
<b>TOTAL</b>	<b>90</b>

### St Erme Community Centre 31<sup>st</sup> March 2012

<b>Attendance</b>	<b>108</b>
<b><u>Trevella Vean</u></b>	
More like Trevella Vean car park and natural hedging	1
All concrete, encourage more natural garden hedged boundaries in the whole estate	1
<b><u>Church Close</u></b>	
Parking on grass verge, has ruined area of grass, with pitted grooves	1
<b><u>Chancery Close</u></b>	
Litter bin needed for Chancery Close	1
Dog poo bin needed	1

Chancery Close, limited parking	1
Allocated parking needed at Chancery Close	1
<b>Killigrew Gardens</b>	
Front gardens should have low hedges/fences, they should never have been allowed to grow so high	2
Future development should be less dense, a better mix of one/two/three/fourbed properties	1
Rear of properties facing onto Eglos Road makes it feel less welcoming and safe	1
Too high density	2
Green communal grass and trees to be maintained better	1
Stop it being used as a dog toilet	1
Please more dog bins	1
More fines for dog fouling for owners	1
Dog mess - getting more and more	1
View from Eglos Road onto housing and garages are dismal! Looks awful in the main. Ensure this type of finish is not repeated in the village	1
Schemes to maintain garage blocks- regenerate garage blocks perhaps get freehold/leasehold scheme	1
The houses are very 'grey' a colour painting scheme may add a bit of sunshine into a grey dull estate	1
Recycling area- broken glass on grass - needs attending too	2
Car port is an eyesore needs removing	1
Replant grass area with flowers	1
Badly designed car parking	1
Cars being parked in emergency access areas 24/7 - should never be allowed	1
The houses are too small, as are the garages where provided	1
All houses need vehicular access	1
Green spaces too small and scattered	1
It's a shame, some properties look neglected especially the back gardens	1
This part of past development is very poor and an eyesore. A mish mash complicated mess. Let it not happen again	1
<b>Polglase Walk</b>	
Badly designed car park	1
Too high density	1
Hedges allowed to grow too high	1
Do not like one recycling point, for groups of houses	1
No more houses to be built opposite Polglase Walk (Field). A village is big enough at moment	1
It would be good to see empty houses used as squatters could easily move in	1
Houses are small with too little storage	1
Garage blocks are bad	1
Do not like the unsightly garage blocks all over estate	1
New estate, Trevella Vean/Polglase Walk etc. is too high density and has a poor layout	1
It is difficult to find your way around	1
People don't maintain blocks of garages as away from houses	1

It is a nuisance to have no electric in garage blocks	1
Should have learned from the mistakes leave of high density and unsuitable appearance for an old village	1
<b><u>Polisken Way</u></b>	
Open area of Polisken Way - please keep	2
Polisken Green - remain as is	1
Polisken Way - keep for kids	1
Parking on road side in Polisken Way makes drivers visibility difficult	1
Needs parking plan	1
Inward aspect of planning in this estate, parking on outside, Cornwall Planning responsible for poor design	1
Polisken Way - good development	1
<b><u>Churchtown</u></b>	
Pump at Churchtown - keep and tidy	1
Sharp bend at entrance to St Erme House slows traffic. As they have to be careful about oncoming traffic	1
Any change to bend could increase speed of traffic and make bend more dangerous	
The green and village pump, by the church should be done up	1
The front of the church needs some serious tidying up - grass and road surface	1
Improve the road surface outside the church gate, it is a health and safety risk, as it is very uneven and long overdue repair	1
Re - tarmac the road surface outside the Church gate	1
Great area	1
<b><u>Treworgan View</u></b>	
Needs extra parking - how about a layby on the road	1
Nice development, although gardens could have been bigger	1
<b><u>Eglos Road</u></b>	
Cars drive too fast in Eglos Road	1
<b><u>Trispen Hill</u></b>	
Not sure anymore as Wainhomes has ruined the rural views	1
Keep the Old Smithy, as this is part of the 'Old Village' and do not knock down to build houses	1
Please keep the old house and barn, as it is part of the old village. Do no knock down to build lots of houses	1
Keep the Blacksmiths Shop, no new houses!	1
The grey concrete wash look on modern houses is depressing and speaks of an unloved area – Trispen and St Erme deserves better	1
Continue pavement all the way down Trispen Hill	1
Renovation - re surfacing of access way to side of village shop - particularly as the new development will use this extensively	1
Parking an absolute nightmare trying to get down Trevella Lane with agricultural machinery	1
Improve pedestrian/cycle access for children up to Trispen Hill	1



Great area	1
I like the old village character	1
Poor design at Trevella Lane, makes it feel unsafe	1
<b><u>Wainhomes - Truthan View</u></b>	
Ghastly!	1
Truthan View looks like any other Wainhomes Development in the country, future development should be more in keeping with St Erme	1
Wainhomes development, front of houses should have faced the A39	1
The three storey houses in Truthan View stick out like sore thumbs	1
Truthan View, parking may be in short supply once all the houses are occupied	1
We need 2nd, 3rd time buyers houses	1
<b><u>Chapel Road/School Lane</u></b>	
More signs telling dog owners to clean up their dog mess	1
Needs pavement for safe pedestrian access to school - currently high risk for local children	1
It is a beautiful mixture of (builds/organic make up), but parking is causing a dangerous situation for pedestrians	1
Keep School Lane as it is, a lovely old village aspect	1
Please retain fields to south of the village to preserve village feel and views	1
Appalled how much litter is dropped in this area, signs or threatened fines might help.	1
Views out to the A30 should remain unspoilt	1
Important to have open green spaces surrounding the village	1
The map of the village is good, but the new houses are spoiling the view.	1
Any new developments need to ensure views are maintained as much as possible	1
Cars drive too fast at School Road	1
<b><u>Trencreek Close / Ennis Close</u></b>	
I least like the grey colours of the houses on the estate and the inward facing aspect.	1
Planning and Design causes issues with parking and improving the areas	1
Back of Trencreek facing School Road, bad design	1
Colour - attention to detail - greenery	1
This part of recent development - is much better than the other side. Let this be the model	1
<b><u>Business and Employment</u></b>	
Creation of an odd job man at reasonable prices for the village	1
Fish and Chip Shop	3
The Clock and Key needs refurbishing to make it more attractive for villagers and visitors	1
It's important to keep the public house and shop	1
Now we have superfast broadband, should provide flexible office spaces to aid 'home working' and help reduce unnecessary mileage	1
Day nursery for children	2
Doctor's Surgery	3
Supermarket	1
Butchers/grocers	1
It is important that the commercial site at Rowe's Honda, stays a single storey unit to	1

protect the landscape settlement. A two storey development would not sit in the village landscape settlement	
More business opportunities eg business units - keep locals working local	1
It's good to have a number of businesses, but it's important to keep our countryside	1
<b><u>Recreation &amp; Open Spaces</u></b>	
Open space and play areas are important and should be protected	3
All green spaces with in the estates should be kept as open spaces	1
Skate park to be incorporated into playing field to move children away from dangerous road use	1
More play equipment at the School Park	1
Could do with a skate park or similar	1
Sort out the drainage for winter months on playing field/playgrounds	1
Keep all green spaces	1
It is important for children to have safe places to run and burn energy	1
It's very important to keep open spaces, especially between developments	1
Open spaces are important, but dogs must be controlled so everyone can enjoy them	1
Open spaces for the community to enjoy are very important	1
Update to Trenchcreek Park	1
Children's play area needs updating	1
New development should provide funding to maintain existing play area	1
Any chance of some tennis courts or multi sports area	1
More regular grass cutting at Trenchcreek Park and litter picking	1
Regular monitoring of what goes on at night in the park	1
More parks, more events	1
Retain, improve, increase children's play areas	1
A community woodland through a woodland scheme on neighbouring fields	1
Nature reserve is great, wondered if it could be cleaned up for swimming	1
Good playgrounds, good community centre, like it all	1
A cohesive community with pride	1
The village has a great sense of community, enhanced by the new Community Centre. Any means to add to community life should be sought from developers	1
Community Centre is great and I look forward to the sports hall being built	1
Better facilities for young people, in a place where they feel safe and welcome	1
Public open spaces, provide further seating	1
Further recreation facilities/update	1
Could do with a Skate Park or similar	1
Green spaces need to be preserved	1
There is an area past the school on lane to Trehane (100 yards left), where a picnic or communal BBQ area could be set, the hedge height could be reduced for views over the fields towards clays for views	1
Refresh community areas - benches/lighting	1
<b><u>Village Hall</u></b>	
Village Hall should be kept despite new Community Centre	1
Revamp Village Hall	1

<b><u>School</u></b>	
The school building and facilities could be used better out of hours to provide additional meeting and social spaces	1
School is great having space around it to grow bigger	1
Keep the school, a local school is part of our history	1
<b><u>Allotments</u></b>	
More allotments closer to village - supported communal projects to engage working people who have less time, but would like to be involved	1
Make allotments available for local people	1
<b><u>Public Footpaths/Bridleways</u></b>	
The lane opposite the shop/post office needs really cutting back at least twice a year	1
We could do with a good map, showing <u>all</u> the footpaths. The ones I know of are <u>not</u> accessible for disabled	1
Landowners should <u>not</u> remove public footpath signage	1
Encourage country walks/byways and bridle ways please	1
It would be good if some more permissive paths could be opened up so there are more places to walk	1
Clear footpath network, suitable routes for pushchairs to encourage healthy lifestyles	1
Improved footpath network	1
<b><u>Cycle Paths</u></b>	
Cycle path to Truro please	3
Cycle path from Trispen to Truro needed	2
Cycle network - link between St Erme & Truro on A39, provision of cycle lane to encourage cycling, currently too dangerous on A39	1
Needs cycle route to Truro (only needs a plan with neighbouring parish to extend from Polisken to former wedding shop road)	1
Need to plan for a safe and continuous cycle path into Truro	1
More designated cycle paths - a circuit	1
A bike lane to Truro, it's good that we have a part bike lane already	1
<b><u>Dog Mess/Dog Bins</u></b>	
Less dog mess, it is everywhere especially on the way to school	1
Dog bins often full, could do with more regular emptying	1
More dog bins emptied more often	1
Dog fouling remains a big problem	1
Dog control (fouling), needs improving	1
Improve dog bin collection	1
No dog poo!!	1
Far too much dog mess across village	1
The roads and paths are littered with dog poo	1
<b><u>Fly Tipping / Litter</u></b>	
Fly tipping is a nuisance, what would improve this other than human nature's attitude to wildlife and their surrounds	1

Litter - need more bins in local areas	1
Not enough street cleaning done	1
The fly tippers must stop	1
<b>Highways</b>	
Quiet Lanes	1
Light at junction on main road	1
Needs more footpaths along roads	1
Needs safe footpaths/pavements around village (up Trispen Hill for example)	1
Reduction of huge non practical lorry/wagons destroying hedgerows	1
No need for verges in country rural areas	1
Lanes approaching village could be improved by becoming Quiet Lane areas, to protect walkers, cyclists and horse riders	1
<b>Bus Service</b>	
Great Bus Service from Great Western - please retain	1
We need buses for those that work in Truro	1
Good bus service into Truro & Newquay	1
We need later buses	1
It's good that we have a bus service	1
<b>Renewable Energy</b>	
Small scale renewable energy schemes should be encouraged	1
Possible Community benefit scheme	1
Don't think wind farms are a good idea	1
Renewable energy needs to enhance the village and not detract from it	1
Any large scale development should have renewable energy built in as a matter of course	1
No wind turbines	2
Renewable energies at Community Centre are good	1
Encourage all new buildings to have energy saving material and green energy production	1
Sustainable energy is fine - should be encouraged	1
<b>Street Furniture</b>	
Keep seats, think about having more	1
<b>Bus Stops</b>	
Bus stop close to Honda Garage for the Community Centre, would be good and would help the elderly	1
Bus shelter by the Chapel is attracting anti-social behaviour, could do with being replaced with an open shelter, rather than the old style one	1
<b>Signposts</b>	
Need to keep small back roads well signposted	1
Finger Posts to be saved	1
All boundary stones and Finger Posts to be done up	1
Can the signposts be repaired and painted around the parish	1

Better signage around the estate	1
Ensure continuation of good signage	1
	1
<b>Listed Buildings</b>	
Listed buildings should be preserved	1
Listed buildings need to be retained	1
Please keep protection on St Hermes Church, Eglos Farm and cottages in Trispen	1
Want to retain historical buildings	1
Provide buildings that fit in with existing design	1
Match new builds with existing listed buildings	1
It would be a shame to lose the old thatched cottages	1
Keep all milestones	1
Listed buildings need to be kept	1
VDS does not always allow new ideas in building, being safe and cosy is often being naive	1
Do not live in the past, accept change, not all buildings should look like the past	1
Castle building is a lovely use of old and new - well done	1
<b>Landscapes and Village settlement</b>	
Green field within Trispen Hill/Eglos Road should not be developed	1
Green fields in Trispen Hill (left/right bottom), should be preserved to maintain the rural aspect of the village	1
The fields between the A39 and Trispen are important to retain the rural character as is the large field between	1
Trispen Hill and Eglos Road	1
Two fields central to village, close to A39 must be kept to keep rural aspect of village. It would be awful, if they were lost to planning (in between Eglos Road and Trispen Hill, Trispen Hill and A39 and field at bottom of Eglos Hill on left)	1
Important Views - A39 looking north east towards village - protect "rural fields" views	1
The fields by Eglos Road are very important to the village setting	1
Keep the view from the top of Trispen Hill	1
The 2/3 fields in the centre of the village close to the A39 must be preserved to keep the rural aspect of the village	1
If this is lost, this will lose much of the identity of the village that has been maintained in planning this far	1
Important to retain any development above the existing ridgeline and not spill down into the valley of Trevella Lane	1
The fields in Trevella Valley are very beautiful - keep	1
Protect views down Trevella Lane	1
The open vista over and beyond the Cricket Field should be preserved	1
Lovely views from the Community Centre - no development	1
No building on fields beside Castle & Cricket grounds	1
Keep view from Community Centre	1
The view over the style opposite the Methodist Church is stunning - well it was until a windmill appeared on the horizon	1
To protect the rural character, we need to preserve existing views into and out of the village	1
There are enough housing developments in Trispen-St Erme. Let's preserve the fields we have left	1

I like all the views so don't destroy any more	1
Keep the traditional nature - small village feel and rural views	1
Everyone wants to keep "their views", development means that someone will lose theirs	1
Enjoy good views of rural St Erme	1
The views around the village are delightful, a real rural setting. Not to be defaced with windmills or other dreadful buildings of a gross useless nature	1
I like the rural aspect	1
Enjoy the village life with surrounding rural scenes. Also good access to Truro	1
The village setting is something special	1
The rural views are great and development should be designed to complement and not obscure/destroy the views/rural feel	1
I like the views we had before Wainhomes ruined it!	1
Snow views!	1
<b><u>Development</u></b>	
Any new development to be on smaller scale and architecture to fit in with the local styles/materials eg not three storey town houses	1
Looks good except for new housing which has ruined that end of the village - please no more	1
New residential development should be sympathetic to existing buildings utilising more traditional materials and style	1
Village is excellent now, no more building, if so it will spoil the village just like Threemilestone	1
More 4 bedroom properties for families to grow into	1
Could do with more family sized houses	1
I like the village as it is very rural. Need more 3/4 bedroom homes	1
Need more 3 bed housing to allow those living in 2 bed houses to migrate to 3 beds. Allow families to grow and stay in Trispen "Life Homes"	1
More 3/4 bedroom homes, but affordable - cannot buy in Trispen Meadows with low income, when working around family work balance	1
More 4/5 bedroom houses	1
This used to be a lovely village to live in - but not anymore. Please do not agree to large developments again	1
Make land available for self-build opportunities	3
For goodness sake - learn from past mistakes like the Wainhomes Development.(make sure enforcement will enforce before you agree to anything)	1
Keep small low rent homes for local workers, not 2nd homes	1
Low rent houses, where are the council houses?	1
Villages need homes for people on low incomes, can rent at a reasonable rate- Too often 'affordable homes' on developments are way beyond Cornish incomes!!	1
Who can afford Trispen Meadows houses	1
Not enough land available to build private homes	1
Need to keep the "Cosy Feel" of a real village - not big estates - small builds of 2/3 houses here and there – at low cost rents please!	1
Car parking is becoming a serious problem in our village, any future development should be allocated at least 3 parking spaces per house	1
More off street parking, when designing new build housing	1

New houses designed for expansion as families grow	1
Concerned about areas of existing village which are owned by multiple houses and are not properly maintained. These will continue to deteriorate	1
St Erme still feels like a rural parish, even though it is close to Truro. Important not to become a satellite village	1
Properties that can be brought at reasonable prices with planning/development opportunities	1
<b><u>General Comments</u></b>	
A Neighbourhood Watch	1
The Emergency Plan	1
The village has no 'centre'	1
I love the rural nature, quiet safe lanes and commitment of many local people to make it a lovely place to live	1
Parents to control their children, stop destroying bus stops, seats and bins	1
Tidy up recycling areas	1
Local fuel/oil buyers 'co-operative' for local villagers to purchase supplies at a more competitive rate. This model is successful in other villages i.e. St Agnes, Goonbell all have local schemes	1
Very much appreciate all the Parish Council do for our community. CREEP!	1
Great countryside, Quiet lanes, footpaths - but more protection to keep it	1
<b><u>TOTAL NUMBER COMMENTS</u></b>	<b>299</b>

The table below shows the attendance and results of the Prioritisation Event held on the 11<sup>th</sup> and 12<sup>th</sup> May 2012 at and the St Erme Community Centre. Members were asked to prioritise the statements in order of importance to them.

	Comment	DOTS
<b>1)</b>	<b>Housing Density</b>	
	Housing development should be laid out more simply to make it easier to find your way around	12
	Housing in the estates/village is generally of a very high density therefore any future development should be at a much lower density	22
<b>2)</b>	<b>Mix of Housing - size of properties, local needs, affordable</b>	
	The village needs a good mix of one, two, three and four bedroomed properties	21
	Make land available for self-build opportunities	25
	We need affordable housing to buy and rent	20
	We need more family sized houses with larger gardens	33
<b>3)</b>	<b>Architectural - materials - colour</b>	
	A mix of housing styles, including thatched ones helps define local character	17
	New development should be painted or rendered in lighter colours, i.e. cream/white/neutral	5
	New development should be in keeping with the Parish and 'feel' like it fits in by using more traditional materials	21
	Flat roofs should be avoided	
<b>4)</b>	<b>Welcoming, Feeling Safe - security, street lighting etc.</b>	
	Rear of properties facing onto roads make it feel unsafe and less welcoming, therefore fronts of properties should face the main road/traffic	16
	Boundary features should be kept low to improve the sense of space and security	5
	There should be more natural hedged boundaries	8
	Street lighting needs to be revised and refreshed	6



<b>5)</b>	<b>Car Parking - Garages</b>	
	Garage blocks should be avoided as they make areas feel unsafe and unsightly and should be avoided	16
	Garages should always be tied to the house to prevent being sold separately causing parking issues	30
	All future communal car parking areas should be adopted by the Highways Authority to ensure regular maintenance	16
	Future development should include car parking, garages and driveways within the house boundary	29
	Any new garages should be designed more sympathetically so they fit in better with surrounding development	9
	Parking solutions other than garages should be provided	4
	Parking solutions other than garages should be provided	9
	Any new housing should be designed to provide sufficient parking for a rural area	33
<b>6)</b>	<b>Historical character and listed buildings</b>	
	The historic aspects and features of the parish should be retained and improved	28
	Any development around Listed Buildings should reflect the Historic aspect	8
	Finger Posts and Boundary Stones should be protected and repaired/painted	19
<b>7)</b>	<b>Rural Views - Landscape Setting</b>	
	It's important to keep the rural views and feel of the parish especially from the approaches	30
	The rural views looking out into the countryside should be protected	33
	The green fields between Eglos Road and Trispen Hill are essential in retaining the village's rural character	39
	It is important to keep the rural views/landscape setting to Trevella Valley	43
<b>8)</b>	<b>Traffic- highways design, pavements, cycle ways</b>	
	Safe pedestrian routes through developments is very important	12
	On street parking should be encouraged, but kept away from junctions and bends	2
	All new houses need vehicular access	18
	A footpath/cycle path all the way down Trispen Hill is required	29
	Footpath improvements are needed on routes to the school	15
	Creation of more Quiet Lanes	11
	A safe Cycle Path to Truro is needed	33

<b>9)</b>	<b>Open Spaces - residential community amenities</b>	
	The existing green spaces throughout the village should be protected, maintained and improved	35
	The existing trees throughout the village should be protected and retained	28
	New green spaces should be bigger and more central rather than smaller and scattered	6
	Polisken Green is very important, as an informal play area/open space and should be protected	29
<b>10)</b>	<b>Open Spaces - allotments, playgrounds, sports, recreation space</b>	
	The existing play/sport and recreational spaces in and around the village should be retained and improved (Trencreek Park, the School Playing Field, the Football/Cricket Fields)	38
	Additional sports facilities such as tennis courts or a multi-sports area are needed	28
	Community woodland should be created on fields adjacent to the village	20
	A public pond/nature area should be created	8
	Facilities for young people, such as skate/scooter ramps are needed in an appropriate place, where young people feel safe and welcome	30
	Allotments need to be made available close to the village	19
	The existing allotments within the village settlement boundary should be retained	9
	More seating should be provided in existing parks	4
<b>11)</b>	<b>Facility Amenities -community buildings, bus stops</b>	
	Use of community buildings for other services such as a day nursery or doctor's surgery	24
	Second phase of Community Centre should be built to provide more opportunities for, social, sport, and recreational activities	23
	Communal picnic area on the outskirts of the village is required	14
	St Erme Village Hall should be refurbished	10
	Alternate uses for the St Erme Village Hall should be considered	38
	Additional bus stops are required	3
<b>12)</b>	<b>Public Rights of Way and Bridleways</b>	
	A cycle trail should be created around the village	17
	Footpaths around the parish should be retained and improved	33

	Some further permissive paths should be opened, so there are more places to walk	13
<b>13)</b>	<b>Communal Waste and Recycling</b>	
	A better design for communal waste/storage/recycling areas is required. other than the door to door collection service	10
	No joint refuse collection areas	18
<b>14)</b>	<b>Commercial and Businesses</b>	
	It's important to keep the village shop/post office in the village	50
	The village would benefit from additional shops	14
	The Honda Garage is important to the village	4
	It is important to have a local Public House	24
	Commercial units/business units should be sympathetic to the character of the village, to help local people work locally	27
<b>15)</b>	<b>Health and Well Being</b>	
	Look at using community facilities for an 'Outreach' Doctor's Surgery or Health and Wellbeing Clinics	19
<b>16)</b>	<b>Street Furniture</b>	
	Existing bus shelters should be replaced with a more open design	29
	Bus shelters need upgrading	8
	Benches need replacing	0
	Need to keep small back roads well sign posted	9
	There are adequate notice boards in the parish	9
<b>17)</b>	<b>Renewable Energy</b>	
	Small scale renewable energy schemes should be encouraged	6
	Renewable energy solutions should improve the village not detract from it	26
	Any new development should have renewable energy solutions built in	24
	<b>TOTAL Number of dots placed</b>	<b>1383</b>

